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DIGITAL CORE REIT

(a real estate investment trust constituted on 10 November 2021 under the laws of the Republic of Singapore)
(Managed by Digital Core REIT Management Pte. Ltd.)

NOTICE OF ADVANCED DISTRIBUTION RECORD DATE AND DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN that the Transfer Books and Register of Unitholders of Digital Core REIT (the "**Unitholders**") will be closed at 5.00 p.m. on 16 February 2024 (the "**Record Date**") to determine the entitlements of Unitholders to Digital Core REIT's distributable income (the "**Advanced Distribution**") for the period from 1 January 2024 to 19 February 2024, being the day immediately prior to the date on which the new units in Digital Core REIT ("**New Units**") are issued in connection with the placement of New Units to institutional, accredited and other investors (the "**Private Placement**"). The quantum of distribution per unit in Digital Core REIT ("**Unit**") under the Advanced Distribution is estimated to be 0.48 U.S. cents[1]. The New Units are expected to be issued and listed on 20 February 2024.

The next distribution following the Advanced Distribution will comprise Digital Core REIT's distributable income for the period from the day the New Units are issued pursuant to the Private Placement to 30 June 2024. Semi-annual distributions will resume thereafter.

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1 The estimated distribution for the period from 1 January 2024 to 19 February 2024 is based on the Manager's pro-rated estimate of Digital Core REIT's revenue and expenses for the period from 1 January 2024 to 19 February 2024, and the actual Advanced Distribution may differ. The actual quantum of the distribution will be announced on a later date after the closure of the Transfer Books and Register of Unitholders.

The Advanced Distribution will only be distributed in respect of the existing Units (the "**Existing Units**") held as at 5.00 p.m. on the Record Date. The Advanced Distribution is intended to ensure that the distributable income accrued by Digital Core REIT up to the day immediately preceding the date of issue of the New Units (which at such point, will be entirely attributable to the Existing Units) is only distributed in respect of the Existing Units, and is being proposed as a means to ensure fairness to holders of the Existing Units.

The actual quantum of the distribution per Unit under the Advanced Distribution (which may differ from the estimate above) will be announced on a later date after the management accounts of Digital Core REIT for the relevant period have been finalised.

Unitholders whose securities accounts with The Central Depository (Pte) Limited ("**CDP**") are credited with Units as at 5.00 p.m. on the Record Date will be entitled to the Advanced Distribution that will be paid on or around 4 April 2024.

The Advanced Distribution of 0.48 U.S. cents will be paid as a capital distribution.

For the avoidance of doubt, the holders of the New Units will not be entitled to the Advanced Distribution and the 2H2023 Distribution.

DECLARATION FOR SINGAPORE TAX PURPOSES

The Advanced Distribution will be paid as a Capital Distribution.

The Capital Distribution component represents a return of capital to Unitholders for Singapore income tax purposes and is therefore not subjected to Singapore income tax. For Unitholders who are liable to Singapore income tax on profits from sale of Units, the amount of capital distribution will be applied to reduce the cost base of their Units for Singapore income tax purposes.

IMPORTANT – DISTRIBUTION CURRENCY ELECTION

Since 15 June 2020, CDP has implemented a Currency Conversion Service ("**CCY**"), which is a conversion and payment service that converts foreign currency cash distributions to Singapore Dollar (SGD) and credit them directly into CDP direct account holder's active Direct Crediting Service ("**DCS**") bank account. No action is required for CDP Securities Account holder with DCS, the CCY is automatically provided.

Registered Unitholders (other than CDP) and Unitholders whose Units are held directly through CDP will receive their Distribution in Singapore dollars, unless Unitholders elect to receive their Distribution in U.S. dollars by: (i) submitting a completed "Currency Election Form" to Digital Core REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. (as indicated on the Currency Election Form) by **Wednesday, 6 March 2024** and (ii) opt out of CCY at least **3 business days before payment date**.

Please refer to https://www.sgx.com/securities/retail-investor/cdp-faqs or contact CDP for further information on how to opt out of the CCY to receive U.S. distributions.

Neither CDP nor the Manager will be liable for any damages or losses suffered by Unitholders howsoever arising from the conversion of the Advanced Distribution payable to each Unitholder from U.S. dollars into Singapore dollars.

