DIGITAL CORE REIT

Linton Hall
Lease-Up

5 January 2026



Core | Sustainable | Growth

LINTON HALL LEASE-UP SUMMARY

DIGITAL CORE REIT

Digital Core REIT 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

1 Strong Support from Sponsor's Global Data Centre Platform

- **Secured long-term agreement with strategically important customer**
- **Expanded sellable capacity by 13% to 10.8 MW**

2 Robust Data Centre Fundamentals

- **35% increase over previous net rent**
- **100% leased within six months of customer churn**

3 High Quality Portfolio of Mission-Critical Facilities Concentrated in Select Core Global Markets

- **Portfolio occupancy improves from 81% to 98%**
- **Investment grade contribution increases from 79% to 82%**
- **WALE lengthens from 4.7 years to 5.7 years**

8217 LINTON HALL
NORTHERN VIRGINIA



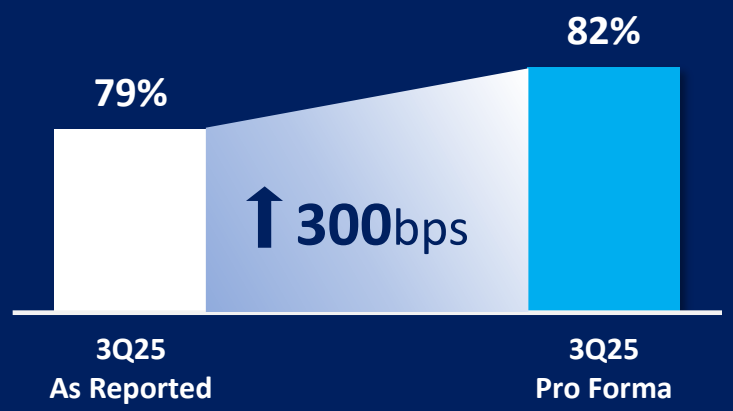
IMMACULATELY MAINTAINED
PURPOSE-BUILT FACILITY



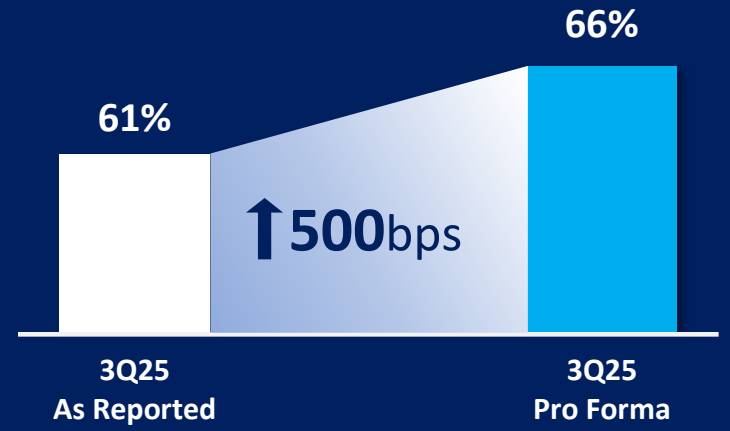
IMPROVING AND FORTIFYING

IMPROVING CUSTOMER PROFILE

Investment Grade

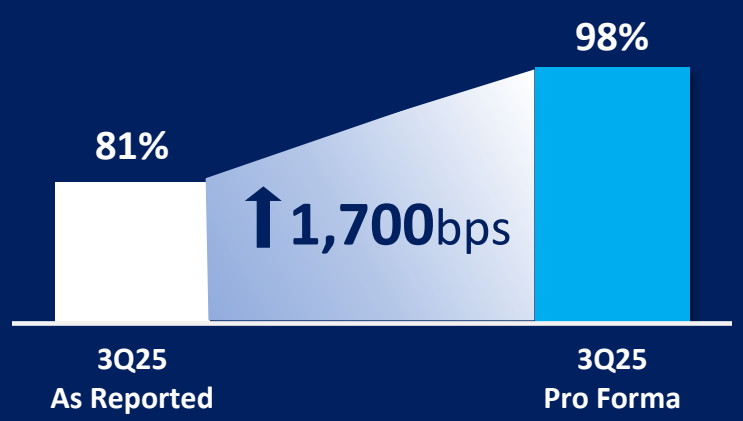


Hyperscale Cloud Providers

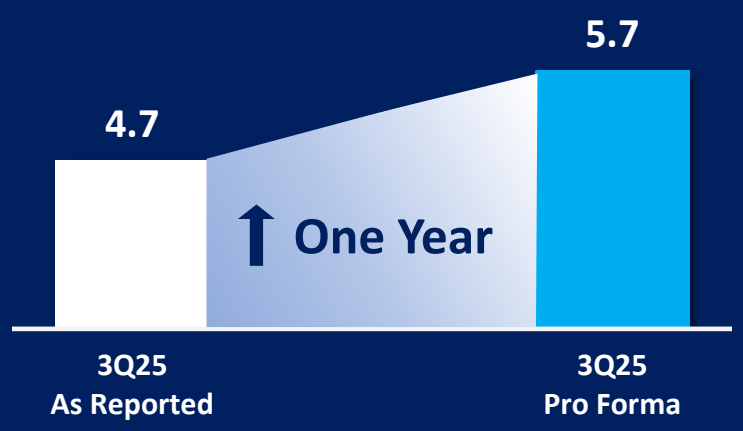


FORTIFYING CASH FLOW

Occupancy



Weighted Average Lease Expiry



Note: Data as at 30 September 2025. Portfolio statistics and figures shown at share. Based on annualised rent as at 30 September 2025.

