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

NOTICE OF EXTRAORDINARY GENERAL MEETING OF UNITHOLDERS OF DIGITAL CORE REIT

NOTICE IS HEREBY GIVEN that an Extraordinary General Meeting ("**EGM**") of the unitholders of Digital Core REIT ("**Unitholders**") will be convened and held at Level 4, Singapore Land Tower, 50 Raffles Place, Singapore 048623 on Thursday, 22 October 2026 at 9.30 a.m. (Singapore time), for the purpose of considering and, if thought fit, passing, with or without modifications, the following resolution (capitalised terms not otherwise defined herein shall bear the meanings ascribed to them in the circular dated 7 October 2026 to Unitholders (the "**Circular**")):

ORDINARY RESOLUTION

DIVESTMENT OF (I) EXISTING 90.0% INTEREST IN TWO DATA CENTRES LOCATED IN LOS ANGELES AND TORONTO AND (II) A 39.0% INTEREST IN A DATA CENTRE LOCATED IN NORTHERN VIRGINIA; AND ACQUISITION OF (III) A 25.0% INTEREST IN A DATA CENTRE LOCATED IN JAPAN; AND (IV) A 2.5% INTEREST IN A DATA CENTRE LOCATED IN SINGAPORE, AS AN INTERESTED PERSON TRANSACTION AND A MAJOR TRANSACTION UNDER RULE 1014(1) OF THE LISTING MANUAL

that:

(i) approval be and is hereby given for the divestment of (i) Digital Core REIT's existing 90.0% interest in two data centres located in Los Angeles and Toronto and (ii) a 39.0% interest in a data centre located in Northern Virginia, in the manner as described in the Circular (the "**Proposed Divestments**");

(ii) approval be and is hereby given for the acquisition of (iii) a 25.0% interest in a data centre located in Japan; and (iv) a 2.5% interest in a data centre located in Singapore (the "**Proposed Acquisitions**", and together with the Proposed Divestments, the "**Proposed Transaction**");

(iii) the entry into the Sale Agreement, Osaka SPA, Singapore SPA, the Second Amended and Restated SHA and the Joint Venture Agreement in relation to the Proposed Transaction, and all documents required to be executed or assigned by the parties in order to give effect to the Proposed Transaction, is hereby approved and (as the case may be) ratified;

(iv) approval be and is hereby given for the payment of all fees and expenses relating to the Proposed Transaction; and

(v) the Manager, any director of the Manager ("**Director**"), and Perpetual (Asia) Limited (in its capacity as trustee of Digital Core REIT) (the "**Trustee**"), be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager, such Director or, as the case may be, the Trustee, may consider expedient or necessary or in the interests of Digital Core REIT to give effect to the Proposed Transaction, and all transactions contemplated under the Proposed Transaction, and in this connection, the board of directors of the Manager (the "**Board**") be hereby authorised to delegate such authority to such persons as the Board deems fit.

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
7 October 2026

IMPORTANT NOTICE:

1. The EGM is being convened, and will be held in a **wholly physical format** at Level 4, Singapore Land Tower, 50 Raffles Place, Singapore 048623 on **Thursday, 22 October 2026** at **9.30 a.m. (Singapore Time)**. There will be **no option to participate virtually**.

   Printed copies of this Notice have been sent to Unitholders. This Notice will also be made available on Digital Core REIT's website at https://www.digitalcorereit.com/investor-relations/agm-egm/ and will also be made available on the SGX-ST website at https://www.sgx.com/securities/company-announcements.

2. Unitholders, including SRS investors, and (where applicable) their duly appointed proxy(ies) will be able to attend the EGM in person. They will first need to register personally at the registration counter(s) outside the EGM venue on the day of the event, and should bring along their NRIC/passport to enable the Manager to verify their identity for entry to, and (where applicable) be provided with a handheld device for electronic voting at, the EGM.

   Registration will commence at **8.30 a.m.** on **Thursday, 22 October 2026**. Unitholders are advised not to attend the EGM if they are feeling unwell.

3. A Unitholder who is not a relevant intermediary (as defined below) entitled to attend, speak and vote at the EGM is entitled to appoint not more than two proxies to attend, speak and vote in the Unitholder's stead. A proxy need not be a Unitholder.

4. Where a Unitholder appoints more than one proxy, the appointments shall be invalid unless the Unitholder specifies in the proxy form the proportion of the Unitholder's holdings (expressed as a percentage of the whole) to be represented by each proxy.

5. A Unitholder who is a relevant intermediary entitled to attend, speak, and vote at the EGM is entitled to appoint more than two proxies to attend, speak and vote instead of the Unitholder, but each proxy must be appointed to exercise the rights attached to a different Unit or Units held by such Unitholder. Where such Unitholder appoints more than one proxy, the appointments shall be invalid unless the Unitholder specifies the number of Units in relation to which each proxy has been appointed.

   "**relevant intermediary**" means:

   (a) a banking corporation licensed under the Banking Act 1970 of Singapore or a wholly owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;

   (b) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001 of Singapore and who holds Units in that capacity; or

   (c) the Central Provident Fund Board ("**CPF Board**") established by the Central Provident Fund Act 1953 of Singapore, in respect of Units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.

6. **Unitholders, including SRS investors, may submit questions related to the resolution to be tabled for approval at the EGM in advance of, or live at, the EGM.**

   Unitholders, including SRS investors, can submit to the Chairman of the EGM substantial and relevant questions related to the resolution to be tabled for approval at the EGM in advance of the EGM. Such questions must be received by the Manager no later than **9.30 a.m.** on **Wednesday, 14 October 2026**, and can be submitted in the following manner:

   (a) if submitted electronically, be submitted via email to Digital Core REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at digitalcorereit@boardroomlimited.com; or

   (b) if submitted by post, be deposited at the office of Digital Core REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, Keppel Bay Tower #14-07, Singapore 098632.

