DIGITAL CORE REIT

Investor PRESENTATION

NOVEMBER 2026

Core | Sustainable | Growth



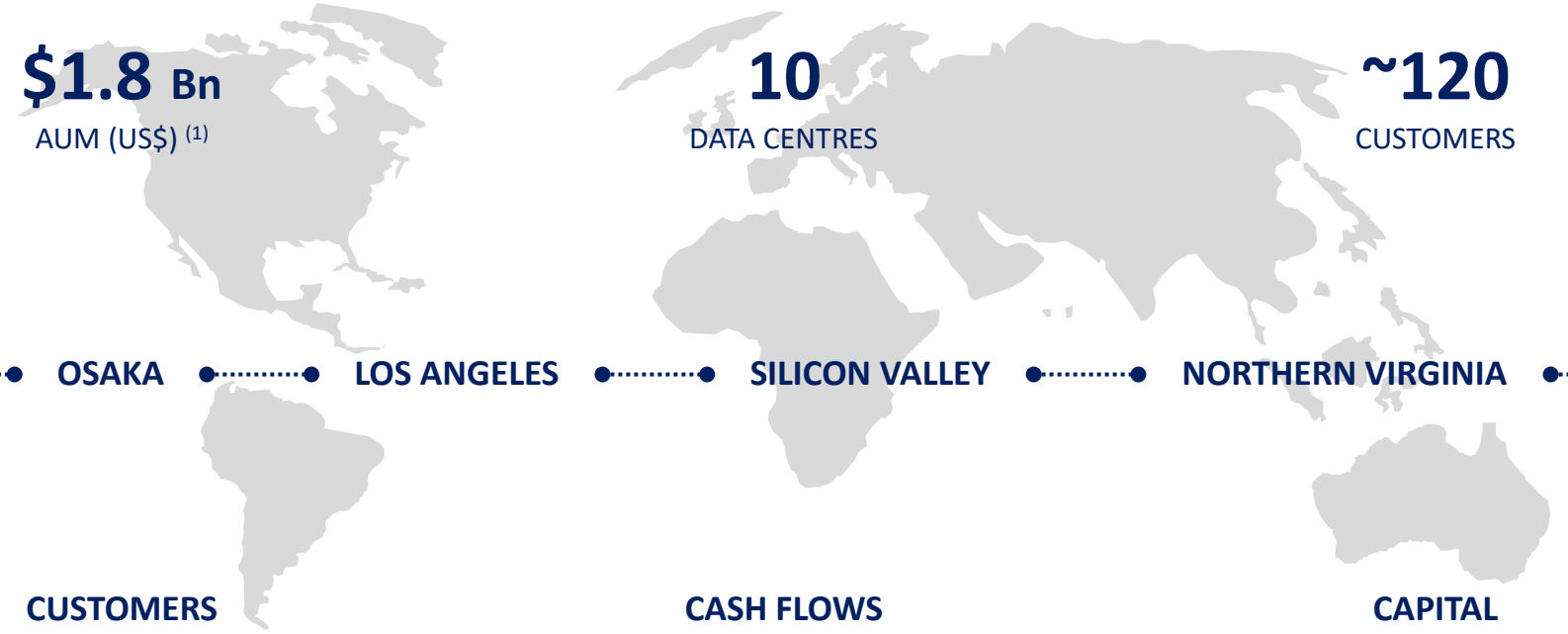
DIGITAL CORE REIT

Digital Infrastructure Platform Focused on Driving Sustainable Growth

$1.8 Bn
AUM (US$) (1)

10
DATA CENTRES

~120
CUSTOMERS



SINGAPORE • OSAKA • LOS ANGELES • SILICON VALLEY • NORTHERN VIRGINIA • FRANKFURT

CUSTOMERS

5.0 YRS WALE (1)

86% INVESTMENT GRADE (1)

CASH FLOWS

99% FREEHOLD (1)

99% OCCUPANCY (1)

CAPITAL

4.5 YRS WEIGHTED AVERAGE DEBT MATURITY (1)

81% FIXED RATE DEBT (1)

Source: Company reports as at 30 September 2026.

1) Pro forma for the portfolio transaction announced 12 August 2026 and the recast of the credit facilities announced 10 November 2026. As at 30 September 2026, unadjusted AUM based on carrying value at share was US$1.9 billion; the unadjusted number of data centres was 11; the unadjusted portfolio WALE was 4.0 years; unadjusted in-service portfolio occupancy was 97%; unadjusted aggregate leverage, as defined under the CIS Code, was 41.6%; unadjusted weighted average debt maturity was 3.0 years; and the unadjusted fixed rate debt was 64%.

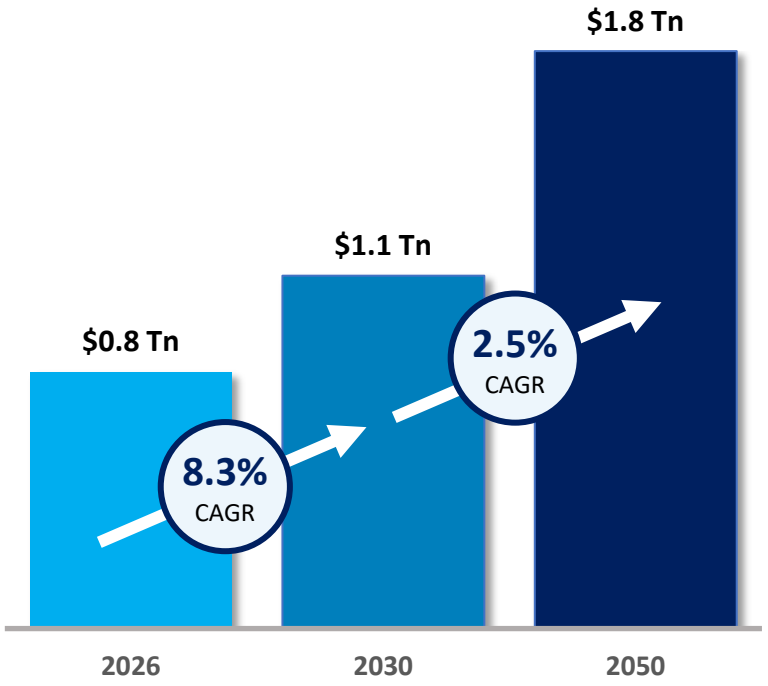
AI DRIVING MULTI-DECADE INVESTMENT CYCLE

Data Centre Demand Set to Expand through 2050

Global Data Centre CapEx Outlook

- Annual CapEx expected to grow from **~US$0.8 Tn in 2026 to US$1.8 Tn by 2050**
- Even under a slower AI adoption scenario, cumulative CapEx expected to reach **~US$22 Tn** with upside to ~US$50 Tn by 2050

Annual Global Data Centre CapEx (US$ Tn)



$31.6 Tn
Cumulative Global CapEx 2026-2050 (Base case scenario)

$8.2 Tn
Asia-Pacific cumulative CapEx 2026-2050 (Base case scenario)

14% CAGR
Global Capacity Growth to 2030, led by AI and cloud

Key Themes Driving Demand

~100 GW
Global capacity set to double by 2030
Nearly 100 GW of new supply to be added over 2026–2030; Asia Pacific to grow ~80% to 57 GW

Inference
Demand shifting to everyday AI use
AI demand moving from training models to running AI applications, which require well-connected capacity in close proximity to end-users in major cities

~50%
AI to account for half of all workloads
AI's share of data centre workloads expected to double from ~25% in 2025 to ~50% by 2030

Power
Power shortage limiting new supply
Securing grid power can take years, slowing the pace of new delivery and reducing the risk of oversupply

Digital Core REIT's portfolio is anchored by hyperscale cloud customers. AI expands the demand pool and absorbs scarce power and new supply in core global markets – supporting leasing and pricing for existing capacity.

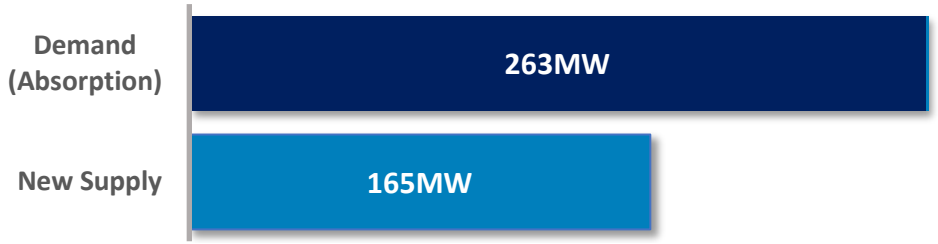
Source: PwC Global Data Centre Outlook 2026–50 (Sep 2026); JLL 2026 Global Data Center Outlook (Jan 2026); Bain & Company, AI Data Center Forecast (Jun 2026); CBRE Global Data Center Trends 2026 (Jun 2026).

SINGAPORE: ASIA PACIFIC's LEADING CONNECTIVITY HUB

Demand Outstripping New Supply, Pushing Pricing and Creating Embedded Rent Growth Potential

Demand Outpacing New Supply

Cumulative 2023–2027F (MW) [1]



Demand exceeded new supply by ~ **60%** over the period

~2%
Market vacancy lowest in Asia Pacific [2]

US$4.4 Bn
Colocation revenue by 2030 (~7% CAGR) [1]

~64%
Hyperscale share of colocation market [1]

Pricing Premium

Price US$ / kW / Month [2]



Rising rental rates creating **embedded rent growth potential**

200 MW
DC-CFA2 capacity awarded to four operators

33
International subsea cables; 12 more under development [1]

S$1 Bn+
Government AI investment (NAIS 2.0) [1]

Sources:
1) Structure Research, Singapore Data Centre Report (Jan 2026)
2) CBRE Global Data Center Trends 2026 Report.

STRONG SPONSOR SUPPORT

Dedicated Sponsor Fully Committed to Digital Core REIT's Near- and Long-Term Success

DIGITAL REALTY™

2022 — TORONTO CASHFLOW SUPPORT

Provided **five-year, interest-free loan** to backstop near-term cash flow shortfall due to customer bankruptcy in Toronto

2023 — RESOLVED CUSTOMER BANKRUPTCY

Facilitated successful resolution of second-largest customer bankruptcy through judicious exercise of **multiple negotiating levers** across global relationships with customer and buyer

2023 — GLOBAL PARTNER NETWORK

Enabled entry into APAC via **accretive off-market investment opportunity** with existing Digital Realty joint venture partner in Japan

2024 — INDUSTRY-LEADING PIPELINE

Demonstrated continued support by agreeing to contribute additional 15.1% interest in Frankfurt facility at **18% discount to appraised value**

2025 — LINTON HALL LEASE-UP

Leveraged global platform to re-lease entire facility to strategically important customer on a 10-year term at a **35% increase over previous net rent** within six months of customer churn

2026 — PORTFOLIO TRANSFORMATION

Facilitated portfolio transaction, delivering **DPU accretion**, **de-leveraging** balance sheet, **doubling APAC** concentration, and entering **Singapore**

LEVERAGING SPONSOR PLATFORM TO LEASE ENTIRE PORTFOLIO

Leased / Re-leased Virtually Every Kilowatt over Past 2.5 Years

Broad-Based Activity Across Global Portfolio (WALE in years) (1)



Northern Virginia

1.2 yrs (1Q24) ❯ 7.7 yrs (3Q26)



Silicon Valley

3.3 yrs (1Q24) ❯ 4.6 yrs (3Q26)



Los Angeles

0.5 yrs (1Q24) ❯ 2.7 yrs (3Q26)



Frankfurt

2.7 yrs (4Q23) ❯ 3.7 yrs (3Q26)



Osaka

3.6 yrs (1Q24) ❯ 4.8 yrs (3Q26)



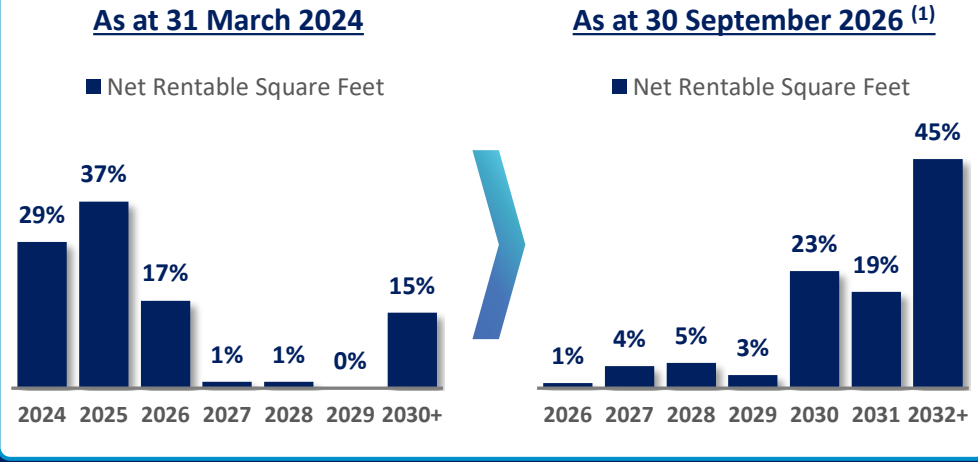
Singapore

3.4 yrs (3Q26)

Doubled Portfolio WALE

As at 31 March 2024		As at 30 September 2026 (1)
2.4 years Portfolio WALE	❯	**5.0 years** Portfolio WALE

De-Risked Lease Expiration Schedule



Source: Company reports as at 31 December 2023, 31 March 2024 and 30 June 2026.
(1) Pro forma for the portfolio transaction announced 12 August 2026.

INTRODUCING NEAR-TERM OUTLOOK

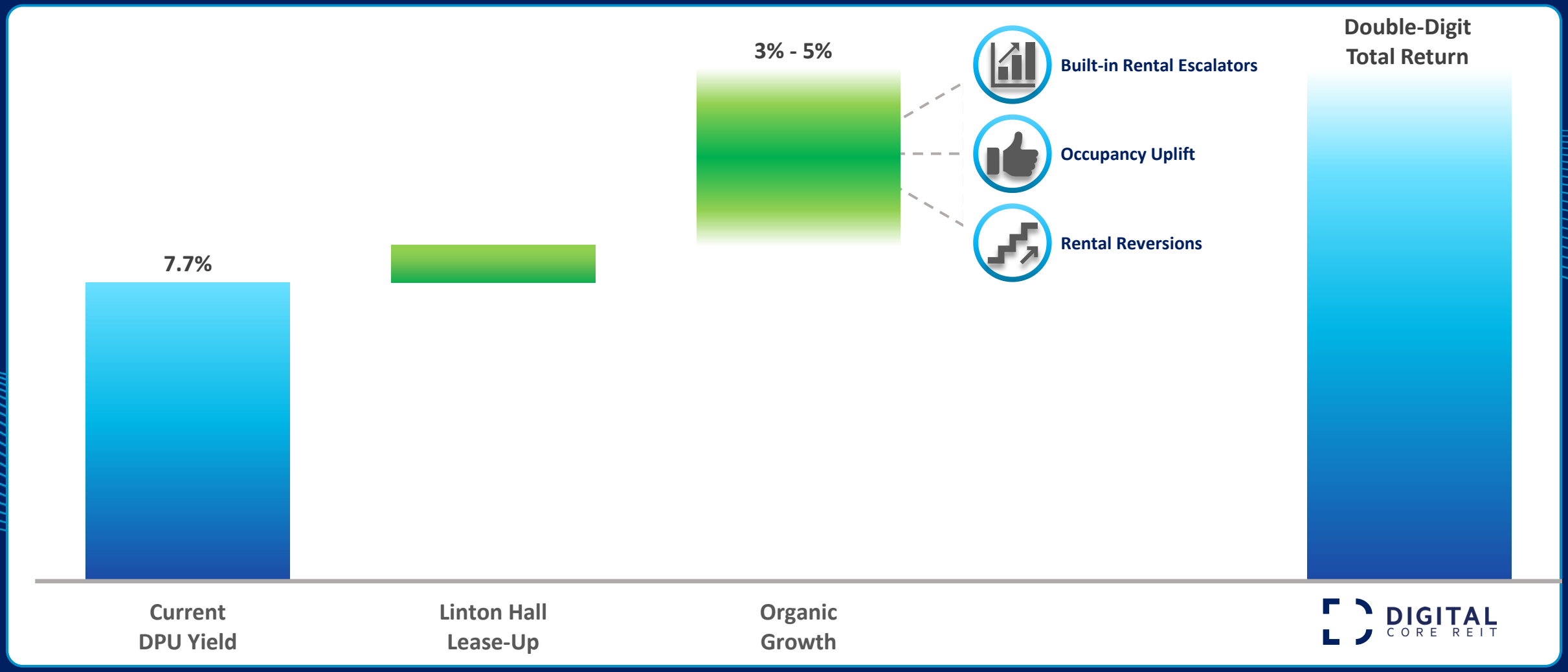
Linton Hall Lease-Up Underpins Mid-Teens Growth Forecast in 2027

2027 Forward Guidance	As at 27-Oct-2026
Cash Rental Reversion	Positive mid-single digits
Portfolio Occupancy	+/- 50 bps
Average Interest Rate	3.25% - 3.75%
Distribution per Unit	4.15 - 4.25 Cents

Note: Based on the Manager's expectations as at 27 October 2026. Actual performance and results may differ materially.

