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

COMPLETION OF PROPOSED ACQUISITION OF (I) A 25.0% INTEREST IN A DATA CENTRE LOCATED IN JAPAN AND (II) A 2.5% INTEREST IN A DATA CENTRE LOCATED IN SINGAPORE

*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement dated 12 August 2026 titled, "Proposed Divestment of (I) Existing 90.0% Interest in Two Data Centres Located in Los Angeles and Toronto and (II) a 39.0% Interest in a Data Centre Located in Northern Virginia; and Acquisition of (III) a 25.0% Interest in a Data Centre Located in Japan and (IV) a 2.5% Interest in a Data Centre Located in Singapore" (the **"Transaction Announcement"**).*

Digital Core REIT Management Pte. Ltd., in its capacity as manager of Digital Core REIT (the "**Manager**"), refers to the Transaction Announcement dated 12 August 2026 and the Circular dated 7 October 2026 in relation to the Proposed Transaction. The Manager is pleased to announce that Digital Core REIT has completed the acquisitions of:

(i) a 25.0% interest in the Osaka Data Centre (thereby increasing its interest in the Osaka Data Centre from 20.0% to 45.0%); and

(ii) a 2.5% interest in the Singapore Data Centre.

As the acquisitions constitute an "interested party transaction" under Appendix 6 of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore, the acquisition fee in relation to the acquisitions will be paid to the Manager in the form of units in Digital Core REIT ("**Units**") and such Units shall not be sold within one year from the date of issuance. The Manager will make further announcements on the issuance of the new Units as payment for the acquisition fee payable to the Manager in due course.

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

Singapore
16 November 2026

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. The value of units in Digital Core REIT ("**Units**") and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by Digital Core REIT Management Pte. Ltd. (as manager of Digital Core REIT (the "**Manager**")), Perpetual (Asia) Limited (as trustee of Digital Core REIT) or any of their respective affiliates. The past performance of Digital Core REIT is not necessarily indicative of its future results.

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 as a result of a number of 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 other companies and venues for the sale or distribution of goods and services, shifts in customer demand, customers and partners, 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 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.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Holders of Units ("**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. This announcement has not been reviewed by the Monetary Authority of Singapore.