

Digital Core REIT Reports Results for the Full Year of 2025

- Declared a distribution per unit of 3.60 U.S. cents for FY 2025
- Signed new and renewal leases representing \$26 million of annualised rental revenue, maintaining 97% portfolio occupancy
- Acquired a 20% interest in a data centre in Osaka for ¥13 billion, or approximately US\$87 million, expanding presence in Japan and enhancing portfolio quality
- Repurchased 1.8 million units at an average price of \$0.565, generating 0.1% DPU accretion
- Established US\$750 million Euro Medium-Term Note programme, opening access to public debt capital markets while preserving balance sheet flexibility with aggregate leverage of 37.1%

Summary of Results

(US\$ in thousands)

	Actual 2H 2025	Actual 2H 2024	+ / (-)	Actual FY 2025	Actual FY 2024	+ / (-)
	US\$'000	US\$'000	%	US\$'000	US\$'000	%
Gross Revenue ⁽¹⁾	87,260	54,012	61.6	176,152	102,274	72.2
Property Expenses ⁽¹⁾	(44,821)	(22,609)	98.2	(87,413)	(40,442)	>100
Net Property Income (NPI) ⁽¹⁾	42,439	31,403	35.1	88,739	61,832	43.5
Cash NPI ⁽¹⁾	41,092	31,384	30.9	87,040	61,485	41.6
Distributable Income to Unitholders ⁽²⁾	23,472	23,405	0.3	46,846	45,991	1.9
Distribution per Unit (DPU) (US cents) ⁽³⁾	1.80	1.80	–	3.60	3.60	–
Annualised distribution yield (%) ⁽⁴⁾	7.00	6.17	83 bps	7.06	6.21	85 bps

(1) The year-over-year increase in gross revenue, property expenses and net property income is largely attributable to the acquisition of an incremental 15.1% interest and corresponding consolidation of the Frankfurt facility in December 2024.

(2) Distributable income to Unitholders is based on 100% of the taxable income available for distribution to Unitholders.

(3) Actual 2H 2025 DPU of 1.80 US cents was calculated based on 1,304,009,914 issued units as at 31 December 2025, while 2H 2024 DPU of 1.80 US cents was calculated based on 1,300,293,718 issued units as at 31 December 2024.

(4) The annualised distribution yield for 2H 2025 is calculated based on 184 days and pro-rated to 365 days (2H 2024: 366 days). Distribution yields for 2H 2025 and FY 2025 are based on the market closing price of US\$0.510 per Unit as at the last trading day of the period. Distribution yields for 2H 2024 and FY 2024 are based on the market closing price of US\$0.580 per Unit as at the last trading day of the period.



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Singapore – 4 February 2026 – Digital Core REIT (SGX: DCRU), a leading pure-play data centre REIT listed in Singapore and sponsored by Digital Realty, declared a distribution per unit (DPU) of 1.80 U.S. cents for the six months ended 31 December 2025 which will be paid on Thursday, 26 March 2026 to Unitholders of record as at Thursday, 12 February 2026.

“Digital Core REIT delivered strong results for the full-year of 2025, demonstrating the resiliency of our business, the quality of our portfolio, and the strength of our Sponsor support,” said John J. Stewart, CEO of Digital Core REIT Management Pte. Ltd. “Looking ahead to 2026 and beyond, we remain confident in the fundamentals underpinning our business and the unique opportunity to continue to create durable value for Unitholders.”

Operating Performance

As at 31 December 2025, Digital Core REIT owned a diversified portfolio of 11 mission-critical facilities valued at US\$1.8 billion, concentrated in core data centre markets across the United States, Canada, Germany, and Japan. For the full year 2025, Digital Core REIT signed new and renewal leases representing US\$26 million of annualised rent. The cash rental rate reversion on renewal leases signed was 31%. In-service portfolio occupancy was 97% as at 31 December 2025 and the weighted average lease expiration was 4.6 years.

On 5 January 2026, Digital Core REIT announced it had 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 to 98%. The annualised rent contribution from investment grade customers will increase to 82% and the total portfolio weighted average lease expiration will be extended to 5.5 years.

Investment Activity

In March 2025, Digital Core REIT completed the acquisition of a 20% interest in a second fully-fitted freehold data centre in Osaka from Mitsubishi Corporation for ¥13 billion, or approximately US\$87 million. The transaction is expected to be 1.8% accretive to Digital Core REIT’s distribution per unit, or “DPU,” and is expected to improve geographic diversification and expand Digital Core REIT’s presence in Japan while further enhancing portfolio quality.

Unit Buy-Back

For the full year of 2025, Digital Core REIT repurchased a total of 1.8 million units at an average price of \$0.565, generating DPU accretion of approximately 0.1%. The units were held as treasury units and were subsequently cancelled.

Balance Sheet

Digital Core REIT had US\$671 million of total debt outstanding as at 31 December 2025, 100% of which was unsecured. Aggregate leverage was 37.1% as at 31 December 2025. The weighted average cost of debt for FY 2025 was 3.5%¹ and the weighted average debt maturity was 3.7 years. Approximately 85% of total interest exposure was hedged as at 31 December 2025.

¹ Excluding amortisation of debt upfront fees.



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In March 2025, Digital Core REIT established a US\$750 million Euro Medium-Term Note (“EMTN”) Programme. In April 2025, Digital Core REIT successfully issued an inaugural debt private placement of ¥10 billion of 1.97% Fixed Rate Notes due 2030 under the EMTN programme. The net proceeds from the issuance were used to fund the acquisition of the 20% interest in the Osaka data centre.

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 (NYSE: DLR), the largest global data centre owner and operator. Digital Core REIT aims to create long-term, sustainable value for all 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.

About Digital Realty

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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.