DOUBLE-DIGIT TOTAL RETURN PROFILE

High Current Return Plus Outsized Near-Term Growth with Durable Long-Term Growth Prospects



Notes: As at 4 November 2026

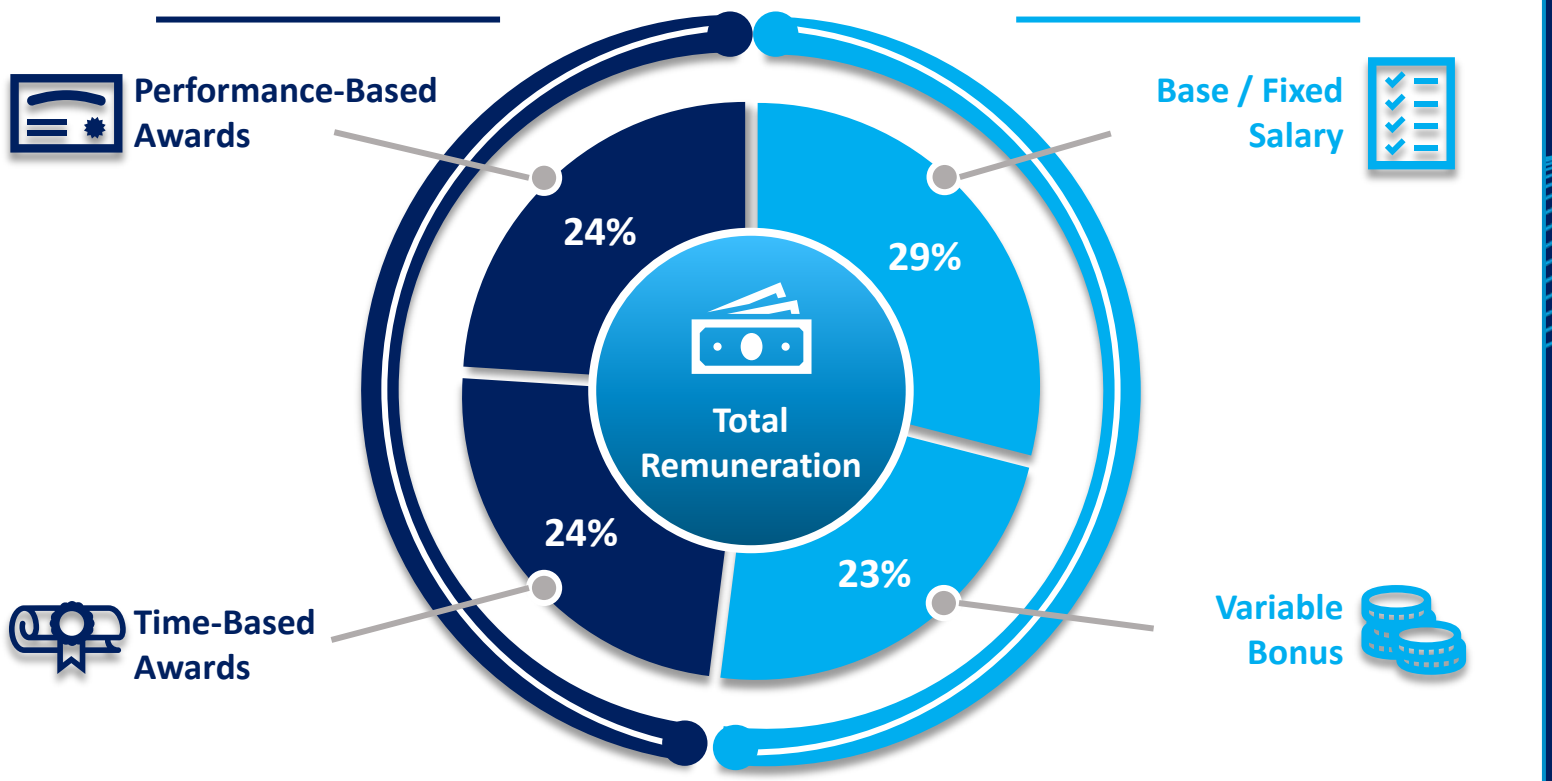
(1) Total return defined as current DPU yield plus projected DPU growth.

(2) Current DPU yield based on the trailing 12-month distribution of US$0.0360 divided by the unit price of US$0.465 as of the market close on 4 November 2026. The DPU yield may vary for unitholders who purchase units at different prices.

UNITHOLDER-FRIENDLY REMUNERATION FRAMEWORK

Performance Indicators Closely Aligned with Long-Term Value Creation

Nearly Half of Total Remuneration Paid in Units on Four-Year Vesting Schedule



Annual Scorecard

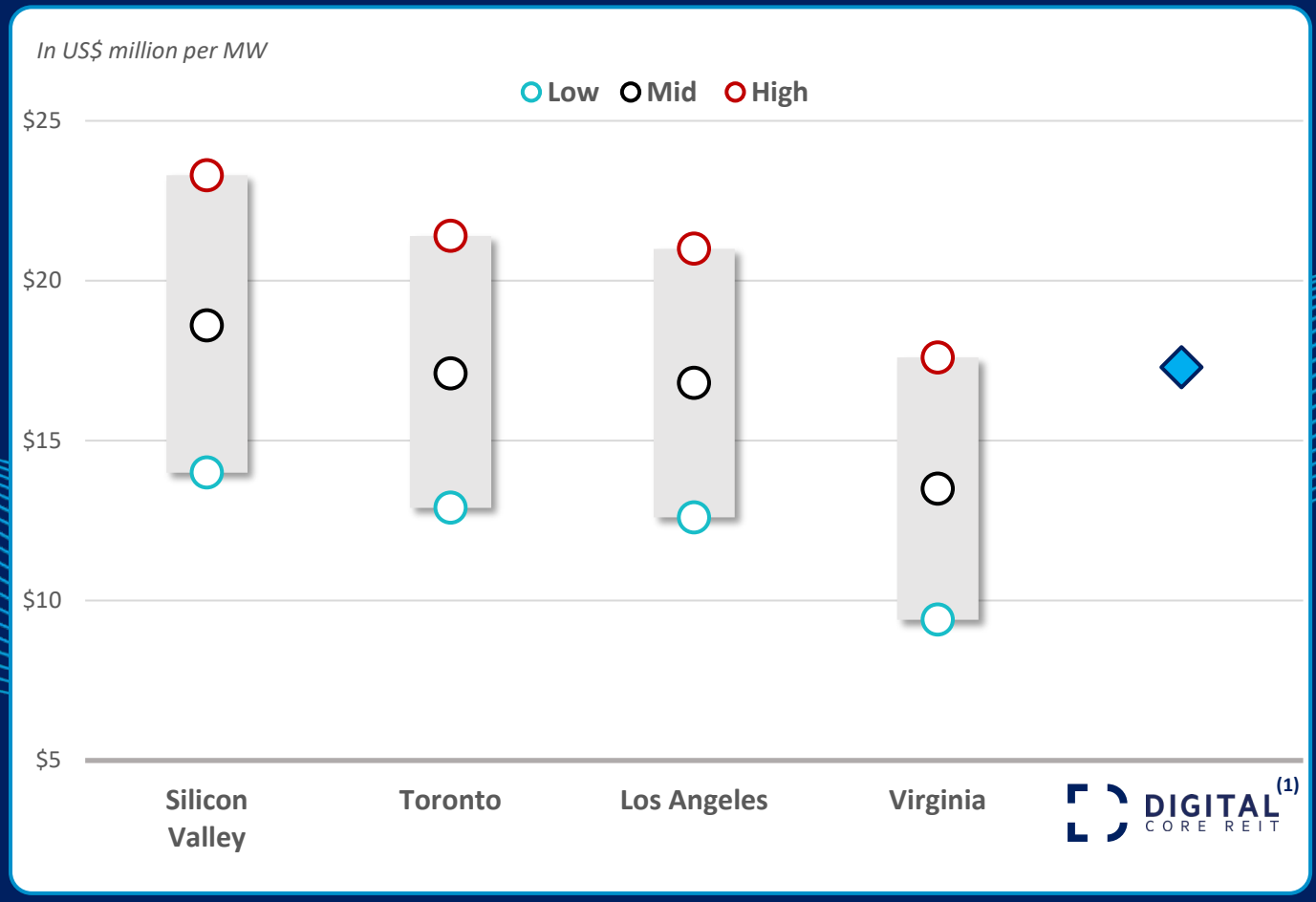
- Distribution per Unit
- Net Asset Value per Unit
- Total Unitholder Return (Relative to FSTREI Index)
- Individual Performance

Source: FY2025 Annual Report

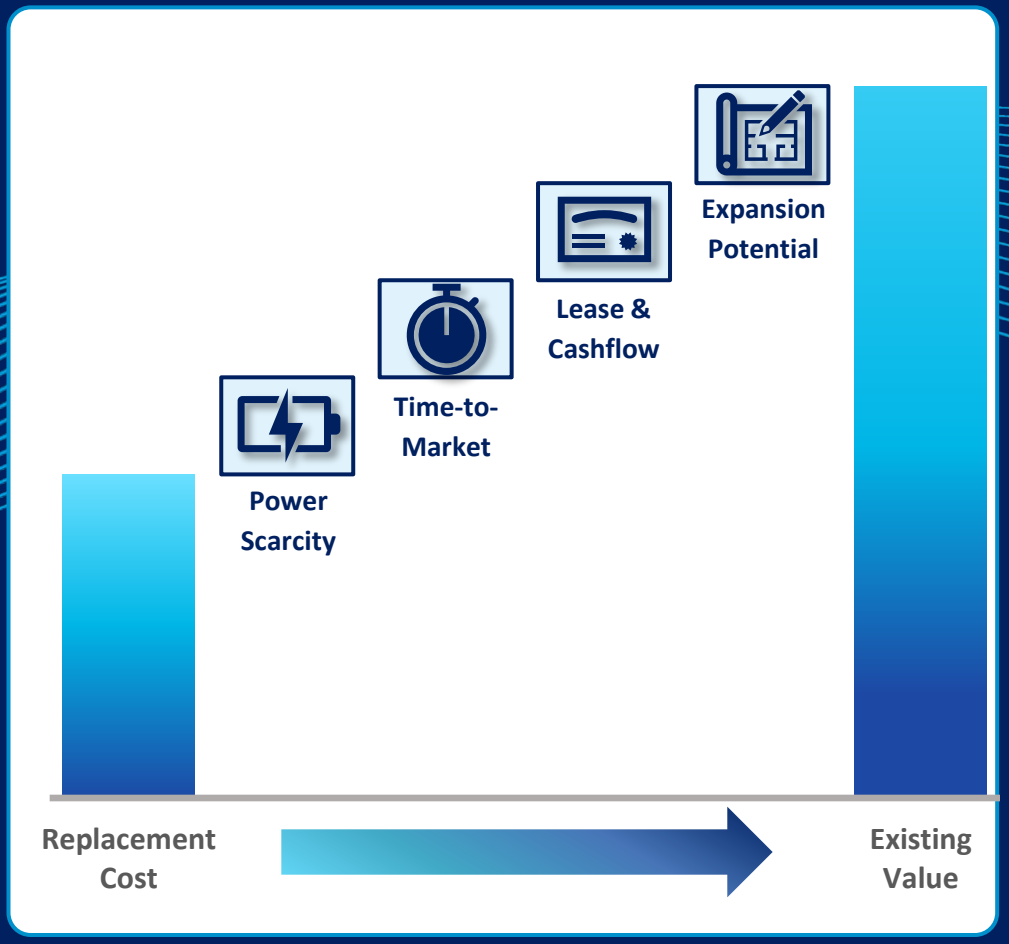
FAVORABLE FUNDAMENTALS AT DISCOUNTED VALUATION

Fully Stabilised Digital Infrastructure Platform Trading at Replacement Cost

Construction Costs across Core North America Markets



Building Blocks of Data Centre Value



Source: Cushman & Wakefield North America Data Center Development Cost Guide 2026

1) Implied value per megawatt for Digital Core REIT's fully-fitted facilities as at 4 November 2026, pro forma for the portfolio transaction announced 12 August 2026.

BUSINESS AND BALANCE SHEET BUILT FOR RESILIENCE

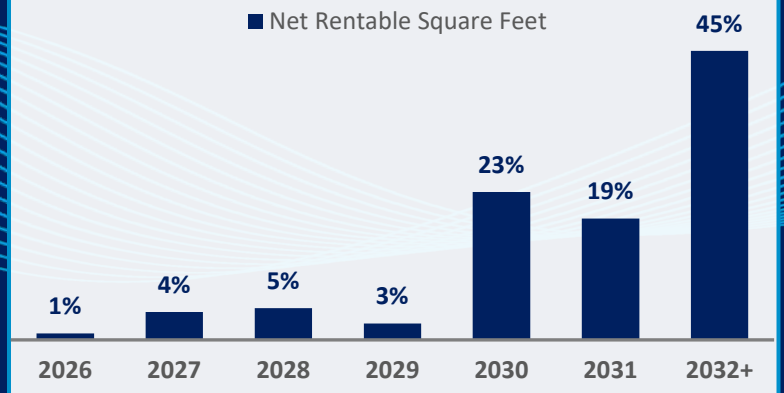
Proactive Management Positions Defensive Business to Successfully Navigate Turbulent Macro Environment

CUSTOMERS

5.0 Years
WALE (1)

86%
INVESTMENT GRADE (1)

LEASE EXPIRATION SCHEDULE



CASH FLOWS

99%
OCCUPANCY (1)

90%
PASS-THROUGH (1)

99% FREEHOLD IN CORE MARKETS

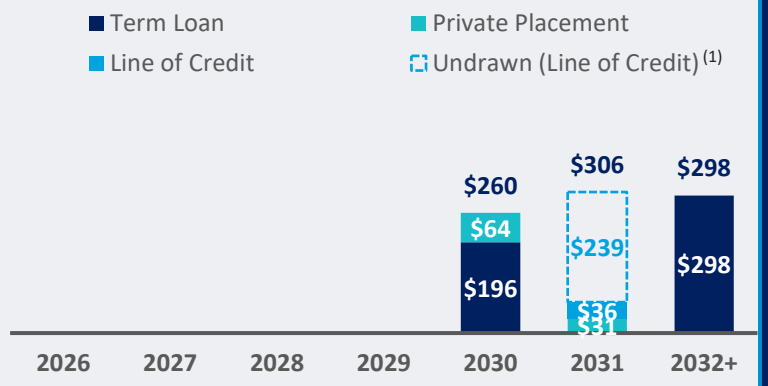


CAPITAL

4.5 Years
WEIGHTED AVERAGE DEBT MATURITY (1)

81%
FIXED RATE DEBT (1)

DEBT MATURITY SCHEDULE



Source: Company reports as at 30 September 2026.
1) Pro forma for the portfolio transaction announced 12 August 2026 and the recast of the credit facilities announced 10 November 2026.

