10 Collyer Quay, #42-06
Ocean Financial Centre
Singapore 049315

PAYMENT OF ACQUISITION FEE BY WAY OF ISSUE OF UNITS IN DIGITAL CORE REIT

The Board of Directors of Digital Core REIT Management Pte. Ltd., as manager of Digital Core REIT (the "Manager"), wishes to announce that 856,083 Units ("**Acquisition Fee Units**") in Digital Core REIT have been issued today at a price of US$0.5027 per Unit as payment of the acquisition fee earned in respect of Digital Core REIT's acquisition of a 10.0% interest in Digital Osaka 2 TMK per the announcement dated 1 November 2023 to unitholders of Digital Core REIT.

The issue price of the Acquisition Fee Units was determined based on the volume weighted average trading price per Unit for all trades done on the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") in the ordinary course of trading, for the last ten business days for the period ended 1 November 2023, being the date of completion of the acquisition of Digital Osaka 2 TMK.

Following the issuance of the Acquisition Fee Units, the Manager's unitholding in Digital Core REIT is 11,381,343 Units, representing approximately 1.012% of the total number of issued Units in Digital Core REIT. The total number of issued Units in Digital Core REIT as at the date of this announcement is 1,124,709,564.

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

John Stewart
Chief Executive Officer
16 January 2024

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.