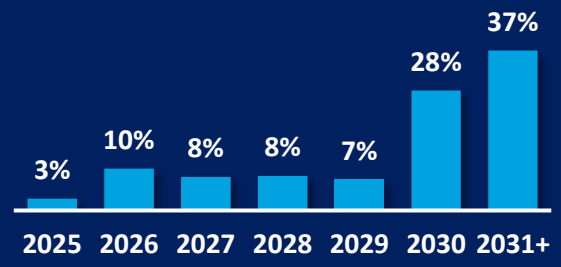
ENHANCING PORTFOLIO STABILITY

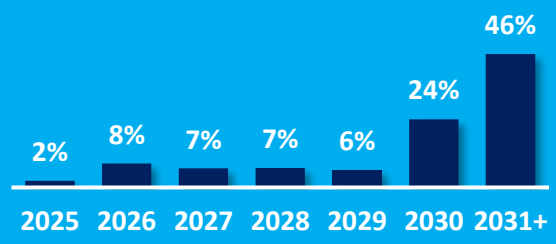
	CURRENT (1)	PRO FORMA
CUSTOMERS	**>120** Customers **79%** Investment Grade	**>120** Customers **82%** Investment Grade
STABILISED CASHFLOWS	**4.7 YRS** WALE (2) **81%** Occupancy (3)	**5.7 YRS** WALE (2) **98%** Occupancy (3)

Top Five Customers (2)

Current		Pro Forma	
Fortune 50 Software Company	31%	Fortune 50 Software Company	26%
Fortune 25 Tech Company	16%	Global Cloud Service Provider	17%
Social Media Platform	12%	Fortune 25 Tech Company	13%
Global Tech Solutions Provider	7%	Social Media Platform	11%
Global Cloud Provider	5%	Global Tech Solutions Provider	6%

Lease Expiration (2)





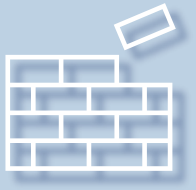
Note: Portfolio statistics are calculated based on ownership interest. Any discrepancies between the listed amounts and totals thereof are due to rounding.
(1) Actual as at 30 September 2025. (2) Based on annualised rent as of 30 September 2025. Any variance discrepancies for top 5 customers are due to rounding. (3) Based on net rentable square feet.

STRATEGIC PRIORITIES

Positioned for Long-Term Value Creation through Organic and External Growth

CORE	SUSTAINABLE	GROWTH

LONG-TERM VALUE CREATION



EMBEDDED GROWTH POTENTIAL



INDUSTRY-LEADING PIPELINE





DIGITAL
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