WHY DIGITAL CORE REIT

Rare Opportunity to Invest in Global AI Infrastructure Proxy at Deeply Discounted Valuation

DIGITAL TRANSFORMATION DRIVING ROBUST DEMAND



~220 GW
Global Capacity Demand

3.5x
2025-2030
Growth in AI Workloads

MISSION-CRITICAL PORTFOLIO POISED TO BENEFIT FROM SHIFT TO INFERENCE



Core Metros
Network Hubs,
Proximity to End-Users

AI Ready
Liquid Cooling,
Dense Connectivity

FAVOURABLE FUNDAMENTALS AT DISCOUNTED VALUATION



41%
Discount to NAV

7.7%
DPU Yield

TIGHT ALIGNMENT BETWEEN SPONSOR, MANAGER, AND UNITHOLDERS



Incentives
Designed to Maximise
Long-Term Per-Unit Value

Rewarded
For Value Creation,
Not AUM Growth

SPONSORED BY DIGITAL REALTY, LEADING GLOBAL OWNER / OPERATOR



Leading
Global Data Centre
Owner and Operator

Only
Listed Vehicle for Digital
Realty's Stabilised Assets

Source: Company reports as at 30 September 2026, JLL Research, McKinsey & Company.

ENHANCING

PORTFOLIO QUALITY

EXECUTING STRATEGIC PRIORITIES

Recycling Capital to Enhance Portfolio Quality and Improve Market Mix

INVESTING ACCRETIVELY



IMPROVING BALANCE SHEET FLEXIBILITY

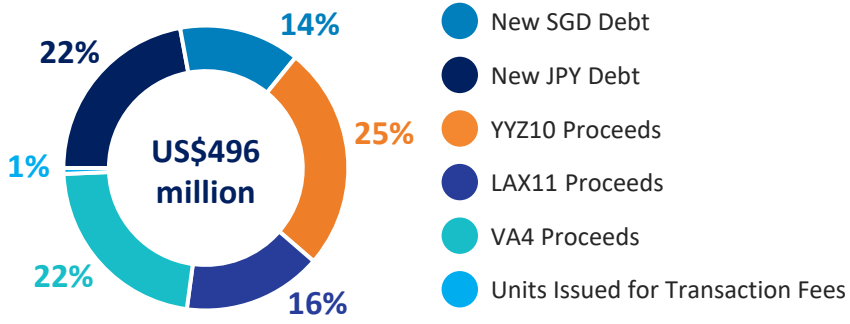
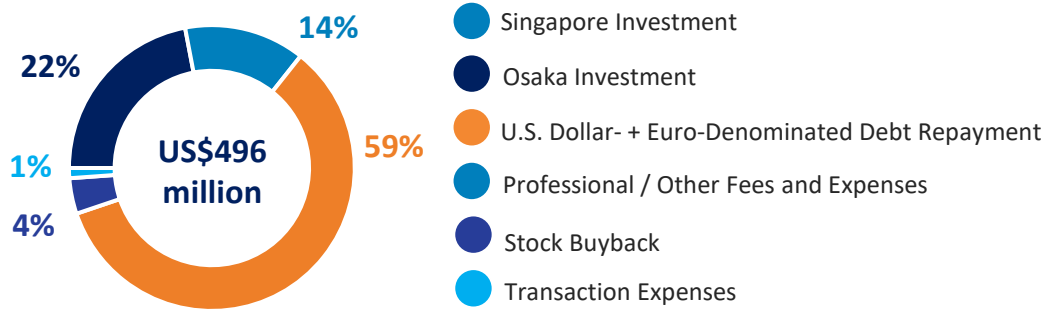


EXPANDING APAC PRESENCE



TRANSACTION OVERVIEW

Strategic Transaction Delivers DPU Accretion, De-Levers Balance Sheet, Doubles APAC Concentration

	SOURCES	USES
TRANSACTION OVERVIEW	- Proposed sale of 90% interest in 371 Gough in Toronto for C$180 million, or US$127 million - Proposed sale of 90% interest in 200 N. Nash in Los Angeles for US$79 million - Proposed sale of 39% interest in 8217 Linton Hall in Northern Virginia for US$110 million	- Proposed purchase of a 2.5% interest in 11 Loyang Close in Singapore for S$87 million, or US$68 million (to be funded by issuance of new, Singapore dollar-denominated debt) - Proposed purchase of an incremental 25% interest in Osaka data centre for ¥17.6 billion, or US$108 million (to be funded by issuance of new, Yen-denominated debt) - Repay US$117 million of net U.S. dollar- and Euro-denominated debt - Repurchase up to US$20 million of units on the open market (1)
PARTIES	- Buyer: Digital Realty - Seller: Digital Core REIT	- Buyer: Digital Core REIT - Seller: Digital Realty
SUMMARY		

Note: Figures as at 30 June 2026. Values based on US$:SGD exchange rate of 1.293x, US$:JPY exchange rate of 162.525x, and US$:CAD exchange rate of 1.419x.

1) Unit repurchases to be conducted through open market transactions and will therefore be subject to prevailing market conditions, liquidity and unit prices at the time of execution. As a result, there can be no assurance the Manager will be able to implement any or all of the intended repurchases, or that units will be repurchased at a material discount to Net Asset Value.

EXPANDING APAC PRESENCE

ESTABLISHING PRESENCE IN SINGAPORE



State-of-the-art digital infrastructure asset with significant embedded growth potential

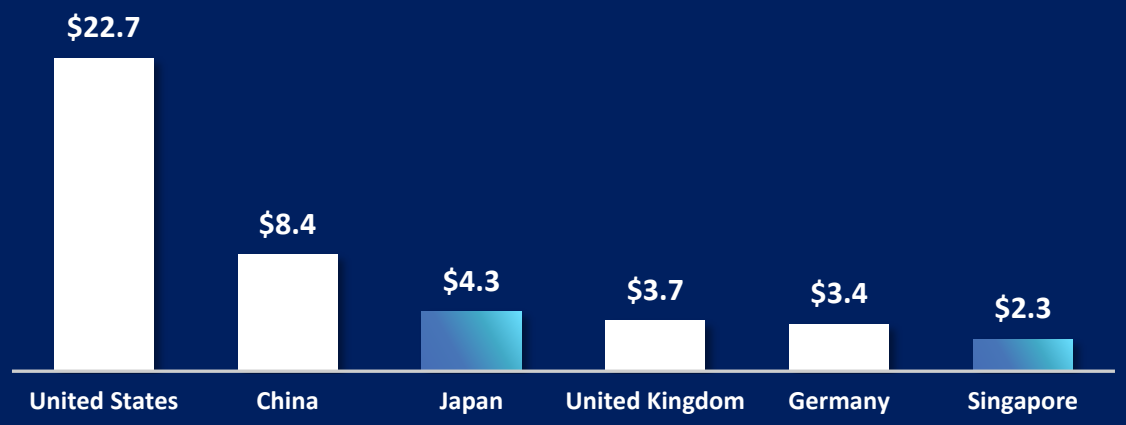
EXPANDING FOOTPRINT IN OSAKA



Fully stabilised freehold facility predominantly leased to blue chip customer base

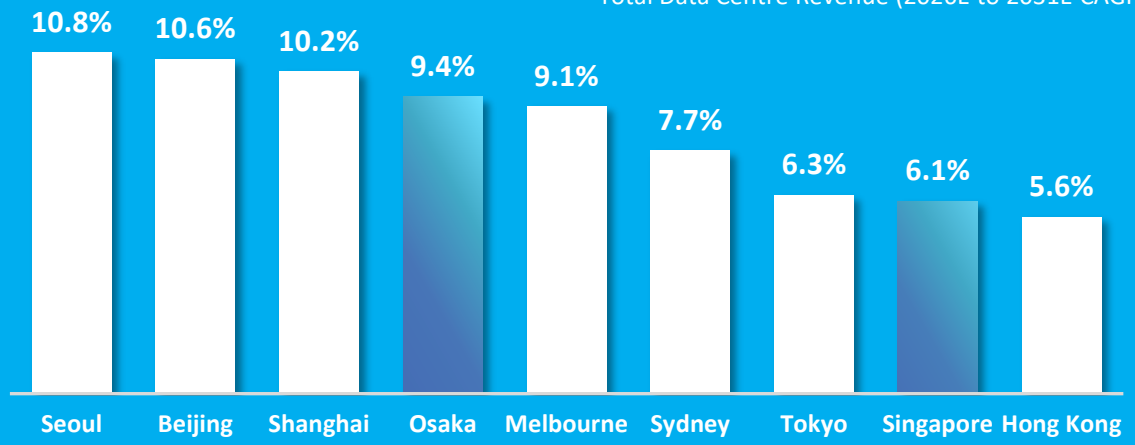
Top Global Data Centre Countries [1]

2025 Total Data Centre Revenue (US$ in Billions)



Top APAC Data Centre Markets [1]

Total Data Centre Revenue (2026E to 2031E CAGR)



Source: Synergy Research.
1) Synergy Research as at 2026.

EXPANDING APAC PRESENCE

Establishing Presence in Singapore, Expanding Footprint in Osaka

Singapore Data Centre: 11 LOYANG CLOSE (SIN12)



Loyang SINGAPORE	**US$2.7 bn** AGREED VALUE (1)	**2.5%** INTEREST ACQUIRED
94% OCCUPANCY	**42,100 kW** IT LOAD	**344,445** SQUARE FEET
23 Years LEASEHOLD	**3.4 Years** WALE (2)	**5.5 Years** PROPERTY AGE

Osaka Data Centre: DIGITAL OSAKA 3 (KIX12)



Minoh-City OSAKA	**US$434 mm** AGREED VALUE (1)	**25%** INTEREST ACQUIRED
100% OCCUPANCY	**19,900 kW** IT LOAD	**195,535** SQUARE FEET
100% FREEHOLD	**6.2 Years** WALE (2)	**5.2 Years** PROPERTY AGE

Note: Figures as at 30 September 2026. Property statistics presented at 100% share.

1) The agreed value was negotiated on a willing-buyer and willing-seller basis and takes into account the historical cash flows, in-place rental rates and the underlying customer base in addition to current market conditions. Values based on US$:SGD exchange rate of 1.293x and US$:JPY exchange rate of 162.525x.
2) Based on annualised rent as at 30 September 2026.

ACCRETIVE CAPITAL RECYCLING

Reducing Exposure to North America, Off-Loading Near-Term CapEx, Preserving Long-Term Upside Potential

371 GOUGH ROAD (YYZ10)



Toronto ONTARIO	**US$141 mm** AGREED VALUE (1)	**90%** INTEREST SOLD
100% OCCUPANCY	**6,765 kW** IT LOAD	**104,308** SQUARE FEET
100% FREEHOLD	**2.7 Years** WALE	**11.3 Years** PROPERTY AGE

200 NORTH NASH (LAX11)



Los Angeles CALIFORNIA	**US$87 mm** AGREED VALUE (1)	**90%** INTEREST SOLD
82% OCCUPANCY	**2,700 kW** IT LOAD	**113,606** SQUARE FEET
100% FREEHOLD	**0.6 Years** WALE	**26.3 Years** PROPERTY AGE

8217 LINTON HALL (VA4)



Bristow VIRGINIA	**US$283 mm** AGREED VALUE (1)	**39%** INTEREST SOLD
0% OCCUPANCY (2)	**10,800 kW** IT LOAD	**230,002** SQUARE FEET
100% FREEHOLD	**10.0 Years** WALE (2)	**26.3 Years** PROPERTY AGE

Note: Figures as at 30 September 2026. Property statistics are presented at 100% share.

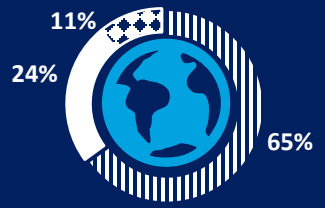
1) The agreed value was negotiated on a willing-buyer and willing-seller basis and takes into account the historical cash flows, in-place rental rates and the underlying customer base in addition to current market conditions. Values based on a US$:CAD exchange rate of 1.419x.
2) The property is currently vacant but has been fully leased to an investment grade global cloud service provider on a 10-year lease expected to commence on 1 December 2026.

PORTFOLIO HIGHLIGHTS

CURRENT (1)

GEOGRAPHY

- North America
- Europe
- Asia Pacific



AUM (2)

Northern Virginia	38%
Frankfurt	24%
Silicon Valley	13%
Osaka	**11%**
Los Angeles	8%
Toronto	7%

CUSTOMERS

83%
Investment Grade

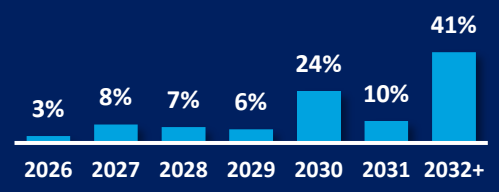
Top Five Customers (3)

Fortune 50 Software Company	26%
Global Cloud Service Provider	17%
Fortune 25 Tech Company	13%
Social Media Platform	11%
Global Tech. Solutions Provider	5%

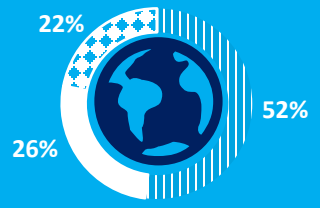
STABILISED CASH FLOWS

4.9 YRS
WALE (3)

Lease Expiration (3)



PRO FORMA



AUM (2)

Northern Virginia	34%
Frankfurt	26%
Osaka	**18%**
Silicon Valley	14%
Singapore	**4%**
Los Angeles	4%

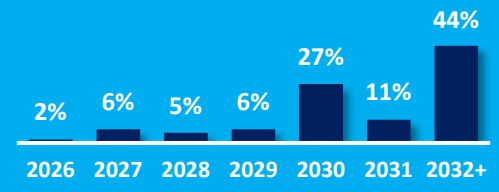
86%
Investment Grade

Top Five Customers (3)

Fortune 50 Software Company	34%
Fortune 25 Tech Company	15%
Social Media Platform	12%
Global Cloud Service Provider	11%
Global Cloud Provider	7%

5.0 YRS
WALE (3)

Lease Expiration (3)



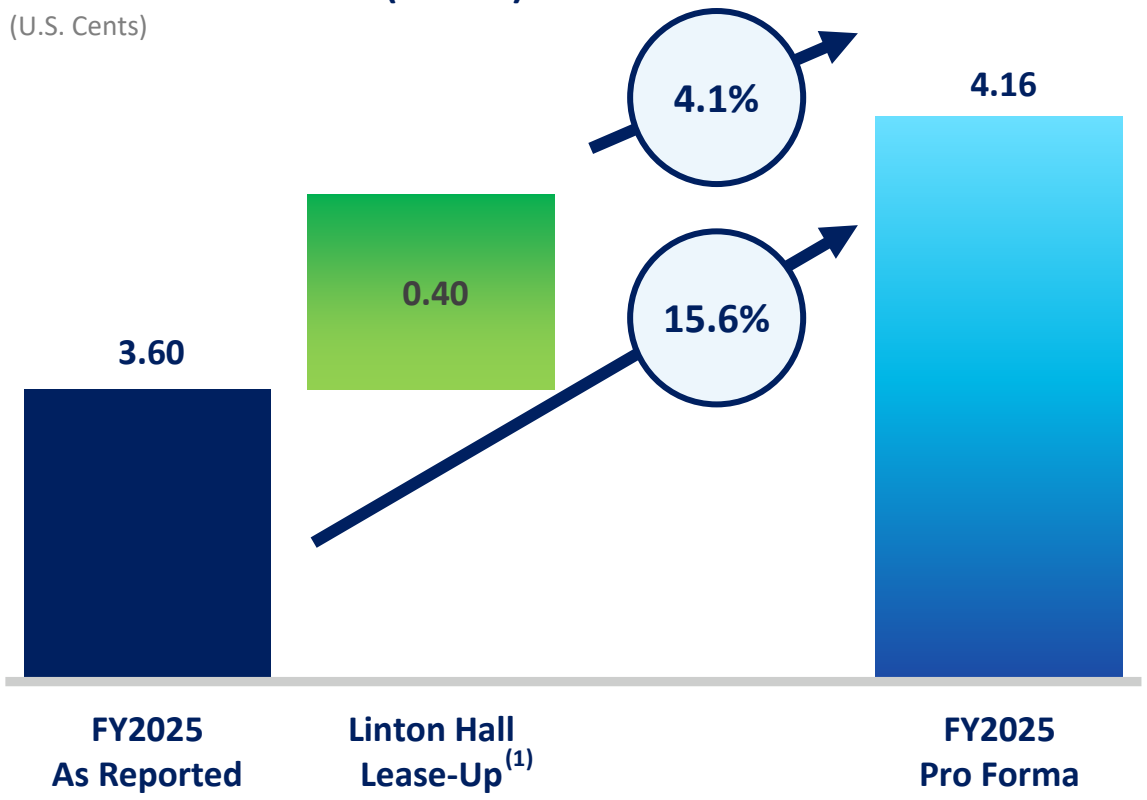
Note: Figures as at 30 September 2026. Portfolio statistics based on ownership interest. Any discrepancies between the listed amounts and totals thereof due to rounding.
1) Pro forma for lease expected to commence 1 December 2026. For additional information, please see the 5 January 2026 announcement titled, "Digital Core REIT Announces Linton Hall Lease-Up".
2) Carrying value as at 30 September 2026 based on independent valuations as at 31 December 2025, adjusted for subsequent capitalised expenditures, leasing costs and straight-line rent.
3) Based on annualised rent as at 30 September 2026. Any variance discrepancies due to rounding.

