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

DIGITAL CORE REIT COMPLETES ACQUISITION OF 24.9% INTEREST IN FRANKFURT FACILITY, PROCEEDS FROM 1Q2024 PRIVATE PLACEMENT NOW MATERIALLY DISBURSED

Capitalised terms used herein, unless otherwise defined, shall have the meaning ascribed to them in the circular dated 3 April 2024 and the announcement dated 7 February 2024 titled, "Launch of Private Placement to Raise Gross Proceeds of No Less Than US$100.0 Million"

1. ACQUISITION COMPLETION

Digital Core REIT Management Pte. Ltd., in its capacity as manager of Digital Core REIT (the "**Manager**"), through its subsidiary, Digital CR Singapore 5 Pte. Ltd., has completed the acquisition of a 24.9% interest in the Frankfurt Facility, through the purchase of 24.9% of the shares in the German JV which holds the Frankfurt Facility and an equivalent percentage participation interest in the German Loan Facility. The acquisition was funded with proceeds from the sale of two Silicon Valley properties and a portion of the proceeds from the 1Q2024 Private Placement (as defined below).

Since the acquisition constitutes an "interested party transaction" under Appendix 6 of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore, the related acquisition fee will be paid to the Manager in due course in the form of Digital Core REIT units which shall not be sold within one year from the date of issuance.

The Manager will make a subsequent announcement in due course on the issuance of the new units as payment for the acquisition fee.

2. USE OF PROCEEDS FROM THE 1Q2024 PRIVATE PLACEMENT

Pursuant to the announcements dated 7 February 2024 and 8 February 2024 in relation to the private placement of 192,000,000 new units in Digital Core REIT ("**New Units**") to institutional, accredited and other investors which closed on 8 February 2024[1] and raised gross proceeds of US$120.0 million and net proceeds of US$117.0 million (the "**1Q2024 Placement**"), US$23.5 million, or approximately 19.6% of the gross proceeds from the 1Q2024 Private Placement was utilised to partially fund the acquisition of a 24.9% interest in the Frankfurt Facility and the related costs.

In addition, US$51.5 million, or approximately 42.9% of the gross proceeds from the 1Q2024 Private Placement was utilised to fund the acquisition of a 10.0% interest in a data centre

1 Please refer to the 8 February 2024 announcement titled, "Close of Private Placement at US$0.625 Per New Unit Raising Gross Proceeds of US$120.0 Million" (the "**Close of Placement Announcement**") for further information.

located in Osaka[2] which was announced on 1 April 2024. The combined use of proceeds from the investments in the Frankfurt facility and the Osaka data centre was US$75.0 million or approximately 62.5% of the gross proceeds from the 1Q2024 Private Placement. Finally, US$42.0 million or approximately 35.0% of the gross proceeds from the 1Q2024 Private Placement was used to pay down debt.

The actual use of the proceeds from the 1Q2024 Private Placement is in line with the stated use and the percentage allocated in the Close of Placement Announcement. The total gross proceeds from the 1Q2024 Private Placement have now been materially disbursed.

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
22 April 2024

2 Please see the 1 April 2023 announcement titled "Acquisition of An Additional 10.0% Interest in A Data Centre Located in Osaka, Japan". The US$51.5 million used for the investment into the Osaka Asset was first used to repay variable rate U.S. dollar-denominated term borrowings at a current interest rate of 6.4%. Digital Core REIT concurrently borrowed an equal amount of Japanese Yen-denominated debt at an all-in borrowing cost of 1.5% to finance the acquisition. Please refer to the 7 February 2024 announcement titled, "Launch of Private Placement to Raise Gross Proceeds of No Less Than US$100.0 Million," the 8 February 2024 announcement titled, "Close of Private Placement at US$0.625 Per New Unit Raising Gross Proceeds of US$120.0 Million" and the 1 April 2024 announcement titled, "Digital Core REIT Completes Acquisition-Related Financings".

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., 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 due to 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 demands, 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.