

DIGITAL CORE REIT

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

DIGITAL CORE REIT TO PROCEED WITH DEBT-FUNDED TRANSACTION AND ACQUIRE 25.0% INTEREST IN FRANKFURT FACILITY

Singapore – 1 December 2022 – Digital Core REIT (SGX: DCRU), a leading pure-play data centre REIT listed in Singapore and sponsored by Digital Realty, announced today it intends to proceed with the 100% debt-funded acquisition of a 25% interest in the Frankfurt facility for approximately US\$140 million and no longer intends to proceed with the equity fund raising scenario.

Accordingly, Digital Core REIT no longer expects to complete the Digital Subscription or the Private Placement (each as described in the [Circular dated 3 November 2022](#)). The consideration payable will be funded entirely with debt and no new units of Digital Core REIT will be issued to fund the purchase of the 25% interest in the Frankfurt Facility, which is expected to close by year-end.

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
1 December 2022

<p>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.</p>

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. (as manager of Digital Core REIT (the “**Manager**”)), 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.

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.