INVESTING ACCRETIVELY, PRESERVING FLEXIBILITY

Transaction Generates Healthy Accretion While Improving Balance Sheet Flexibility

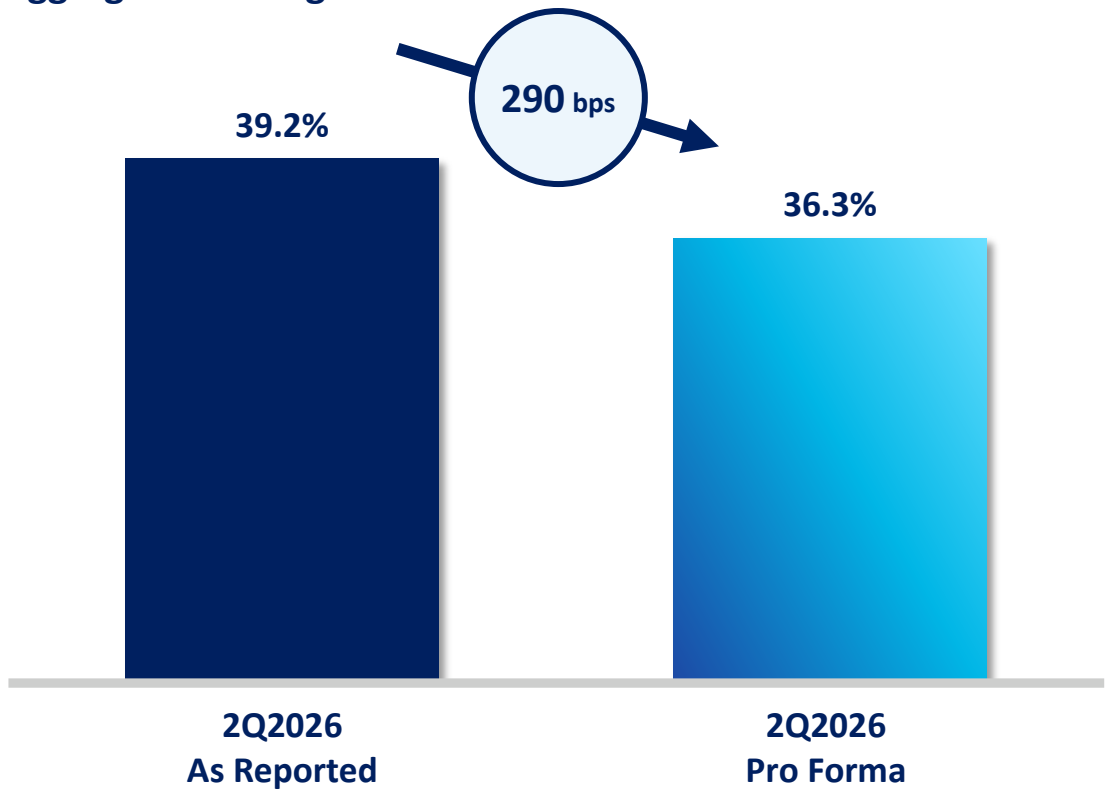
DELIVERING DPU ACCRETION

Distribution Per Unit ("DPU")
(U.S. Cents)



DE-LEVERING BALANCE SHEET

Aggregate Leverage



1) Adjusted to reflect the lease for 8217 Linton Hall scheduled to commence on 1 December 2026.
For additional information, please see the 5 January 2026 announcement titled, "Digital Core REIT Announces Linton Hall Lease-Up".

REGIONAL RUNWAY FOR GROWTH

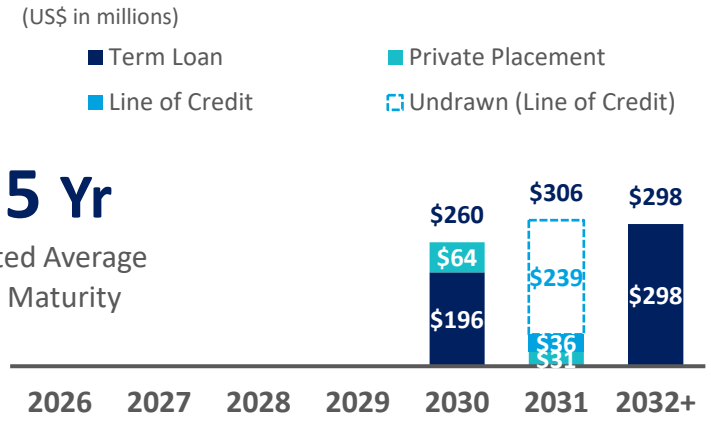
Flexible Capital Structure Positioned to Fuel Growth

AMPLE DEBT HEADROOM

37.6%
Pro Forma
Aggregate Leverage [1]

+$450 mm
Debt Headroom
(at 50% Aggregate Leverage)

WELL-STAGGERED DEBT MATURITY SCHEDULE



4.5 Yr
Weighted Average
Debt Maturity

BEST-IN-CLASS SPONSOR, LARGEST GLOBAL OWNER / OPERATOR







$2.7 Bn
Agreed
Value

Significant
Embedded Growth

$0.4 Bn
Agreed
Value

Built-in Contractual
Escalations

1) Pro forma for the portfolio transaction announced 12 August 2026 and the recast of the credit facilities announced 10 November 2026.
Aggregate leverage, as defined under the CIS Code, was 41.6% as at 30 September 2026.

PRIORITISING VALUE CREATION

Repurchased $40 Million Units at 27% Discount to NAV, Generating 450 bps Accretion



Note: Data as at 4 November 2026.

EXECUTING STRATEGIC PRIORTIES

DIGITAL CORE REIT

1 **INVESTING** Accretively

2 **IMPROVING** Balance Sheet Flexibility

3 **EXPANDING** APAC Presence

4 **ENHANCING** Portfolio Quality





BUSINESS & OPERATIONAL
UPDATE

KEY HIGHLIGHTS

Digital Infrastructure Platform Designed to Deliver Sustainable Growth

CORE

US$34.8 mm
9M26 Distributable Income

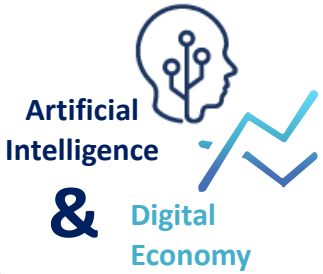
$1.8 Bn
AUM (1)

10
Data Centres (1)

5.0 Yr
WALE (1)

99%
Occupancy (1)

SUSTAINABLE



AI expected to contribute to continued growth in digital spending

81%
Fixed Rate Debt

More than 80% of total debt outstanding fixed to mitigate interest rate risk

4.5 Yr
Weighted Average Debt Maturity

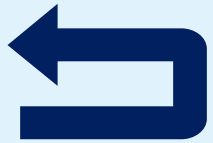
No debt maturities until January 2030

GROWTH



Enhancing Portfolio Quality

Delivering DPU accretion, de-leveraging balance sheet, doubling APAC concentration, and entering Singapore



Unit Buyback

Repurchased 27.4 million units year-to-date at an average price of $0.502, delivering **1.0% DPU accretion**

37.6%
Aggregate Leverage (1)

+$450 mm
Debt Headroom (1)
(at 50% Aggregate Leverage)

1) Pro forma for the portfolio transaction announced 12 August 2026 and the recast of the credit facilities announced 10 November 2026. As at 30 September 2026, unadjusted AUM based on carrying value at share was US$1.9 billion; the unadjusted number of data centres was 11; the unadjusted portfolio WALE was 4.0 years; unadjusted in-service portfolio occupancy was 97%; and unadjusted aggregate leverage, as defined under the CIS Code, was 41.6%.

MARKET AND PORTFOLIO UPDATE

Capitalising on Favorable Fundamentals to Proactively Manage Portfolio with Strong Support from Sponsor's Global Platform

Broad-Based Activity







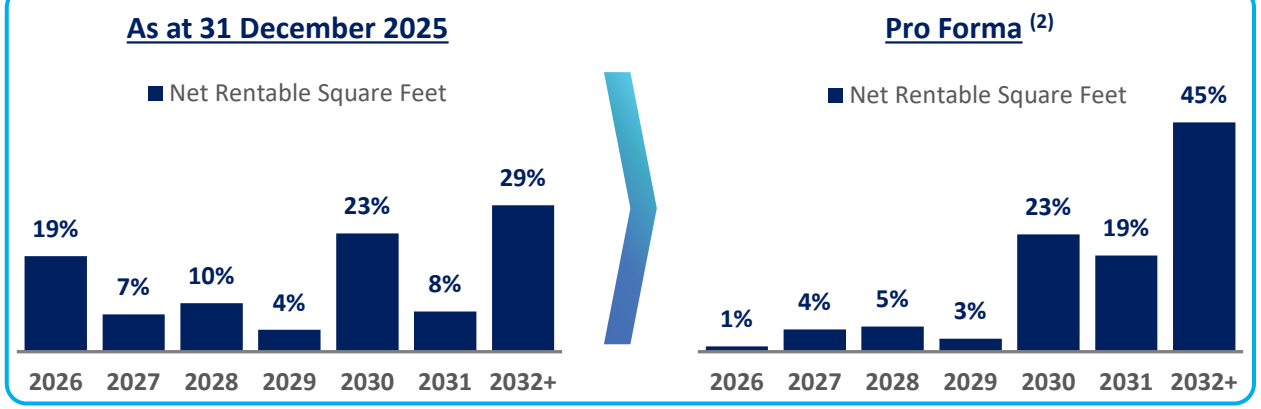


Robust New + Renewal Leasing

$6.1 million
Annualised Rent (1)

+23%
Cash Rental Reversion (1)

De-Risked Near-Term Expiries



1) At share for new and renewal leases signed in the nine months ended 30 September 2026.
2) Pro forma for the portfolio transaction announced 12 August 2026.

MARKET AND PORTFOLIO UPDATE

Purpose-Built Northern Virginia Data Centre Appeals to Diverse Customer Mix

Fully-Fitted Facility on 32-Acre Parcel



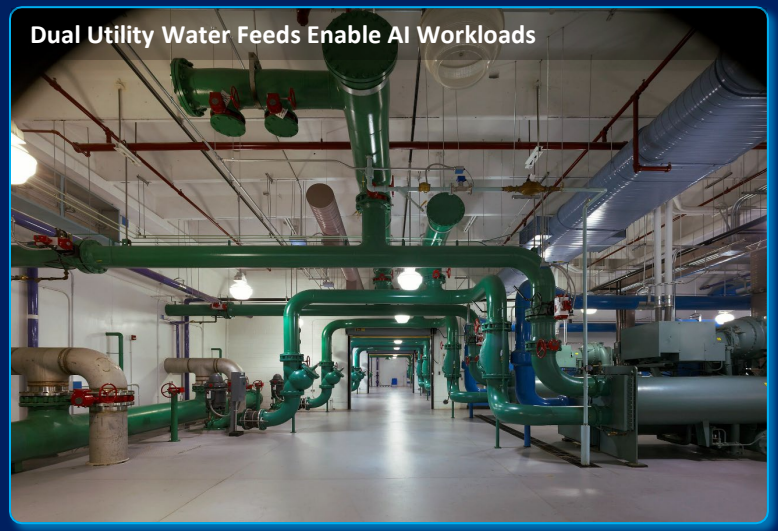
Five Layers of Physical Security



Immaculately Maintained Physical Plant



Dual Utility Water Feeds Enable AI Workloads



Prime-Rated Generators Support Resiliency



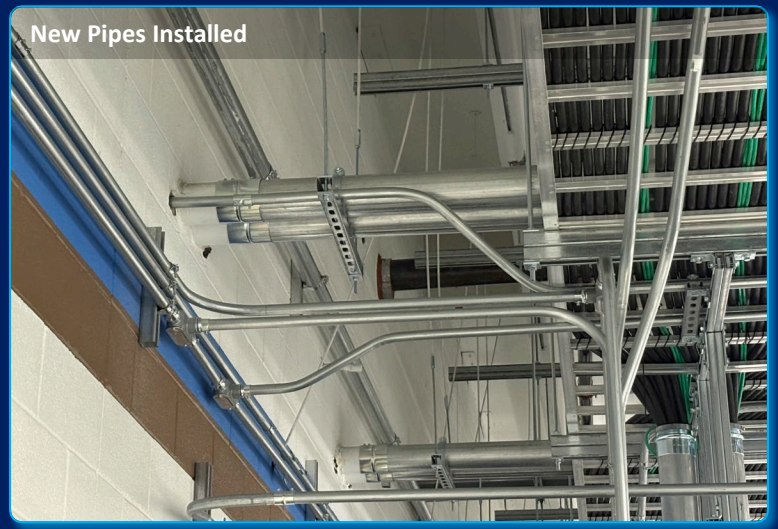
Concurrently Maintainable Chillers, Pumps and Cooling Towers

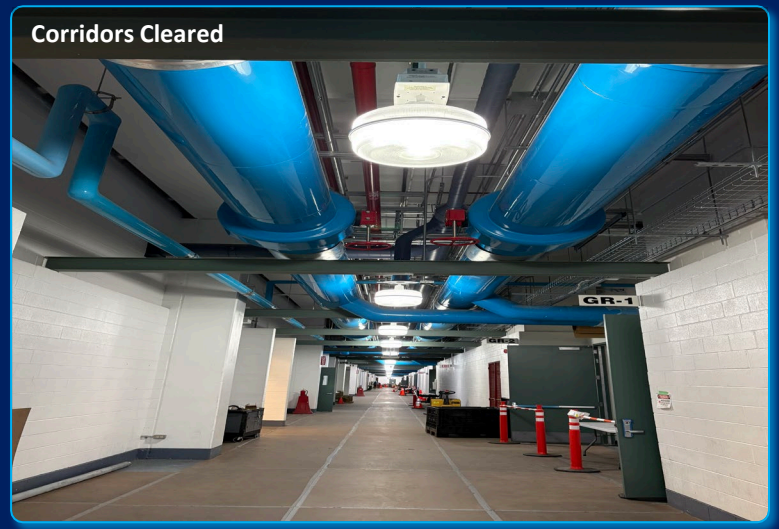


MARKET AND PORTFOLIO UPDATE

Construction Substantially Complete, Customer Fit-Out in Flight, Commencement on Track

