DIGITAL CORE REIT

(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, conducted by Cushman & Wakefield, for all the properties owned by Digital Core REIT as at 31 December 2022.

		Valuation as at 31 December 2022 based on effective interest (million)	
Property	**Effective Interest**	**Local Currency**	**US$**
Northern Virginia			
44520 Hastings Drive	90.0%	-	288.9
8217 Linton Hall Road	90.0%	-	252.0
43831 Devin Shafron Drive	90.0%	-	49.7
Silicon Valley			
3011 Lafayette Street	90.0%	-	158.4
1500 Space Park Drive	90.0%	-	103.5
2401 Walsh Avenue	90.0%	-	99.0
2403 Walsh Avenue	90.0%	-	61.2
Los Angeles			
200 North Nash Street	90.0%	-	62.1
3015 Winona Avenue	90.0%	-	48.6
Toronto			
371 Gough Road	90.0%	CA$214.2	158.0[1]
Frankfurt			
Wilhelm-Fay-Straße 15 and Wilhelm-FayStraße 24	25.0%	€139.0	148.8[2]

Notes:
1 Based on exchange rate of CA$1 = US$0.7378 as at 31 December 2022.
2 Based on exchange rate of €1 = US$1.0705 as at 31 December 2022.

BofA Securities (Merrill Lynch (Singapore) Pte. Ltd.), Citigroup Global Markets Singapore Pte. Ltd. and DBS Bank Ltd. were the joint issue managers, global coordinators, bookrunners and underwriters for the initial public offering of Digital Core REIT.

The valuation reports for the above properties are available for inspection by appointment only at the Manager's registered office at 10 Collyer Quay, #42-06 Ocean Financial Centre, Singapore 049315 during normal business hours for three months from the date of this announcement. For enquiries and appointment, 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 Stewart
Chief Executive Officer
2 February 2023

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.