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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)

OFFERING IN RESPECT OF 267,034,000 UNITS REPRESENTING UNDIVIDED INTERESTS IN DIGITAL CORE REIT ("UNITS") FOR SUBSCRIPTION AT THE OFFERING PRICE OF US$0.88 PER UNIT (THE "OFFERING") COMPRISING:

I. AN INTERNATIONAL PLACEMENT OF 253,682,000 UNITS TO INVESTORS, OUTSIDE THE UNITED STATES OF AMERICA; AND

II. AN OFFERING OF 13,352,000 UNITS TO THE PUBLIC IN SINGAPORE,

SUBJECT TO THE OVER-ALLOTMENT OPTION OF UP TO 53,406,000 UNITS (THE "OVER-ALLOTMENT OPTION").

*Capitalised terms used herein, unless otherwise defined, all have the meanings as defined in the prospectus of Digital Core REIT dated 29 November 2021 and registered by the Monetary Authority of Singapore on 29 November 2021 (the "**Prospectus**").*

BofA Securities (Merrill Lynch (Singapore) Pte. Ltd.), Citigroup Global Markets Singapore Pte. Ltd. and DBS Bank Ltd. are the joint issue managers, global coordinators, bookrunners and underwriters for the Offering (collectively, the "**Joint Issue Managers, Global Coordinators, Bookrunners and Underwriters**").

EXERCISE OF OVER-ALLOTMENT OPTION

As stated in the announcement dated 3 December 2021 in relation to the Offering, Digital CR Singapore Holding, LLC, has granted the Joint Issue Managers, Global Coordinators, Bookrunners and Underwriters, an over-allotment option (the "**Over-Allotment Option**"), exercisable by Citigroup Global Markets Singapore Pte. Ltd. (the "**Stabilising Manager**") on behalf of the Joint Issue Managers, Global Coordinators, Bookrunners and Underwriters, to purchase up to an aggregate of 53,406,000 Units,

representing approximately 20.0% of the total number of Units in the Offering, at the Offering Price, solely to cover the over-allotment of the Offering Units.

It is hereby announced that the Stabilising Manager has on 8 December 2021 exercised the Over-Allotment Option in full. Accordingly, no price stabilisation action has been, or will be taken in respect of the Units.

Following the completion of the exercise of the Over-Allotment Option, the interest of Digital CR Singapore Holding, LLC in the total number of Units in issue will decrease from 38.1% to 33.4%.

Issued jointly by

BofA Securities
Citigroup Global Markets Singapore Pte. Ltd.
DBS Bank Ltd.

For and on behalf of

Digital Core REIT Management Pte. Ltd.
(Registration Number: 202123160H)
(as manager of Digital Core REIT)

8 December 2021

IMPORTANT NOTICE

This announcement is for information purposes only and does not constitute or form part of an offer, solicitation or invitation of any offer, to buy or subscribe for any Units 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 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, the Sponsor, the Joint Issue Managers, Global Coordinators, Bookrunners and Underwriters, 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. Following the listing of the Units on the SGX-ST, investors have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for securities in the United States. The Units have not been and will not be registered under the Securities Act or any state securities laws of the United States. The Units may not be offered, sold, or delivered within the United States unless pursuant to an exemption from, or in a transaction not subject to, the registration requirements under the Securities Act. Accordingly, the Units are being offered and sold only outside of the United States in offshore transactions in reliance on and in compliance with Regulation S under the Securities Act. No public offering of securities is being made in the United States.

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