   Unitholders, including SRS investors, who submit questions via email or by post to Digital Core REIT's Unit Registrar must provide the following information:

   (1) the Unitholder's full name;

   (2) the Unitholder's full NRIC / Passport Number;

   (3) the Unitholder's address; and

   (4) the manner in which the Unitholder holds Units in Digital Core REIT (e.g., via CDP or SRS).

   The Manager will endeavour to address all substantial and relevant questions received in advance of the EGM from Unitholders, prior to or during the EGM. The Manager will publish the responses to such questions which the Manager will not be addressing during the EGM, on Digital Core REIT's website and on SGX-ST website prior to the EGM. Where substantially similar questions are received, the Manager will consolidate such questions and consequently not all questions may be individually addressed.

7. The Manager will publish the minutes of the EGM on Digital Core REIT's website and on SGX-ST website, and the minutes will include the responses to the substantial and relevant questions from Unitholders which are addressed during the EGM. Unitholders can vote at the EGM themselves or through their duly appointed proxy(ies).

   Upon their registration at the EGM venue, Unitholders, including SRS investors, or where applicable, their duly appointed proxy(ies), will be provided with a handheld device for electronic voting at the EGM.

   As an alternative to the above, Unitholders may also vote at the EGM by appointing the Chairman of the EGM as their proxy to vote on their behalf. Please refer to paragraph 8 below for the manner of submission of the proxy form.

8. **Unitholders who wish to submit an instrument of proxy for his/her/its proxy to attend, speak and vote on his/her/its behalf at the EGM must do so in accordance with the instructions on the accompanying proxy form for the EGM** ("**Proxy Form**"). The Proxy Form may be downloaded from the SGX-ST website at the URL https://www.sgx.com/securities/company-announcements and on Digital Core REIT's website at https://www.digitalcorereit.com/. For convenience, printed copies of the Proxy Form will also be sent by post to Unitholders. Additional printed copies of the Proxy Form, if required, can be requested from Digital Core REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., by calling +65 6536 5355 (during office hours) or via email at digitalcorereit@boardroomlimited.com. Requests for printed copies of the Proxy Form should be made by **9.30 a.m.** on **Wednesday, 14 October 2026**.

   The Proxy Form must be submitted to the Manager c/o Digital Core REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., in the following manner by **9.30 a.m.** on **Monday, 19 October 2026**, being not less than 72 hours before the time fixed for holding the EGM:

   (a) if submitted electronically, be submitted via email to Digital Core REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at digitalcorereit@boardroomlimited.com; or

   (b) if submitted by post, be deposited at the office of Digital Core REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, Keppel Bay Tower #14-07, Singapore 098632.

   A Unitholder who wishes to submit the Proxy Form by post or via email can either use the printed copy of the Proxy Form which is sent to the Unitholder by post or download a copy of the Proxy Form from the SGX-ST website or Digital Core REIT's website, and complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

   Completion and submission of an instrument appointing a proxy(ies) by a Unitholder will not prevent him/her from attending, speaking and voting at the EGM if he/she so wishes. The appointment of a proxy(ies) for the EGM shall be deemed to be revoked if the Unitholder attends the EGM, and in such event, the Manager reserves the right to refuse to admit any person or persons appointed under the relevant instrument appointing a proxy(ies) to the EGM.

9. Unitholders who hold their Units through a relevant intermediary, other than SRS investors, and who wish to participate in the EGM by:

   (a) attending the EGM in person;

   (b) submitting questions to the Chairman of the EGM in advance of, or at, the EGM; and/or

   (c) voting at the EGM (i) themselves; or (ii) by appointing the Chairman of the EGM as proxy to vote on their behalf, should approach their respective relevant intermediary through which they hold such Units as soon as possible in order to make the necessary arrangements for them to participate in the EGM.

   SRS investors who wish to vote at the EGM, should approach their respective SRS Operators to submit their votes by **9.30 a.m.** on **Tuesday, 13 October 2026**, being seven working days before the date of the EGM.

10. The Circular may be accessed at Digital Core REIT's website at https://www.digitalcorereit.com/investor-relations/agm-egm/ and will also be made available on the SGX-ST's website at https://www.sgx.com/securities/company-announcements. Printed copies of the Circular will not be sent to Unitholders. Any Unitholder who wishes to receive printed copies of the Circular should submit his/her/its request via the request form, of which a printed copy has been sent to Unitholders. A digital copy of the request form is also accessible at Digital Core REIT's website at https://www.digitalcorereit.com/investor-relations/agm-egm/. Any request for printed copies of the Circular should be received by the Manager no later than **9.30 a.m.** on **Wednesday, 14 October 2026**.

11. The Manager may be required to change the arrangements for the EGM at short notice. Unitholders should check Digital Core REIT's website at https://www.digitalcorereit.com/investor-relations/agm-egm/ or the SGX-ST website at https://www.sgx.com/securities/company-announcements for the latest updates on the status of the EGM.

12. Any reference to a time of day is made by reference to Singapore time.

PERSONAL DATA PRIVACY

By submitting an instrument appointing a proxy(ies) to attend, speak and vote at the EGM and/or any adjournment thereof and/or submitting any question to the Chairman of the EGM in advance of the EGM in accordance with this Notice of EGM, a Unitholder consents to the collection, use and disclosure of the Unitholder's personal data by the Manager and the Trustee (or their agents) for the purpose of the processing and administration by the Manager and the Trustee (or their agents) of proxies and representatives appointed for the EGM (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the EGM (including any adjournment thereof), and in order for the Manager and the Trustee (or their agents) to comply with any applicable laws, listing rules, regulations and/or guidelines.

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