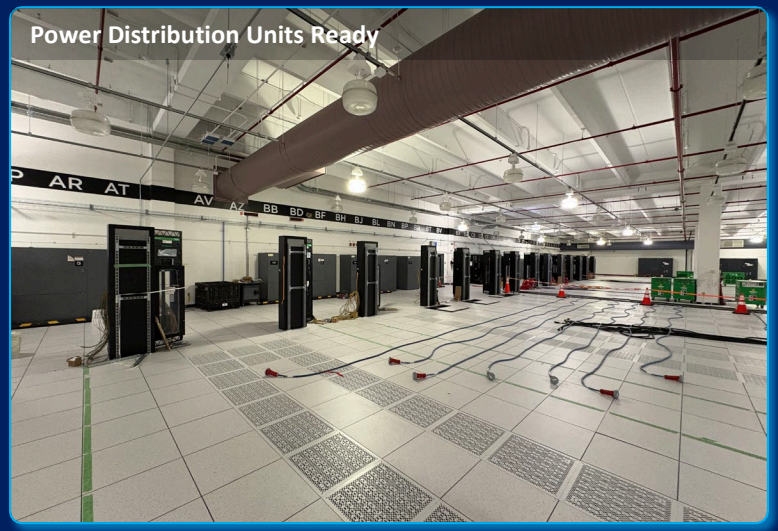

Uninterruptible Power Supplies Replaced


New Pipes Installed

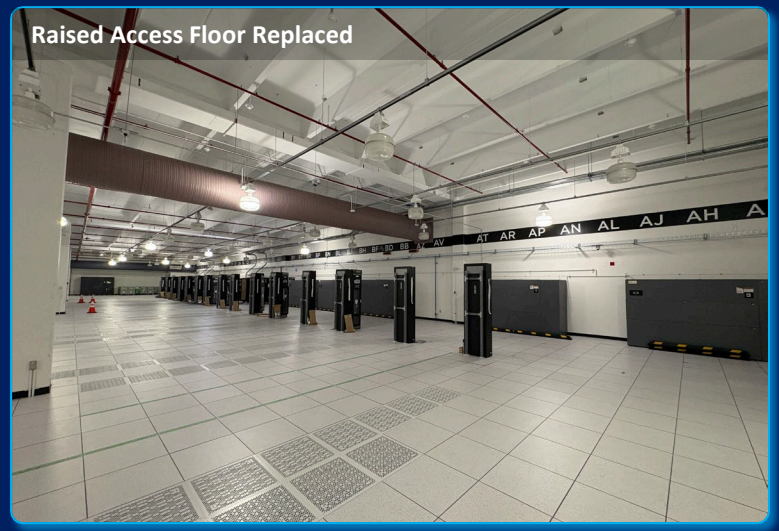


Corridors Cleared


Electrical Conduit in Place



Power Distribution Units Ready



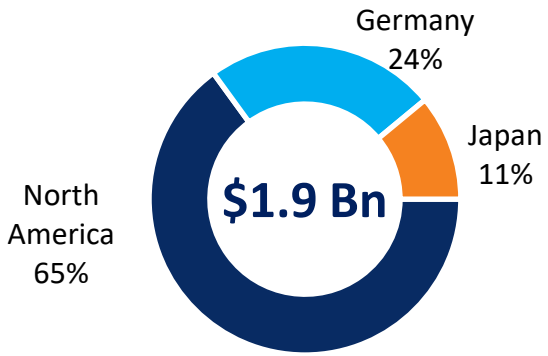
Raised Access Floor Replaced

POSITIVE SPREAD INVESTING

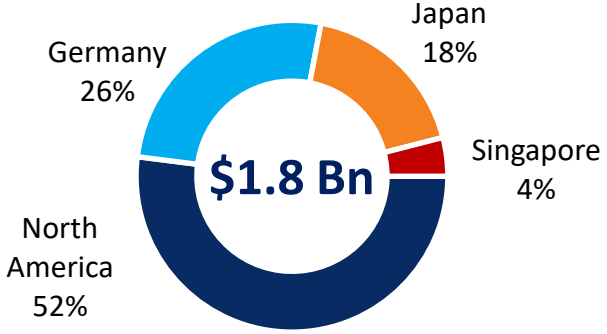
Portfolio Re-Composition Poised to Expand Outsized Yield Spread

Geographic Mix

CURRENT



PRO FORMA (1)



10-Year Sovereign Yields

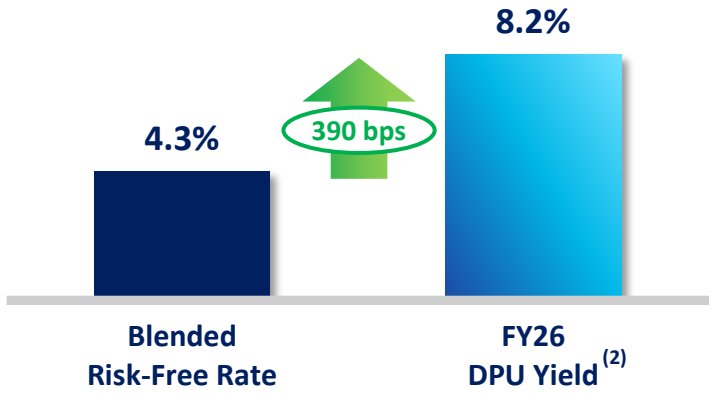
5.0%	U.S. Treasury
3.8%	Canadian Bond
3.4%	German Bund
2.8%	JGB

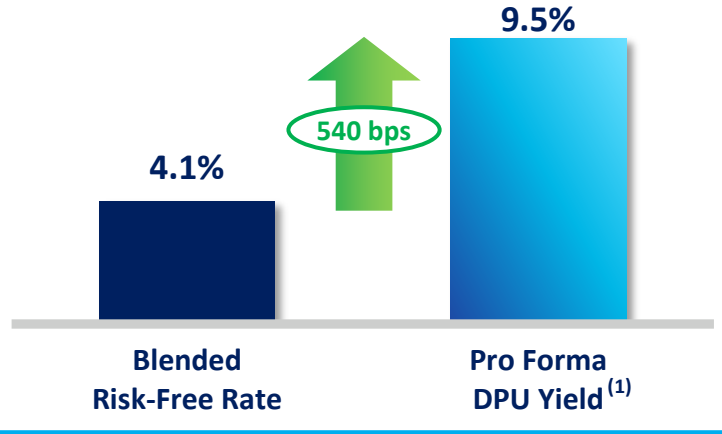
4.3% Blended Risk-Free Rate

5.0%	U.S. Treasury
3.4%	German Bund
2.8%	JGB
2.3%	SGS

4.1% Blended Risk-Free Rate

DPU Yield Spread





1) Pro forma for the portfolio transaction announced 12 August 2026.
2) FY26 DPU yield based on the trailing 12-month distribution of US$0.0360 divided by the unit price of US$0.44 as of the market close on 23 October 2026. Pro Forma DPU yield based on the pro forma distribution of US$0.0416 disclosed in the Circular dated 7 October 2026, divided by the unit price of US$0.44 as of the market close on 23 October 2026. DPU yield may vary for unitholders who purchase units at different prices.

PORTFOLIO

OVERVIEW

PORTFOLIO HIGHLIGHTS

Portfolio of High-Quality, Mission-Critical Data Centres Concentrated in Core Global Markets

KEY PORTFOLIO METRICS

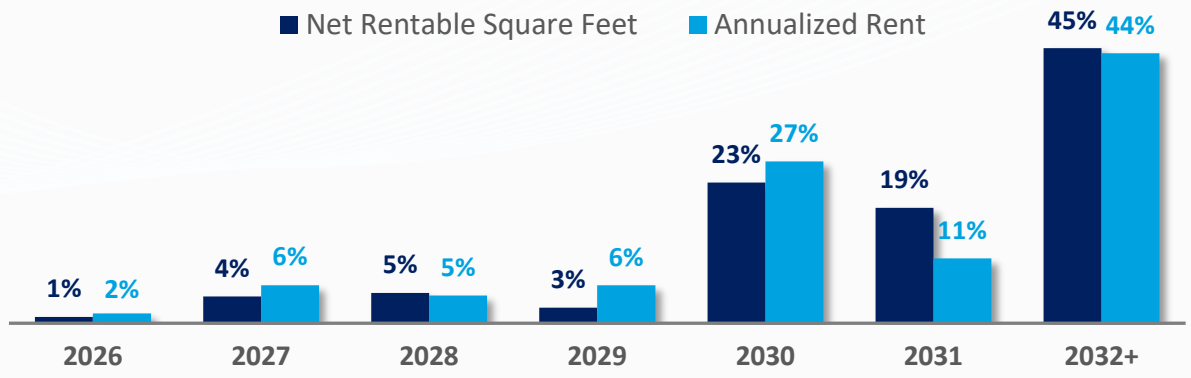
$1.8 Bn
AUM (1)

99%
Occupancy (1)

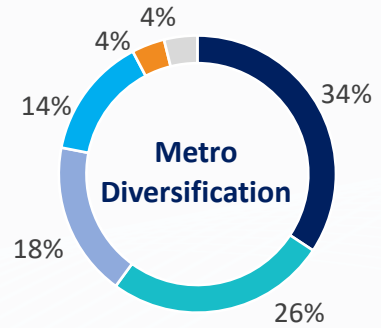
100%
Freehold Assets

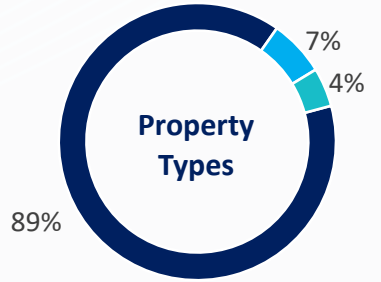
LEASE EXPIRATION SCHEDULE (1)

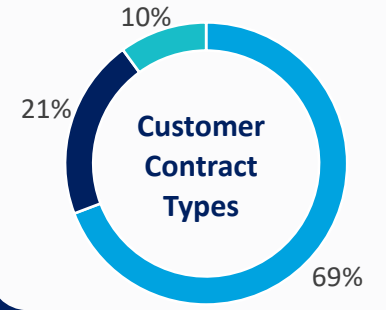
5.0 YEARS
Weighted Average Lease Expiry (1)



PORTFOLIO PROFILE (2)







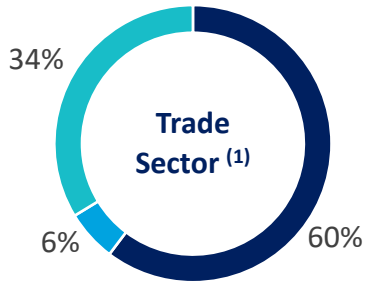
1) Pro forma for the portfolio transaction announced 12 August 2026. As at 30 September 2026, unadjusted AUM based on carrying value at share was US$1.9 billion; unadjusted in-service portfolio occupancy was 97%; and the unadjusted portfolio WALE was 4.0 years.
2) Metro diversification based on AUM. Property type and customer contract type based on annualised rent.

CUSTOMER PROFILE

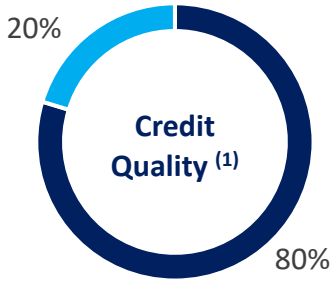
Strategically Important Customers with Numerous Deployments across Digital Realty's Global Platform

CUSTOMER PROFILE

~120
Total Customers



- Hyperscale CSP
- Colocation / IT SP
- Social Media / Other



- Investment Grade or Equivalent
- Non-Investment Grade

TOP 10 CUSTOMERS

(US$ in thousands)

	Customer	Trade Sector	Credit Rating	Number of Locations	Annualised Rent	% of Total
1.	Fortune 50 Software Company	Hyperscale CSP	AAA / Aaa	4	$31,533	30.8%
2.	Fortune 25 Tech Company	Hyperscale CSP	AA+ / Aa2	2	15,694	15.3%
3.	Social Media Platform	Social Media	AA- / Aa3	1	12,856	12.6%
4.	Global Technology Solutions Provider	Hyperscale CSP	A- / A3	2	6,286	6.1%
5.	Global Cloud Provider	Hyperscale CSP	AA / A1	3	5,523	5.4%
6.	Global Colocation Data Centre Provider	Colocation / IT SP	Unrated	1	4,482	4.4%
7.	Next-Generation AI Computing Developer	Other	Unrated	1	3,870	3.8%
8.	IT Service Provider	Other	B / B2	4	2,742	2.7%
9.	Listed Software Developer	Other	Unrated	2	2,741	2.7%
10.	Global Cloud Service Provider	Hyperscale CSP	BBB- / Baa2	2	2,635	2.6%
	Others			6	13,980	13.7%
Total / Weighted Average					**$102,343**	**100.0%**

Note: Portfolio statistics and figures shown at share.
1) Based on annualised rent as at 30 September 2026.

CORE DATA CENTRE PORTFOLIO

PORTFOLIO SUMMARY (As at 30 September 2026)

(US$ in thousands)

Property	Property Type	Ownership (%)	Carrying Value [1] (at 100%)	At Share: Carrying Value [1] (at Share)	At Share: WALE [2] (in Years)	At Share: Net Rentable Square Feet	At Share: Customer IT Load (kW)	At Share: Annualised Rent	At Share: Occupancy 30-Sep-26	At Share: Occupancy 30-Jun-26
Northern Virginia										
44520 Hastings Drive	Fully-Fitted	90.0%	$429,541	$386,587	6.6	132,299	12,510	$15,151	100.0%	100.0%
43831 Devin Shafron Drive	Shell & Core	90.0%	66,270	59,643	4.6	105,364	–	2,555	100.0%	100.0%
Northern Virginia: Total / Weighted Average			**$495,811**	**$446,230**	**6.3**	**237,663**	**12,510**	**$17,706**	**100.0%**	**100.0%**
Silicon Valley										
3011 Lafayette Street	Fully-Fitted	90.0%	$175,350	$157,815	3.4	81,702	5,400	$12,953	100.0%	100.0%
1500 Space Park Drive	Shell & Core	90.0%	101,159	91,043	7.9	46,454	–	4,482	100.0%	100.0%
Silicon Valley: Total / Weighted Average			**$276,509**	**$248,858**	**4.6**	**128,156**	**5,400**	**$17,435**	**100.0%**	**100.0%**
Toronto										
371 Gough Road	Fully-Fitted	90.0%	$141,096	$126,986	2.7	93,877	6,089	$10,974	100.0%	100.0%
Toronto: Total / Weighted Average			**$141,096**	**$126,986**	**2.7**	**93,877**	**6,089**	**$10,974**	**100.0%**	**100.0%**
Los Angeles										
200 North Nash Street	Colocation	90.0%	$99,344	$89,410	0.6	102,245	2,430	$5,069	81.1%	81.7%
3015 Winona Avenue	Colocation	90.0%	75,316	67,784	2.7	74,686	1,494	4,852	88.1%	91.0%
Los Angeles: Total / Weighted Average			**$174,660**	**$157,194**	**1.4**	**176,931**	**3,924**	**$9,921**	**84.1%**	**85.6%**
Frankfurt										
Wilhelm-Fay-Straße 15 and 24	Fully-Fitted	65.0%	$693,140	$450,541	3.7	292,205	22,100	$33,465	99.4%	99.4%
Frankfurt: Total / Weighted Average			**$693,140**	**$450,541**	**3.7**	**292,205**	**22,100**	**$33,465**	**99.4%**	**99.4%**
Osaka										
Digital Osaka 2 (KIX11)	Fully-Fitted	20.0%	$563,867	$112,773	2.7	48,289	5,100	$7,568	98.8%	98.8%
Digital Osaka 3 (KIX12)	Fully-Fitted	20.0%	$448,001	$89,600	6.2	38,707	3,980	5,275	100.0%	100.0%
Osaka: Total / Weighted Average			**$1,011,868**	**$202,374**	**4.1**	**86,996**	**9,080**	**$12,842**	**99.3%**	**99.3%**
In-Service Portfolio Total / Weighted Average			**$2,793,084**	**$1,632,183**	**4.0**	**1,015,827**	**59,103**	**$102,343**	**97.0%**	**97.3%**
Redevelopment										
8217 Linton Hall Road [3]	Fully-Fitted	90.0%	$301,734	$271,561	10.0	207,002	9,720	18,079	100.0%	100.0%
Portfolio: Total / Weighted Average			**$3,094,818**	**$1,903,744**	**4.9**	**1,222,829**	**68,823**	**$120,423**	**97.5%**	**97.7%**

1) Carrying value as at 30 September 2026 based on independent valuations as at 31 December 2025, adjusted for subsequent capitalised expenditures, leasing costs and straight-line rent.
2) Based on annualised rent as at 30 September 2026.
3) Pro forma for lease expected to commence on 1 December 2026. For additional information, please see the 5 January 2026 announcement titled, "Digital Core REIT Announces Linton Hall Lease-Up".

