(a real estate investment trust constituted on 10 November 2021
under the laws of the Republic of Singapore)

ASSET VALUATION

Pursuant to Rule 703 of the Listing Manual of the Singapore Exchange Securities Trading Limited ("**SGX-ST**"), Digital Core REIT Management Pte. Ltd., as manager of Digital Core REIT ("**Manager**"), announced today that it has obtained independent valuations for all properties owned by Digital Core REIT as at 31 December 2025.

			Valuation as at 31 December 2025 based on effective interest (thousands)		
Property	**Valuer**	**Effective Interest**	**Local Currency**	**US$**	
Northern Virginia					
44520 Hastings Drive	Cushman & Wakefield	90.0%	–	384,300	
8217 Linton Hall Road	Cushman & Wakefield	90.0%	–	230,400	
43831 Devin Shafron Drive	Cushman & Wakefield	90.0%	–	57,330	
Silicon Valley					
3011 Lafayette Street	Cushman & Wakefield	90.0%	–	157,500	
1500 Space Park Drive	Cushman & Wakefield	90.0%	–	90,900	
Los Angeles					
200 North Nash Street	Cushman & Wakefield	90.0%	–	58,500	
3015 Winona Avenue	Cushman & Wakefield	90.0%	–	48,600	
Toronto					
371 Gough Road	Cushman & Wakefield	90.0%	C$180,000	131,148	(1)
Frankfurt					
Wilhelm-Fay-Straße 15 and 24	Cushman & Wakefield	65.0%	€396,500	465,732	(2)
Osaka					
6-Chome, Ao Kita, Saito	Cushman & Wakefield	20.0%	¥17,751,200	113,270	(3)
6-2 Saito-kita, Minoo-shi	Cushman & Wakefield	20.0%	¥14,103,600	89,995	(3)

Notes: Any discrepancies are due to rounding.

1 Based on exchange rate of CA$1 = US$0.7286 as at 31 December 2025.

2 Based on exchange rate of €1 = US$1.1746 as at 31 December 2025.

3 Based on exchange rate of ¥1 = US$0.006381 as at 31 December 2025.

The valuation reports for the above properties are available for inspection by appointment only at the Manager's registered office at 2 Central Boulevard, West Tower, #29-03, IOI Central Boulevard Towers during normal business hours for three months from the date of this announcement.

For enquiries and appointments, please contact Ms Mabel Tan at +65 6505 3948 or via email: IR@digitalcorereit.com.

By Order of the Board of Digital Core REIT Management Pte. Ltd.
(as Manager of Digital Core REIT)
(Company Registration No. 202123160H)

John J. Stewart
Chief Executive Officer
4 February 2026

Important Notice

This announcement is for information only and does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for units in Digital Core REIT ("Units") in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

The value of Units and the income from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by the Company, as manager of Digital Core REIT, or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders of Digital Core REIT may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of Digital Core REIT is not necessarily indicative of its future results.