DIGITAL CORE REIT

Enhancing
PORTFOLIO QUALITY

AUGUST 2026

Core | Sustainable | Growth

EXECUTING STRATEGIC PRIORITIES

Recycling Capital to Enhance Portfolio Quality and Improve Market Mix

INVESTING ACCRETIVELY

IMPROVING BALANCE SHEET FLEXIBILITY

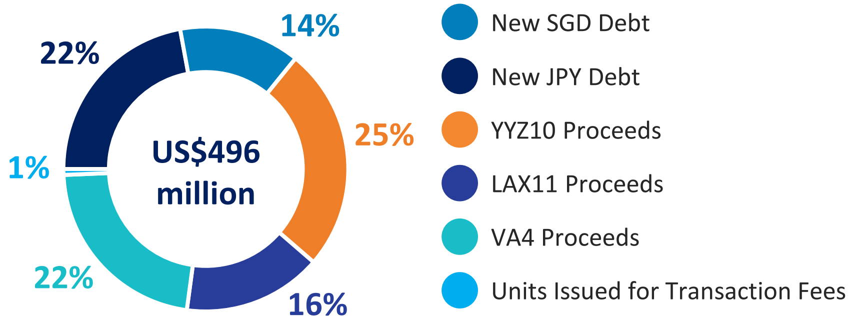
EXPANDING APAC PRESENCE

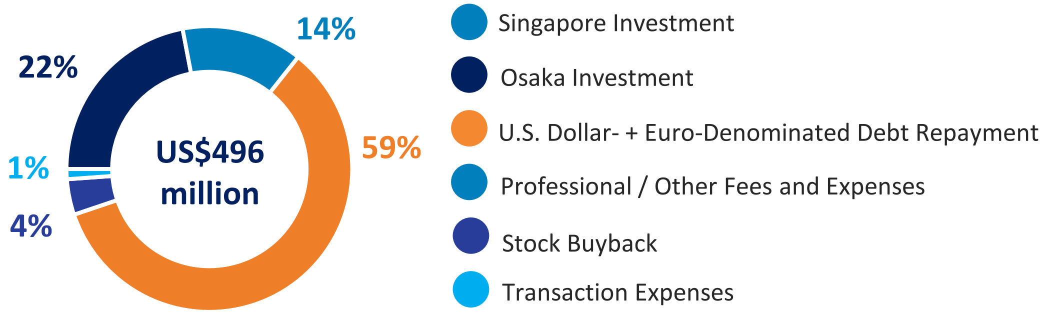
TRANSACTION OVERVIEW

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

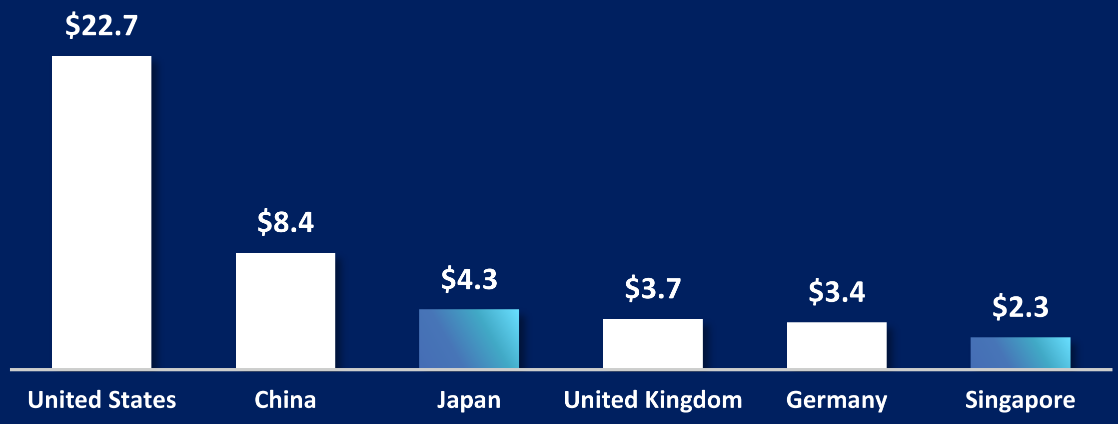
State-of-the-art digital infrastructure asset with significant embedded growth potential

EXPANDING FOOTPRINT IN OSAKA

Fully stabilised freehold facility predominantly leased to blue chip customer base