IMPORTANT DATES AND TIMES

Unitholders should note the following important indicative dates and events:

Date / Deadline	**Event**
Thursday, 15 February 2024 at 9.00 a.m.	Units will be traded ex-dividend
Friday, 16 February 2024 at 5.00 p.m.	Closure of Digital Core REIT's Transfer Books and Register of Unitholders
Wednesday, 6 March 2024	Unitholders are reminded to submit the completed tax forms to Digital Core REIT's Unit Registrar – Boardroom Corporate & Advisory Services Pte. Ltd. **at least seven (7) days before the validation deadline of 6 March 2024**.
Wednesday, 6 March 2024	Unitholders must complete and return the Currency Election Form to Digital Core REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd (as indicated on the Currency Election Form) in order to receive the Advanced Distribution in U.S. dollars.
Thursday, 4 April 2024	Payment of Advanced Distribution

By Order of the Board
Digital Core REIT Management Pte. Ltd.
(Company Registration Number: 202123160H)
as manager of Digital Core REIT

John J. Stewart
Chief Executive Officer
7 February 2024

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.

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. 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 income, 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 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.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States (including its territories and possessions, any State of the United States and the District of Columbia) (the "**United States**"). This announcement does not constitute or form a part of any offer of, or solicitation to purchase or subscribe for, any Units in the United States. The units in Digital Core REIT ("**Units**") referenced herein have not been, and will not be, registered under the U.S. Securities Act of 1933, as amended (the "**Securities Act**"). The Units will only be offered for sale: (i) in the United States to "qualified institutional buyers" as defined in Rule 144A under the Securities Act, pursuant to Section 4(a)(2) of the Securities Act; (ii) in "offshore transactions" as defined in and in reliance on Regulation S under the Securities Act; or (iii) in reliance on another available exemption from the registration requirements of the Securities Act. No public offering of Units will be made in the United States of America or in any other jurisdiction where such an offering is restricted or prohibited.

Digital Core REIT has not been authorised as a collective investment scheme by Hong Kong's Securities and Futures Commission ("**SFC**") pursuant to section 104 of Hong Kong's Securities and Futures Ordinance (Cap. 571) ("**SFO**"), nor has this announcement been approved by the SFC pursuant to section 105(1) of SFO. Accordingly: (i) the New Units have not been and will not be offered or sold in Hong Kong by means of any document, other than to persons who are "professional investors" within the meaning of the SFO and the Securities and Futures (Professional Investor) Rules (Cap. 571D) and any other rules made under the SFO or as otherwise permitted under the SFO; and (ii) no person may issue, circulate or distribute, or have in its possession for the purposes of issue, circulation or distribution, whether in Hong Kong or elsewhere, any invitation, advertisement or other document relating to the New Units, which is directed at, or the contents of which are likely to be accessed or read by, the public of Hong Kong (except if permitted to do so under the securities laws of Hong Kong) other than with respect to the New Units which are or are intended to be disposed of only to persons outside Hong Kong or only to "professional investors" within the meaning of the SFO and the Securities and Futures (Professional Investor) Rules and any other rules made under the SFO or as otherwise permitted under the SFO.

In Australia, this announcement is only directed and addressed to persons who are "professional investors" or "sophisticated investors" for the purposes of Sections 708(8) or 708(11) of the Corporations Act and who are exempt from the disclosure requirements of Part 6D.2 of the *Corporations Act 2001* (Cth) ("**Corporations Act**"). If you are not a professional investor or a sophisticated investor (or otherwise exempt from disclosure under the Corporations Act), then you are not permitted to participate in any offer of Units under the private placement referred to in this announcement. The Units are not being offered to the public in Australia and no action has been taken to register a prospectus or similar disclosure document with the Australian Securities and Investments Commission ("**ASIC**") in Australia. Each recipient of this announcement agrees to comply with the requirements of the Corporations Act with respect to any action taken in relation to the Units and shall not transfer or on-sell the Units within 12 months of issuance where such transfer or on-sale would require disclosure pursuant to Part 6D.2 of the Corporations Act.

The New Units have not been, and will not be, registered with, nor approved by the Thai Securities and Exchange Commission. Accordingly, this announcement is strictly not intended for release, publication or distribution, directly or indirectly, in or into the Kingdom of Thailand.

This announcement does not constitute an offer to sell or a solicitation of an offer to buy or an advertisement in respect of the New Units in any jurisdiction in Canada and is only directed and addressed to persons in Canada who are purchasing, or deemed to be purchasing, the New Units as principal that are both "accredited investors", as defined in National Instrument 45-106 Prospectus Exemptions or subsection 73.3(1) of the Securities Act (Ontario), and "permitted clients", as defined in National Instrument 31-103 Registration Requirements, Exemptions and Ongoing Registrant Obligations. Any resale of the New Units must be made in accordance with an exemption from, or in a transaction not subject to, the prospectus requirements of applicable securities laws.

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 the Manager, Perpetual (Asia) Limited (as trustee of Digital Core REIT) 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 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. The past performance of Digital Core REIT is not necessarily indicative of the future performance of Digital Core REIT.

This announcement has not been reviewed by the Monetary Authority of Singapore.

Notification under Section 309B of the Securities and Futures Act 2001: The New Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).