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Digital Core REIT Announces Linton Hall Lease-Up

Singapore – 5 January 2026 – 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 10-year agreement with an investment grade global cloud service provider to occupy the entire facility at 8217 Linton Hall Road in Virginia. The agreement will commence on 1 December 2026 and is expected to generate approximately US\$14.8 million of annualised net property income, or approximately US\$13.3 million at Digital Core REIT's 90% share, representing roughly a 35% increase relative to the previous net rent.

Upon commencement, the Linton Hall facility will return to full occupancy and overall portfolio occupancy will improve from 81% to 98%. The annualised rent contribution from investment grade customers will increase from 79% to 82% and the total portfolio weighted average lease expiration will be extended from 4.7 years to 5.7 years.

“We are pleased that our Linton Hall facility was well positioned to meet the needs of this strategically important customer,” said John J. Stewart, CEO of Digital Core REIT Management Pte. Ltd., the manager of Digital Core REIT. “This seamless execution is a direct reflection of the power and support of Digital Realty’s global platform, the underlying strength of data centre fundamentals in core global markets, and the high quality of Digital Core REIT’s portfolio of mission-critical facilities. This transaction enables us to capture a portion of the embedded growth potential within our portfolio and sets the stage for continued long-term unitholder value creation through generation of organic growth and execution of our external growth strategy by capitalising on our industry-leading acquisition pipeline.”

For Additional Information

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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.