

NOTICE OF RECORD AND DISTRIBUTION PAYMENT DATES

NOTICE IS HEREBY GIVEN THAT the Transfer Books and Register of Unitholders of Digital Core REIT will be closed on **Thursday, 31 July 2025 at 5:00 p.m.** (the “**Record Date**”) for the purpose of determining the entitlement of holders of units in Digital Core REIT (“**Units**” and holders of Units, “**Unitholders**”) to Digital Core REIT’s distribution of 1.80 U.S. cents per Unit for the period from 1 January 2025 to 30 June 2025 (the “**Distribution**”), comprising:

- a) tax-exempt income distribution of 0.57 U.S. cents per Unit; and
- b) capital distribution of 1.23 U.S. cents per Unit.

Unitholders whose securities accounts with the Central Depository (Pte.) Limited (“**CDP**”) are credited with Units at the Record Date will be entitled to the Distribution to be paid on **Thursday, 18 September 2025**.

Unitholders who do not submit required U.S. tax forms completely and accurately will be subject to 30% withholding tax on the Distribution. The U.S. tax forms are required to be reviewed and validated by the appointed processing agent by Friday, 22 August 2025. To ensure the forms can be validated by 22 August 2025, Unitholders are reminded to submit the completed tax forms to Digital Core REIT’s Unit Registrar – Boardroom Corporate & Advisory Services Pte. Ltd. – at least seven (7) calendar days before the validation deadline of 22 August 2025.

DECLARATION FOR SINGAPORE TAX PURPOSES

The Distribution will comprise two types of distribution – Tax-Exempt Income Distribution and Capital Distribution. The Tax-Exempt Income Distribution is exempt from tax in the hands of all Unitholders. No tax will be deducted at source from such distribution.

The Capital Distribution component represents a return of capital to Unitholders for Singapore income tax purposes and is therefore not subject to Singapore income tax. For Unitholders who are liable for Singapore income tax on profits from the sale of Units, the amount of capital distribution will be applied to reduce the cost basis of their Units for Singapore income tax purposes.

IMPORTANT – DISTRIBUTION CURRENCY ELECTION

Since 15 June 2020, CDP has implemented a Currency Conversion Service (“**CCY**”), which is a conversion and payment service that converts foreign currency cash distributions to Singapore dollars (SGD) and credits them directly into CDP direct account holders’ active Direct Crediting Service (“**DCS**”) bank account. No action is required for CDP Securities Account holders with DCS; the CCY is automatically provided.

Registered Unitholders (other than CDP) and Unitholders whose Units are held directly through CDP will receive their Distribution in Singapore dollars, unless Unitholders elect to receive their Distribution in U.S. dollars by: (i) submitting a completed “Currency Election Form” to Digital Core REIT’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. (as indicated on the Currency Election Form), by **Friday, 22 August 2025; and** (ii) opting out of CCY at least **three (3) business days before the payment date**.

Please refer to <https://www.sgx.com/securities/retail-investor/cdp-faqs> or contact CDP for further information on how to opt out of the CCY to receive U.S. distributions.

Neither CDP nor the Manager will be liable for any damages or losses suffered by Unitholders howsoever arising from the conversion of the Distribution payable to each Unitholder from U.S. dollars into Singapore dollars.

IMPORTANT DATES AND TIMES

Unitholders should note the following important indicative dates and events:

Date/Deadline	Event
Thursday, 31 July 2025 at 5:00 p.m.	Closing of the Transfer Books and Register of Unitholders of Digital Core REIT
Friday, 22 August 2025	Unitholders are reminded to submit the completed tax forms to Digital Core REIT's Unit Registrar – Boardroom Corporate & Advisory Services Pte. Ltd. – at least seven (7) days before the validation deadline of 22 August 2025 . Unitholders who do not submit required U.S. tax forms completely and accurately will be subject to 30% withholding tax on the Distribution .
Friday, 22 August 2025	Unitholders must complete and return the Currency Election Form to Digital Core REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. (as indicated on the Currency Election Form), in order to receive the Distribution in U.S. dollars.
Thursday, 18 September 2025	Payment of distribution

By Order of the Board
Digital Core REIT Management Pte. Ltd.
(Company Registration Number: 202123160H)
as manager of Digital Core REIT

John J. Stewart
Chief Executive Officer
23 July 2025

Important Notice

The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager 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 may only deal in their Units through trading on Singapore Exchange Securities Trading Limited ("**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.