FINANCIAL

OVERVIEW

STABLE EARNINGS PROFILE

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (Unaudited)

(US$ in thousands, except per unit)

	Nine Months Ended		
	30-Sep-2026	30-Sep-2025	Variance (%)
Revenue	**$134,474**	**$132,358**	**1.6%**
Property Expenses	(69,670)	(64,636)	(7.8%)
Net Property Income ("NPI") [1]	**$64,804**	**$67,722**	**(4.3%)**
Cash NPI [1]	**$63,329**	**$66,916**	**(5.4%)**
Depreciation	(1,094)	–	NM
Other Income	408	642	(36.4%)
Finance Expenses	(21,508)	(21,908)	1.8%
Trust and Other Expenses	(11,372)	(11,599)	2.0%
Unrealised foreign exchange	78	(527)	NM
Share of Result of Associates	5,185	4,729	9.6%
Fair value change in derivatives	(1,701)	(10)	>100
Tax Expense	(12,480)	(10,274)	(21.5%)
Profit for the Period	**$22,320**	**$28,775**	**(22.4%)**
Profit Attributable to Non-Controlling Interests	(9,635)	(10,123)	4.8%
Net Profit Attributable to Unitholders	**$12,685**	**$18,652**	**(32.0%)**
Distribution Adjustments	22,133	16,556	33.7%
Distributable Income Attributable to Unitholders	**$34,818**	**$35,208**	**(1.1%)**

1) Net property income and cash net property income declined year-over-year primarily due to the redevelopment of 8217 Linton Hall in Northern Virginia.

INITIAL SCALE POSITIONED FOR SUBSTANTIAL GROWTH

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Unaudited)

(US$ in thousands, except per unit)

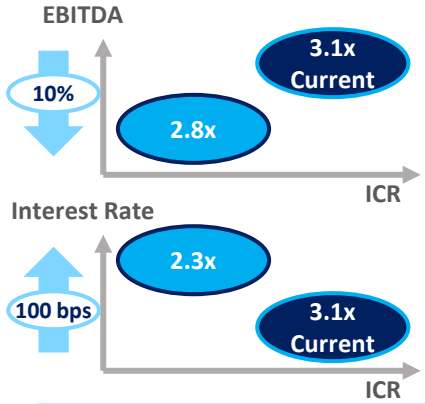
	As at		
	30-Sep-26	**31-Dec-25**	**Variance (%)**
Investment in Real Estate [1]	$2,084,572	$2,003,926	4.0%
Associates	168,480	174,541	(3.5%)
Other Assets	90,681	66,932	35.5%
Total Assets	**$2,343,733**	**$2,245,399**	**4.4%**
Gross Borrowings	$783,938	$670,517	16.9%
Shareholder Loan	118,965	123,333	(3.5%)
Other Liabilities	144,467	115,949	24.6%
Total Liabilities	**$1,047,370**	**$909,799**	**15.1%**
Unitholders' Funds	$1,027,988	$1,073,962	(4.3%)
Non-controlling interests	268,375	261,638	2.6%
Total Equity	**$1,296,363**	**$1,335,600**	**(2.9%)**
Total Liabilities and Equity	**$2,343,733**	**$2,245,399**	**4.4%**
Units in issue and issuable (in thousands)	1,327,056	1,341,032	(1.0%)
Net Asset Value per Unit (US$)	**$0.77**	**$0.80**	**(3.8%)**
Adjusted Net Asset Value per Unit (US$) [2]	**$0.76**	**$0.78**	**(2.6%)**
Unit Price (as at Reporting Date) (US$)	**$0.455**	**$0.510**	**(10.8%)**

1) Investment in Real Estate comprised of data centre properties classified as: (i) investment properties; and (ii) property, plant and equipment.
2) Excludes distributable income for 3Q 2026 and 2H 2025, respectively.

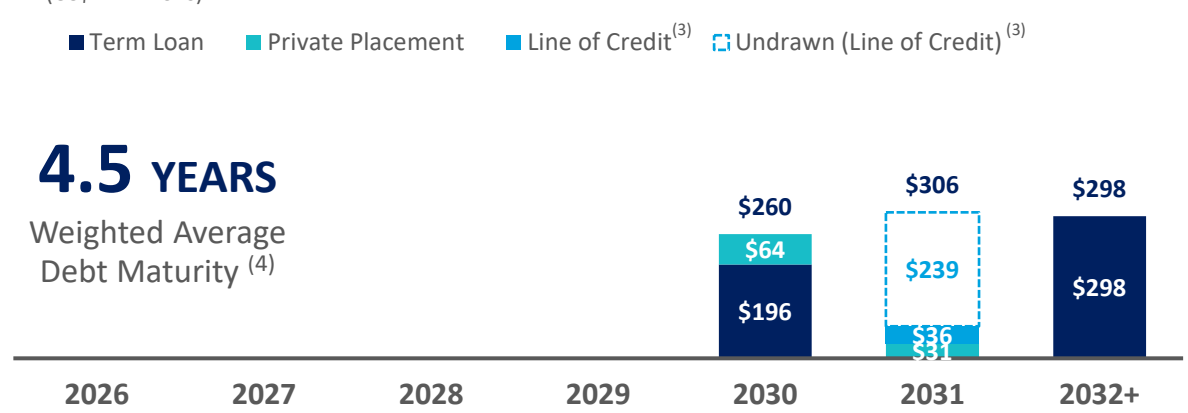
SIGNIFICANT DEBT CAPACITY AND FLEXIBILITY TO GROW

Prudent Capital Structure Positioned to Fuel Growth

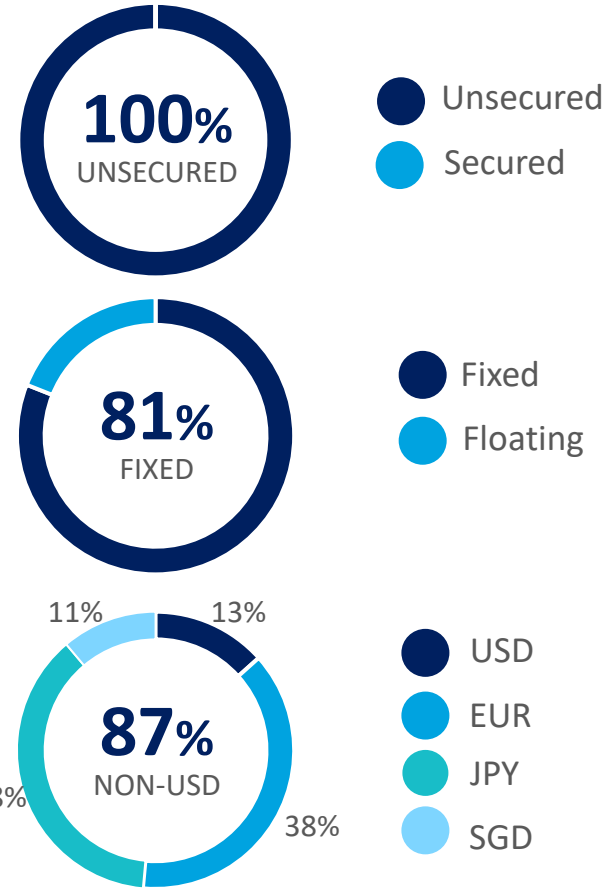
INTEREST COVERAGE SENSITIVITY (1,2)



DEBT MATURITY SCHEDULE



DEBT PROFILE



KEY DEBT METRICS

- **$625m** Total Debt Outstanding (5)
- **37.6%** Aggregate Leverage (6)
- **3.3%** Average Cost of Debt (7)
- **3.1x** Interest Coverage Ratio

1) In accordance with the Monetary Authority of Singapore's revised Code on Collective Investment Scheme dated 28 November 2024.
2) Assumes a 100-basis point increase in the weighted average interest rate on all fixed and floating rate debt, including the pro rata share of Associate borrowings.
3) Global revolving credit facility maturity may be extended by one year from 2031 to 2032.
4) Pro forma for the recast of the credit facilities announced 10 November 2026. Weighted Average Debt Maturity as at 30 September, prior to the debt recast, was 3.0 years.
5) Pro forma for the recast of the credit facilities announced 10 November 2026. Total Debt excluding unconsolidated TMK debt outstanding as at 30 September 2026, prior to the debt recast, was $784 million.
6) Pro forma for the recast of the credit facilities announced 10 November 2026. Aggregate leverage, as defined under the CIS Code, was 41.6% as at 30 September 2026.
7) Does not include amortisation of debt financing fees. Pro forma for the recast of the credit facilities announced 10 November 2026. Average cost of debt for 3Q26 prior to the recast of the credit facilities was 3.7%.

DATA CENTRE MARKET

INFORMATION

Provided By:

DATACENTER HAWK

NORTHERN VIRGINIA

KEY DEVELOPMENTS

Northern Virginia Keeps Its Tax Exemption as Counties Pull Back on Land and the Grid Shows Strain

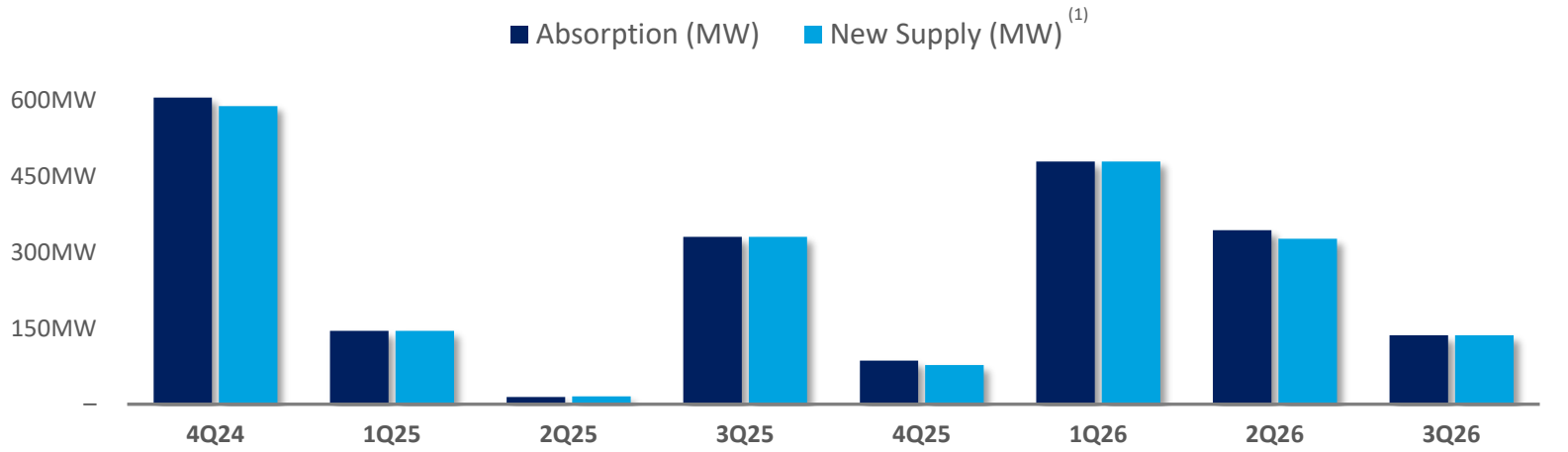
Virginia's budget, signed at the end of June, kept the data center sales and use tax exemption and added an electricity consumption tax of $0.011 per kWh through June 2028. County actions did more to change the market. Prince William County supervisors denied the Dulles South Innovation Center and cut the Data Center Opportunity Zone Overlay District, ending most new by-right development. Loudoun County paused action on legislative data center and substation.

Power availability remains a key constraint. Dominion Energy has approved 27GW of new connections through 2031 but faces roughly 50GW of additional demand requests. Grid reliability also came under scrutiny after nearly 4GW of data center load switched to backup generation in July, prompting PJM to propose new reliability standards. With increasing regulatory, permitting and power constraints, projects with existing entitlements and secured power are expected to maintain a competitive advantage.

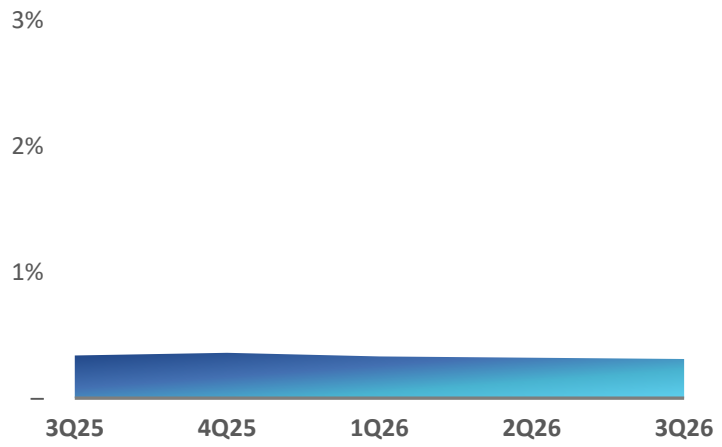
3Q 2026 Northern Virginia Market Activity:

- Virginia regulators ruled that large-load customers, including data centers, must bear the cost of dedicated grid infrastructure.
- Fauquier County approved PointOne's Remington Technology Park to use on-site fuel cells as an alternative power source while awaiting grid connection.
- Dominion Energy withdrew two proposed transmission routes after opposition from Prince William County and is evaluating alternative alignments.
- Montgomery County, Maryland approved an 18-month moratorium on hyperscale data center development and permitting.
- Several proposed projects across Stafford, Fairfax and Prince William counties faced delays, additional review requirements or community opposition, reflecting a more challenging approval environment.

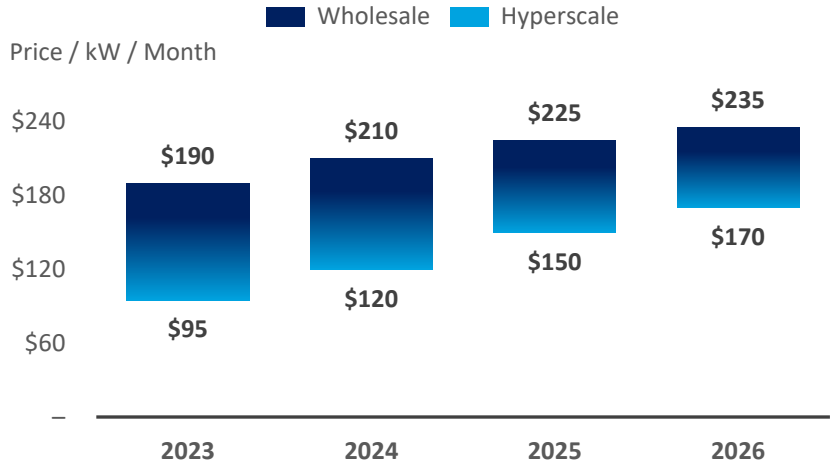
ABSORPTION AND SUPPLY



VACANCY (%)



PRICING (2)



Source: datacenterHawk as of September 2026.
1) Calculated based on the change in commissioned power quarter over quarter.
2) Wholesale pricing represents deals with a deployment size from 250kW to 4MW and hyperscale pricing represents deals greater than 4MW.

NORTHERN CALIFORNIA

KEY DEVELOPMENTS

California's New Data Center Laws Reshape Development Conditions

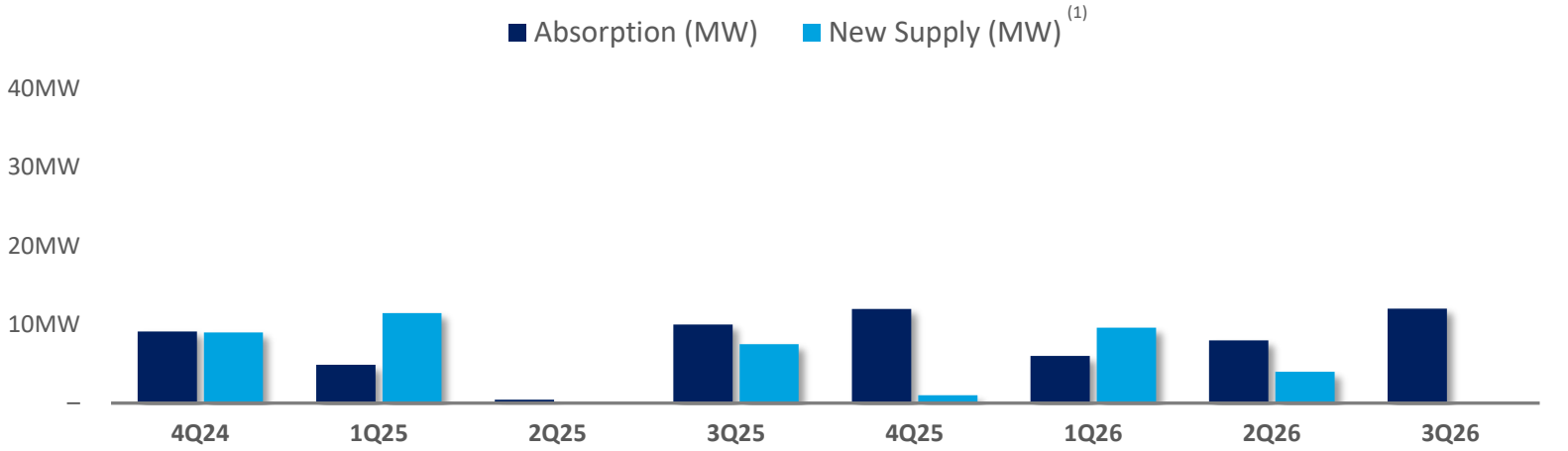
Northern California's data center market faced increasing regulatory and community scrutiny as California enacted seven new laws governing data center electricity costs, water-use disclosures and environmental impacts. Large data centers will be required to cover attributable grid infrastructure costs, disclose projected water consumption and meet additional energy and environmental standards. San Jose is also developing additional data center standards, while Gilroy has imposed a temporary moratorium on new projects.

