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

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

The Board of Directors of Digital Core REIT Management Pte. Ltd. (the "**Company**"), as manager of Digital Core REIT, wishes to announce that 1,858,041 Units[1] ("**Management Fee Units**") in Digital Core REIT have been issued today at an average price of US$0.6832[1] per Unit as payment of 100% of the base fee component of its management fee for the period from 1 July 2022 to 30 September 2022.

The issue price per Management Fee Unit is the volume weighted average price for a 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 30 September 2022.

The payment of the management fee and the manner of such payment are provided for in the trust deed dated 10 November 2021, as may be amended from time to time, constituting Digital Core REIT (the "**Trust Deed**"). It is provided in the Trust Deed that the Company is entitled to receive its management fee in a form of Cash and/or Units as it may elect. As stated in the prospectus of Digital Core REIT dated 29 November 2021, the Company has elected to receive 100% of the base fee component of its management fee in the form of Units for the period from 1 July 2022 to 30 September 2022.

Following the issuance of the Management Fee Units, the Company's unitholding in Digital Core REIT is 20,921,371 Units, representing approximately 1.849% 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 1,131,546,372.

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
28 November 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 units in Digital Core REIT

[1] Includes a true-up reduction of 422,381 units for 1Q 2022 and 2Q 2022 base management fee.

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Important Notice

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 the future performance of Digital Core REIT.