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Digital Core REIT Announces Toronto Lease-Up

Singapore, 11 November 2024 – Digital Core REIT (SGX: DCRU), a leading pure-play data centre REIT listed in Singapore and sponsored by Digital Realty (NYSE: DLR), announced today it has reached a three-year agreement with a next-generation AI computing developer to occupy the entire remaining capacity within its Toronto facility. The agreement will commence in the first quarter of 2025 and is expected to generate approximately US$4.7 million of annualised rent (or approximately US$4.2 million at Digital Core REIT's 90% share). Upon commencement, the Toronto facility occupancy will increase from 66% to 100% and overall portfolio occupancy will improve by approximately 300 basis points.

"We are pleased to be able to support the continued growth and innovation of this strategically important customer," said John J. Stewart, CEO of Digital Core REIT Management Pte. Ltd., the manager of Digital Core REIT. "Demand for AI-optimised infrastructure is driving accelerated absorption across core global data centre markets, and the stabilisation of our Toronto facility positions us well to capitalise on the opportunities ahead to create long-term value for unitholders."

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About Digital Core REIT
Digital Core REIT (SGX: DCRU) is a leading pure-play data centre REIT listed in Singapore and sponsored by Digital Realty, the largest global data centre owner and operator. Digital Core REIT aims to create long-term, sustainable value for stakeholders through ownership of a stabilised and diversified portfolio of mission-critical data centre facilities concentrated in select global markets. For more information, please visit digitalcorereit.com.

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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 due to various risks, uncertainties, and assumptions. These forward-looking statements speak only as at the date of this presentation. No assurance can be given that future events will occur, that projections will be achieved, or that assumptions are correct. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental revenue, changes in operating expenses, property expenses, governmental and public policy changes, and the continued availability of financing in the amounts and on the 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.

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.