Despite the regulatory headwinds, potential development opportunities continued to emerge beyond established Silicon Valley locations. Power availability and infrastructure planning are becoming key differentiators, with developers pursuing redevelopment opportunities across Silicon Valley and emerging markets. The widening gap between demand and available powered sites is expected to increase the value of projects with secured power, suitable industrial land and clear permitting pathways.

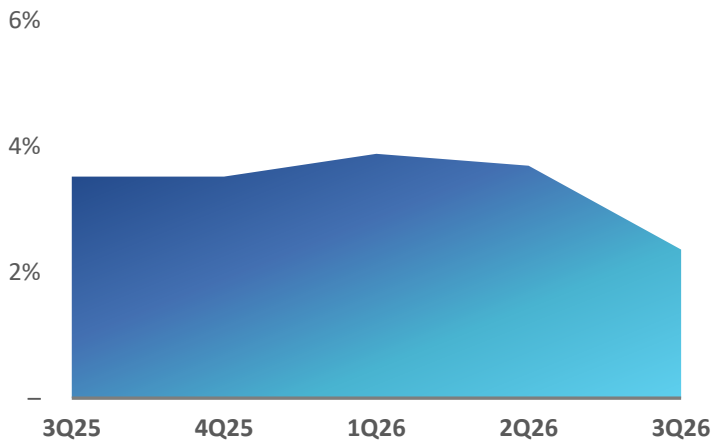
3Q 2026 Northern California Market Activity:

- Blackstart acquired IBM's former Almaden Research Center for potential data center redevelopment.
- Prologis proposed a 99MW data center campus in San Jose.
- Behring advanced plans for a 20MW AI-focused data center in Oakland.
- Link Logistics explored a potential 50MW+ data center development in Sacramento.
- PG&E reported growing interest in its Flex Connect power program.
- Community opposition increased for several proposed data center developments.

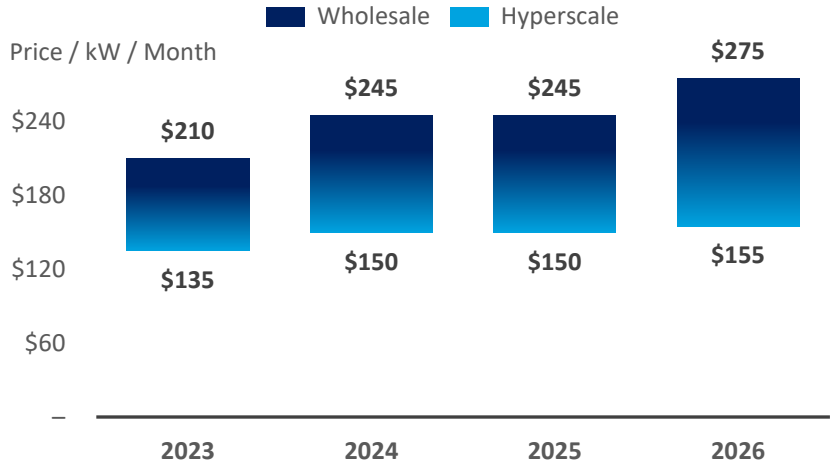
ABSORPTION AND SUPPLY



VACANCY (%)



PRICING (2)



Source: datacenterHawk as of September 2026.
1) Calculated based on the change in commissioned power quarter over quarter.
2) Wholesale pricing represents deals with a deployment size from 250kW to 4MW and hyperscale pricing represents deals greater than 4MW.

LOS ANGELES

KEY DEVELOPMENTS

New State Regulations Add Complexity to Los Angeles Data Center Development

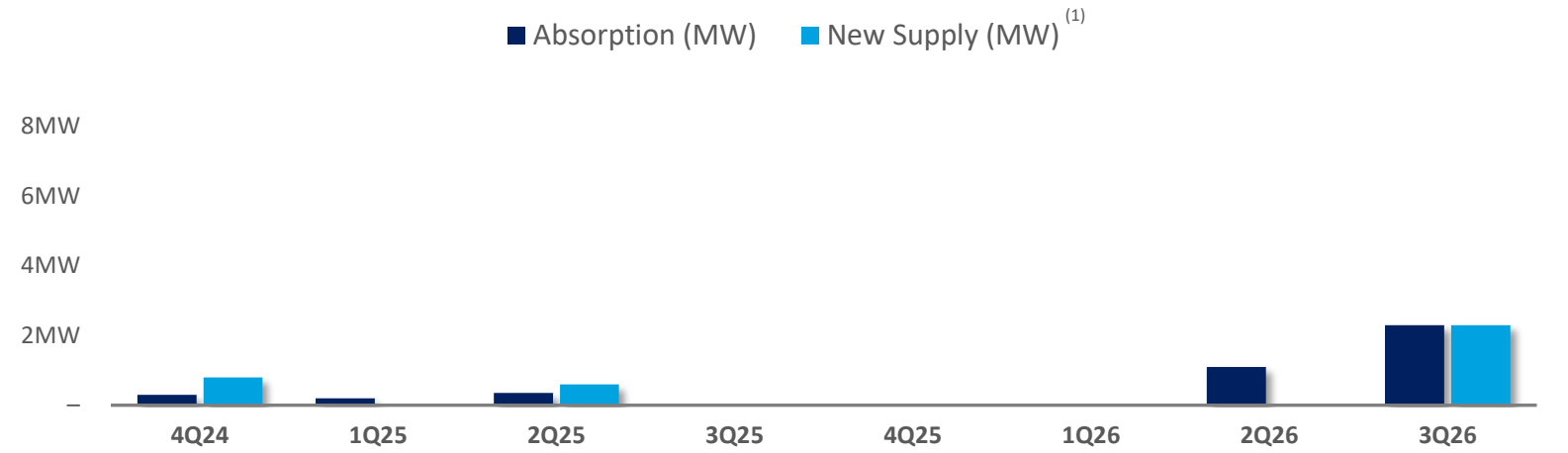
Los Angeles' data center market is facing increased regulatory and permitting complexity following California's adoption of seven new laws governing data center electricity use, water consumption and environmental impacts. The legislation requires large data centers to fund attributable grid infrastructure costs, meet enhanced disclosure requirements and comply with stricter energy and water standards, increasing development costs and reinforcing the value of sites with existing power and infrastructure.

Local restrictions are also becoming more stringent. LA County has temporarily prohibited new large-scale AI data centers in unincorporated areas while developing permanent regulations, adding to broader concerns around power availability, water use and community impacts. Despite these headwinds, development activity remains concentrated in established locations, with demand continuing to favor sites that offer secured power, existing infrastructure and clear permitting pathways.

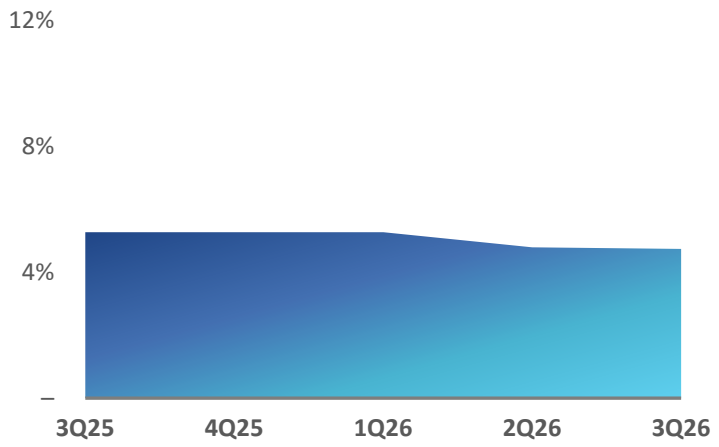
3Q 2026 Los Angeles Market Activity:

- Digital Realty is developing a new cable landing station at its existing LAX12 data center in El Segundo, California, in partnership with Assured Communications. The project is intended to strengthen subsea connectivity between Asia-Pacific and North America and is expected to begin supporting cables in 2028.
- Eight Form withdrew plans for a proposed 50MW data center in El Segundo following community opposition.

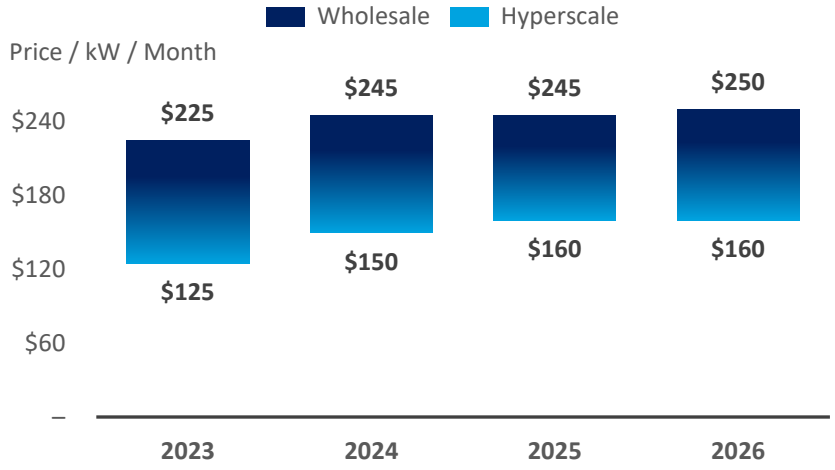
ABSORPTION AND SUPPLY



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TORONTO

KEY DEVELOPMENTS

Ontario's Bill 40 Ends Automatic Grid Access for Data Centers as Its Approval Framework Takes Shape

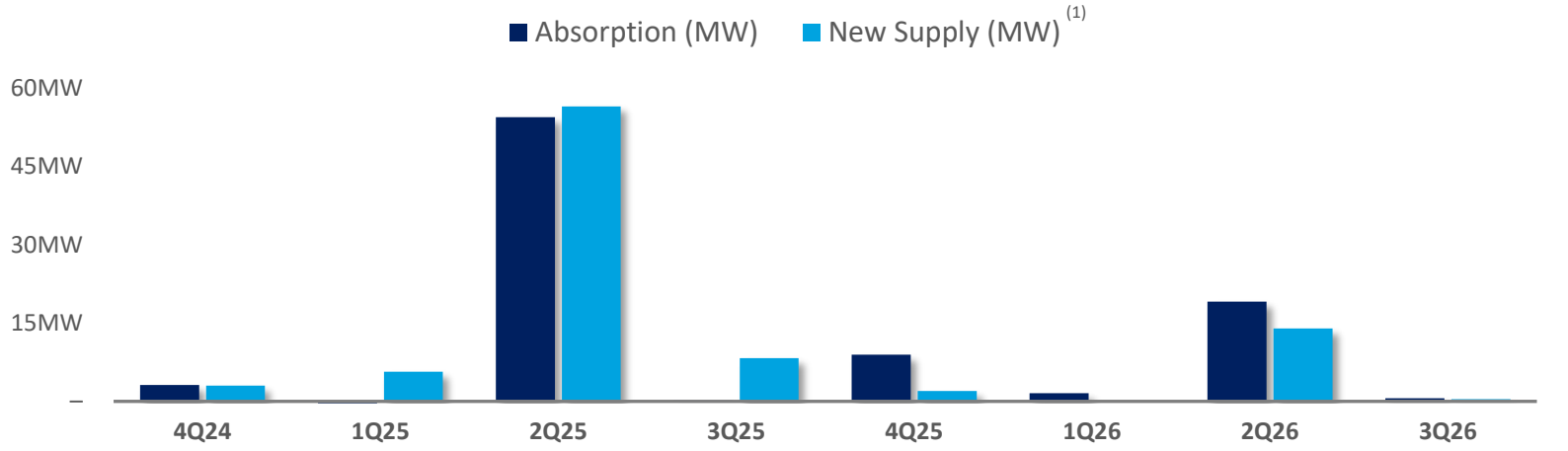
Ontario's Bill 40 is reshaping the province's approach to data center development by ending automatic access to grid power and introducing a government-led approval process. Under the proposed framework, projects will be evaluated based on data sovereignty, economic development and community benefits, while developers will be responsible for funding infrastructure upgrades and may face higher electricity costs. The final framework is expected to align with Ontario's broader AI Industrial Strategy.

The new approval regime is expected to increase both development costs and regulatory scrutiny for new projects in the Toronto market. Canadian operators may benefit from the emphasis on data sovereignty, while international developers and hyperscalers will need to demonstrate clear economic and community value to secure approvals. As a result, projects with existing grid access, strong local benefits and clear alignment with government priorities are likely to be best positioned to advance.

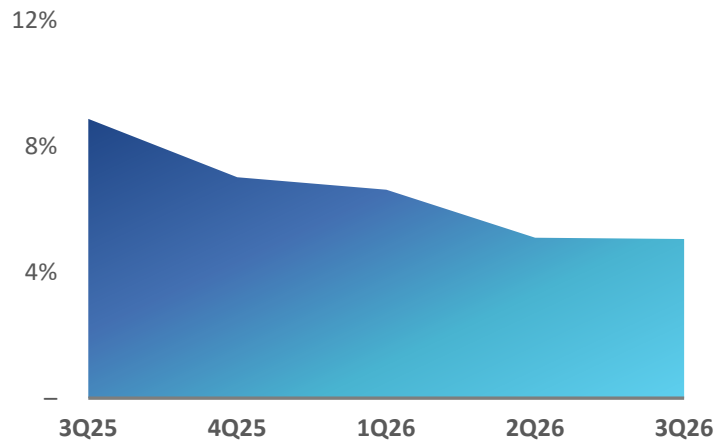
3Q 2026 Toronto Market Activity:

- Granite REIT sold the eStruxture-operated TOR-4 facility in Scarborough for CA$16.5 million.
- DeepInfra deployed 1.7MW of AI capacity at an eStruxture Toronto data center.
- Digital Core REIT agreed to divest its 90% interest in the Markham data center to Digital Realty.
- Canada introduced the "Productivity Mega Deduction" to encourage capital investment.
- Major operators and hyperscalers signed Canada's Responsible Data Centre Development Principles.
- Sovereign AI initiatives continue to support demand for Canadian-based AI infrastructure.

