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DIGITAL CORE REIT

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

RECEIPT OF APPROVAL IN-PRINCIPLE FOR LISTING AND QUOTATION OF UP TO 192,000,000 NEW UNITS IN DIGITAL CORE REIT PURSUANT TO THE PRIVATE PLACEMENT

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcement of Digital Core REIT dated 8 February 2024 in relation to the close of the private placement (the "**Close of Placement Announcement**").*

Further to the Close of Placement Announcement in relation to the placement of 192,000,000 new units (the "**New Units**") in Digital Core REIT at an issue price of S$0.6250 per New Unit (the "**Private Placement**"), Digital Core REIT Management Pte. Ltd., in its capacity as manager of Digital Core REIT (the "**Manager**"), is pleased to announce that approval in-principle has been obtained on 13 February 2024 from Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for the listing of and quotation on the Main Board of the SGX-ST of up to 192,000,000 New Units which are proposed to be issued pursuant to the Private Placement.

The SGX-ST's in-principle approval is not to be taken as an indication of the merits of the Private Placement, the New Units, Digital Core REIT and/or its subsidiaries.

In respect of the Private Placement, the SGX-ST's in-principle approval is subject to:

(i) compliance with the SGX-ST's listing requirements;

(ii) a written undertaking from the Manager that it will comply with Rule 704(30) and Rule 1207(20) of the listing manual of the SGX-ST (the "**Listing Manual**") in relation to the use of the proceeds from the Private Placement and where proceeds are to be used for working capital purposes, the Manager will disclose a breakdown with specific details on the use of proceeds for working capital in Digital Core REIT's announcements on use of proceeds and in the annual report;

(iii) a written undertaking from the Manager that it will comply with Rule 803 of the Listing Manual;

(iv) a written undertaking from Citigroup Global Markets Singapore Pte. Ltd., DBS Bank Ltd., Merrill Lynch (Singapore) Pte. Ltd., BNP Paribas, acting through its Singapore Branch, Oversea-Chinese Banking Corporation Limited and United Overseas Bank Limited, as joint bookrunners and underwriters for the Private Placement (the "**Joint Bookrunners and Underwriters**") that they will ensure that the Manager will comply with Rule 803 of the Listing Manual;

(v) a written confirmation from the Manager that it will not issue the New Units to persons prohibited under Rule 812(1) of the Listing Manual; and

(vi) a written confirmation from the Joint Bookrunners and Underwriters that the New Units will not be placed out to persons prohibited under Rule 812(1) of the Listing Manual.

BY ORDER OF THE BOARD
DIGITAL CORE REIT MANAGEMENT PTE. LTD.
(Company Registration No. 202123160H)
(as manager of Digital Core REIT)

John J. Stewart
Chief Executive Officer
14 February 2024

IMPORTANT NOTICE

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for any securities of Digital Core REIT 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.

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements due to various risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and on the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States (including its territories and possessions, any State of the United States and the District of Columbia) (the "**United States**"). This announcement does not constitute or form a part of any offer of, or solicitation to purchase or subscribe for, any Units in the United States. The units in Digital Core REIT ("**Units**") referenced herein have not been, and will not be, registered under the U.S. Securities Act of 1933, as amended (the "**Securities Act**"). The Units will only be offered for sale: (i) in the United States to "qualified institutional buyers" as defined in Rule 144A under the Securities Act, pursuant to Section 4(a)(2) of the Securities Act; (ii) in "offshore transactions" as defined in and in reliance on Regulation S under the Securities Act; or (iii) in reliance on another available exemption from the registration requirements of the Securities Act. No public offering of Units will be made in the United States of America or in any other jurisdiction where such an offering is restricted or prohibited.

Digital Core REIT has not been authorised as a collective investment scheme by Hong Kong's Securities and Futures Commission ("**SFC**") pursuant to section 104 of Hong Kong's Securities and Futures Ordinance (Cap. 571) ("**SFO**"), nor has this announcement been approved by the SFC pursuant to section 105(1) of SFO. Accordingly: (i) the New Units have not been and will not be offered or sold in Hong Kong by means of any document, other than to persons who are "professional investors" within the meaning of the SFO and the Securities and Futures (Professional Investor) Rules (Cap. 571D) and any other rules made under the SFO or as otherwise permitted under the SFO; and (ii) no person may issue, circulate or distribute, or have in its possession for the purposes of issue, circulation or distribution, whether in Hong Kong or elsewhere, any invitation, advertisement or other document relating to the New Units, which is directed at, or the contents of which are likely to be accessed or read by, the public of Hong Kong (except if permitted to do so under the securities laws of Hong Kong) other than with respect to the New Units which are or are intended to be disposed of only to persons outside Hong Kong or only to "professional investors" within the meaning of the SFO and the Securities and Futures (Professional Investor) Rules and any other rules made under the SFO or as otherwise permitted under the SFO.

In Australia, this announcement is only directed and addressed to persons who are "professional investors" or "sophisticated investors" for the purposes of Sections 708(8) or 708(11) of the Corporations Act and who are exempt from the disclosure requirements of Part 6D.2 of the Corporations Act 2001 (Cth) ("**Corporations Act**"). If you are not a professional investor or a sophisticated investor (or otherwise exempt from disclosure under the Corporations Act), then you are not permitted to participate in any offer of Units under the private placement referred to in this announcement. The Units are not being offered to the public in Australia and no action has been taken to register a prospectus or similar disclosure document with the Australian Securities and Investments Commission ("**ASIC**") in Australia. Each recipient of this announcement agrees to comply with the requirements of the Corporations Act with respect to any action taken in relation to the Units and shall not transfer or on-sell the Units within 12 months of issuance where such transfer or on-sale would require disclosure pursuant to Part 6D.2 of the Corporations Act.

The New Units have not been, and will not be, registered with, nor approved by the Thai Securities and Exchange Commission. Accordingly, this announcement is strictly not intended for release, publication or distribution, directly or indirectly, in or into the Kingdom of Thailand.

This announcement does not constitute an offer to sell or a solicitation of an offer to buy or an advertisement in respect of the New Units in any jurisdiction in Canada and is only directed and addressed to persons in Canada who are purchasing, or deemed to be purchasing, the New Units as principal that are both "accredited investors", as defined in National Instrument 45-106 Prospectus Exemptions or subsection 73.3(1) of the Securities Act (Ontario), and "permitted clients", as defined in National Instrument 31-103 Registration Requirements, Exemptions and Ongoing Registrant Obligations. Any resale of the New Units must be made in accordance with an exemption from, or in a transaction not subject to, the prospectus requirements of applicable securities laws.

The value of the Units and the income derived from them may fall as well as rise. The Units are not obligations of, deposits

in, or guaranteed by the Manager, Perpetual (Asia) Limited (as trustee of Digital Core REIT) or any of their respective affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Unitholders have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (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 the future performance of Digital Core REIT.

This announcement has not been reviewed by the Monetary Authority of Singapore.

Notification under Section 309B of the Securities and Futures Act 2001: The New Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).