

**PAYMENT OF ACQUISITION FEE AND MANAGEMENT FEE
BY WAY OF ISSUE OF UNITS IN DIGITAL CORE REIT**

The Board of Directors of Digital Core REIT Management Pte. Ltd., as manager of Digital Core REIT (the "Manager"), wishes to announce that 1,230,208 acquisition fee units ("**Acquisition Fee Units**") and 3,470,174 management fee units ("**Management Fee Units**") in Digital Core REIT have been issued today.

The Acquisition Fee Units were issued at a price of US\$0.6107 per Unit as payment of the acquisition fee earned in respect of Digital Core REIT's acquisition of a 15.1% interest in the Frankfurt Facility, per the announcement dated 6 December 2024 to unitholders of Digital Core REIT, while the Management Fee Units were issued at a price of US\$0.4736 per Unit as payment for 100% of the base fee component of its management fee for the period from 1 April 2023 to 30 June 2023.

The issue price of the Acquisition Fee Units and the Management Fee Units was determined based on the volume weighted average trading price per Unit for all trades done on the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") in the ordinary course of trading, for the last 10 business days for the period ended 5 December 2024, being the date of completion of the acquisition of the Frankfurt Facility, and for the period ended 30 June 2023, respectively.

The payment of the management fee and the manner of such payment are provided for in the trust deed dated 10 November 2021, as may be amended from time to time, constituting Digital Core REIT (the "**Trust Deed**"). It is provided in the Trust Deed that the Company is entitled to receive its management fee in the form of Cash and/or Units as it may elect. As stated in the prospectus of Digital Core REIT dated 29 November 2021, the Company has elected to receive 100% of the base fee component of its management fee in the form of Units for the period from 1 April 2023 to 30 June 2023.

Following the issuance of the Acquisition Fee Units and the Management Fee Units, the Manager's unitholding in Digital Core REIT is 20,660,907 Units, representing approximately 1.589% of the total number of issued Units in Digital Core REIT. The total number of issued Units in Digital Core REIT as at the date of this announcement is 1,300,293,718.

By Order of the Board
Digital Core REIT Management Pte. Ltd.
(Company Registration Number: 202123160H)
as manager of Digital Core REIT

John Stewart
Chief Executive Officer
26 December 2024

Important Notice

This announcement is for information only and does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for units in Digital Core REIT ("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 Units and the income from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by the Company, as manager of Digital Core REIT, or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders of Digital Core REIT 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.

The past performance of Digital Core REIT is not necessarily indicative of its future results.