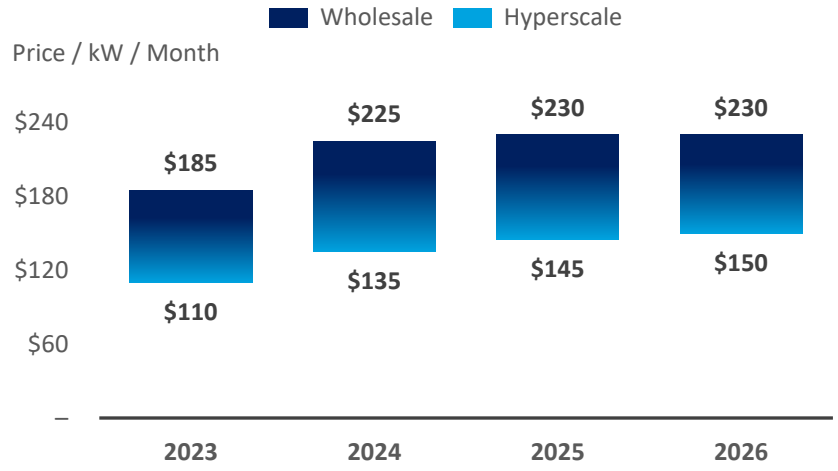
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FRANKFURT

KEY DEVELOPMENTS

Frankfurt Development Pushes Beyond Core Submarkets as Operators Follow Available Power

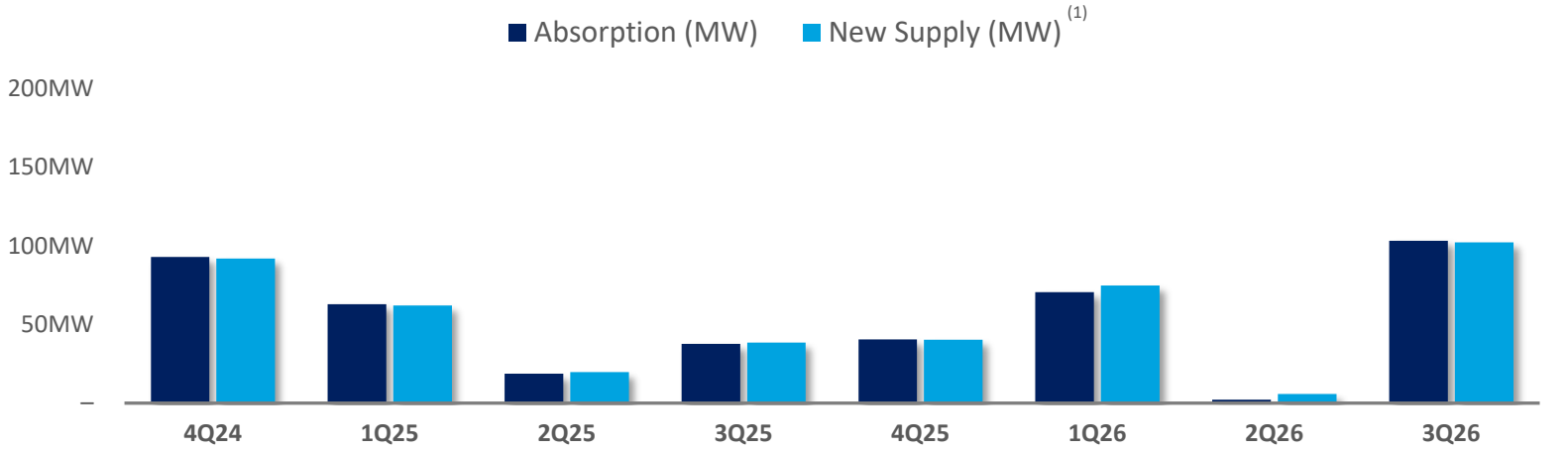
Frankfurt's data center market continues to expand beyond traditional core submarkets as power availability becomes the primary determinant of new development. Maincubes completed the first 16MW module of FRA03 and is progressing additional projects, while new developments are emerging in Neu-Isenburg, Hochheim and Großkrotzenburg. Developers are increasingly pursuing locations outside central Frankfurt where power and infrastructure can be secured more readily.

Power constraints remain the dominant market theme. Operators are prioritizing sites with available electrical capacity, including former industrial and energy infrastructure locations that can support large-scale deployments. As connections within Frankfurt's core become increasingly scarce, development activity is spreading across the wider Rhine-Main region, placing greater value on sites with secured power and established infrastructure.

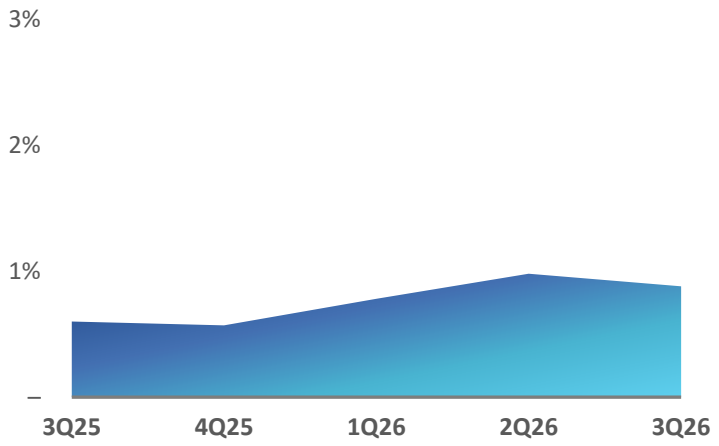
3Q 2026 Frankfurt Market Activity:

- Alibaba Cloud identified Germany as a key market in its next phase of global expansion.
- Maincubes completed the first 16MW module of its FRA03 facility.
- Argaman secured planning approval for a proposed 200MW data center in East Hesse.
- Uniper advanced plans to redevelop its Staudinger power plant site into a data center hub.
- Kauri CAB secured a dedicated 110kV grid connection for its planned Hochheim campus.
- Stack Infrastructure abandoned its proposed Babenhausen data center project following planning challenges.

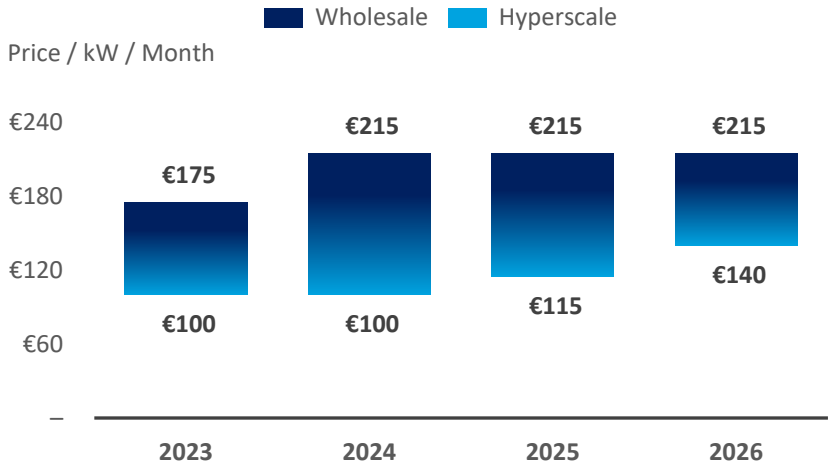
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OSAKA

KEY DEVELOPMENTS

Projects from established operators and new market entrants indicate continued interest in developing Osaka as a viable alternative to the considerably larger Tokyo market

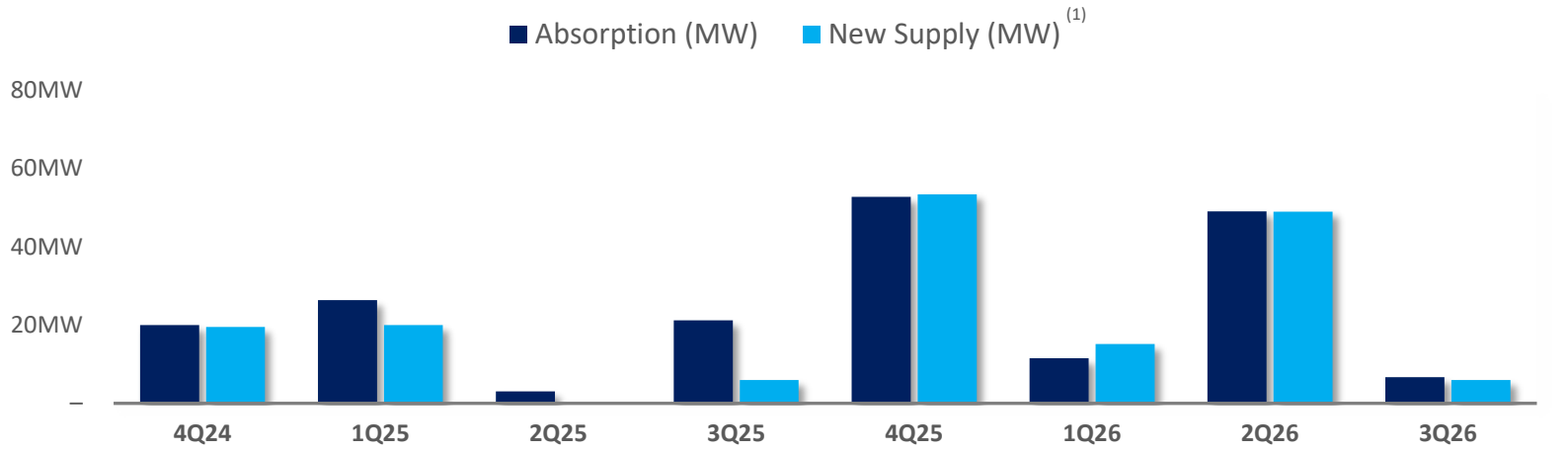
As shell construction and fit-out works proceed at over a dozen active sites in and around Osaka, new projects are entering the mix. Notable new developments include MC Digital Realty's 24MW KIX15 on its Ibaraki campus, with a projected RFS of late 2028, and CyrusOne KEP's 32MW OSK2, which is expected to break ground soon in Minoh. These and most new projects in Osaka are designed for hybrid operations, allowing for either air- or liquid cooling, depending on customer needs.

Larger developments are afoot to the west out in Kyushu. DayOne is moving forward with plans for a 200MW campus in Imari, Saga prefecture, on the western edge of the Fukuoka market. Kyushu is attracting increased attention from AI and neocloud providers, as well as hyperscalers.

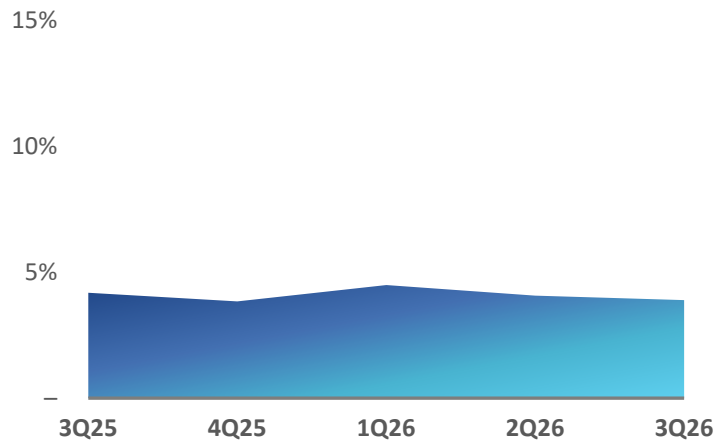
3Q 2026 Osaka Market Activity:

- Digital Core REIT acquired an additional 20% interest in its Osaka data center, increasing ownership in KIX12
- Itochu to build 10 data centers in Tokyo, Osaka and Kyushu by 2030
- AirTrunk to triple investment in Japan data centers to USD30 billion

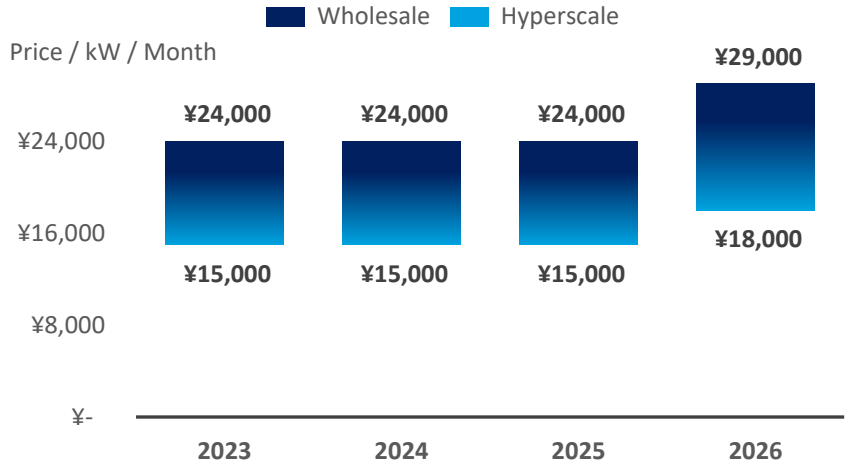
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ADDITIONAL
INFORMATION

CONNECTED DATA CENTRE CAMPUS IN CORE MARKET



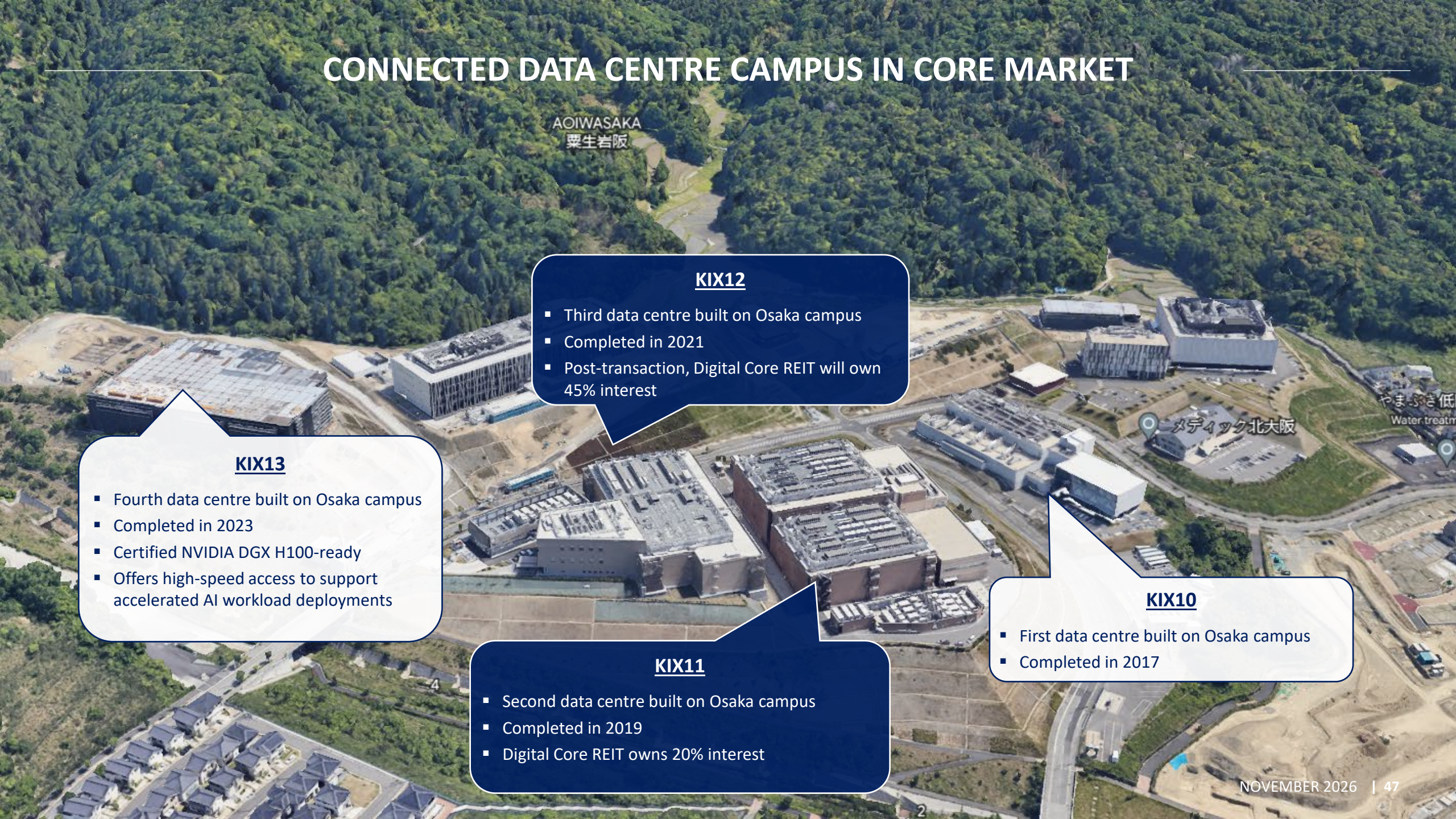
SIN11

- Second data centre built in Singapore
- Completed in 2016

SIN12

- Third data centre built in Singapore
- Completed in 2019
- Digital Core REIT to acquire 2.5% interest

CONNECTED DATA CENTRE CAMPUS IN CORE MARKET



KIX12

- Third data centre built on Osaka campus
- Completed in 2021
- Post-transaction, Digital Core REIT will own 45% interest

KIX13

- Fourth data centre built on Osaka campus
- Completed in 2023
- Certified NVIDIA DGX H100-ready
- Offers high-speed access to support accelerated AI workload deployments

KIX11

- Second data centre built on Osaka campus
- Completed in 2019
- Digital Core REIT owns 20% interest

KIX10

- First data centre built on Osaka campus
- Completed in 2017

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