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

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 Digital Core REIT.

€300,000,000 LOAN FACILITY OBTAINED BY DIGITAL CORE REIT

The Board of Directors of Digital Core REIT Management Pte. Ltd., as manager of Digital Core REIT (the "**Manager**"), wishes to announce that Perpetual (Asia) Limited (in its capacity as trustee of Digital Core REIT) (the "**Borrower**") has obtained a three-year term loan facility of up to €150,000,000 and a five-year term loan facility of up to €150,000,000 (together, the "**Facilities**"). The Facilities are guaranteed by, among others, Digital CR US REIT, Inc.

There are conditions of the Facilities which make reference to the shareholding in the Manager and the unitholding interests of any controlling unitholder.

Under the terms of the Facilities, the Borrower has to prepay any outstanding loans immediately in the event that:

(a) the Manager ceases to be a subsidiary of Digital Realty Trust, L.P. (the "**Sponsor**"), unless such event or circumstance occurs with the prior written consent of the agent in respect of the Facilities;

(b) the Sponsor ceases to have control of the Manager (being the power (whether by way of ownership of shares, proxy, contract, agency or otherwise) to cast, or control the casting of, more than half the maximum number of votes that might be cast at a general meeting of the Manager), unless such event or circumstance occurs with the prior written consent of the agent in respect of the Facilities (acting on the instructions of the majority lenders);

(c) the Manager ceases to be the manager of Digital Core REIT, unless such event or circumstance occurs with the prior written consent of the agent in respect of the Facilities (acting on the instructions of the majority lenders); and/or

(d) the Sponsor ceases to directly or indirectly hold beneficially at least 10 per cent, when taken in the aggregate, of the ownership interests in the subsidiaries of Digital Core REIT that directly own the real property (which ownership interests may take the form of either (i) units issued by Digital Core REIT from time to time, or (ii) directly or indirectly held beneficial ownership interests in the subsidiaries of Digital Core REIT that directly own the real property), unless such event is capable of remedy and is remedied to the satisfaction of the agent in respect of the Facilities (acting reasonably) within 30 days of any obligor becoming aware of the event,

each, a "**Mandatory Prepayment Event**".

Assuming (i) the occurrence of a Mandatory Prepayment Event and (ii) that such occurrence would cause a cross default under other borrowings of Digital Core REIT, the aggregate level of facilities that may be affected is, as at the date of this announcement, US$550,000,000 (assuming all facilities are drawn in full) (excluding interest and fees).

As at the date of this announcement, no Mandatory Prepayment Event has occurred.

By Order of the Board
John Stewart
Chief Executive Officer

Digital Core REIT Management Pte. Ltd.
(as Manager of Digital Core REIT)
(Company Registration No. 202123160H)

8 December 2022

Important Notice

This announcement is for information only and does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for units in Digital Core REIT ("**Units**") 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 the 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, the Manager or any of their respective affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Unitholders have no right to request the Manager to redeem or purchase their Units while the Units are listed. It is intended that Unitholders 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.