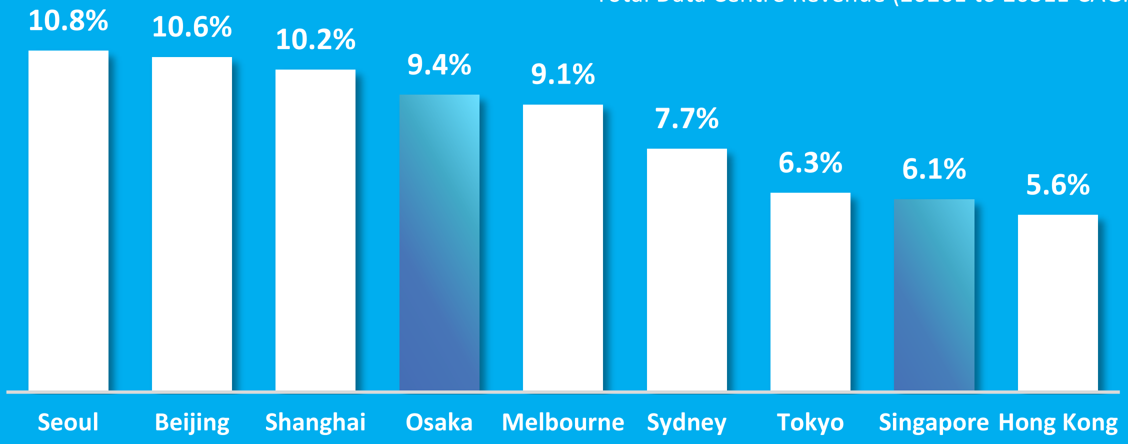
Top Global Data Centre Countries (1)

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	**3.5 Years** WALE (2)	**5.3 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	**6.4 Years** WALE (2)	**5.0 Years** PROPERTY AGE

Note: Figures as at 30 June 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 June 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	**3.0 Years** WALE	**11.0 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	**0.8 Years** WALE	**26.0 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)	**26.0 Years** PROPERTY AGE

Note: Figures as at 30 June 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.

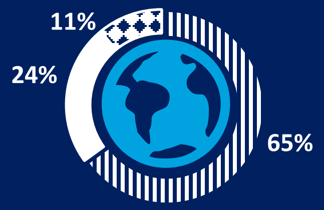
PORTFOLIO HIGHLIGHTS

CURRENT (1) → **PRO FORMA**

GEOGRAPHY

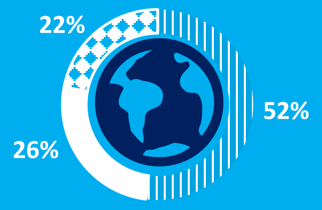
- North America
- Europe
- Asia Pacific

Current



AUM (2)	
Northern Virginia	37%
Frankfurt	24%
Silicon Valley	13%
Osaka	**11%**
Toronto	7%
Los Angeles	8%

Pro Forma



AUM (2)	
Northern Virginia	34%
Frankfurt	26%
Osaka	**18%**
Silicon Valley	14%
Singapore	**4%**
Los Angeles	4%

CUSTOMERS

Current

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	6%

Pro Forma

86%
Investment Grade

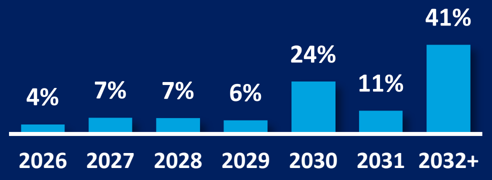
Top Five Customers (3)	
Fortune 50 Software Company	33%
Fortune 25 Tech Company	15%
Social Media Platform	12%
Global Cloud Service Provider	11%
Global Cloud Provider	7%

STABILISED CASH FLOWS

Current

5.1 YRS
WALE (3)

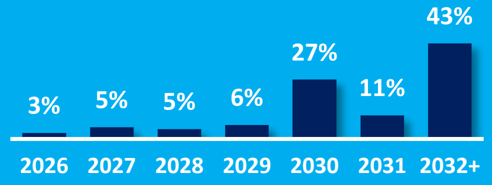
Lease Expiration (3)



Pro Forma

5.2 YRS
WALE (3)

Lease Expiration (3)



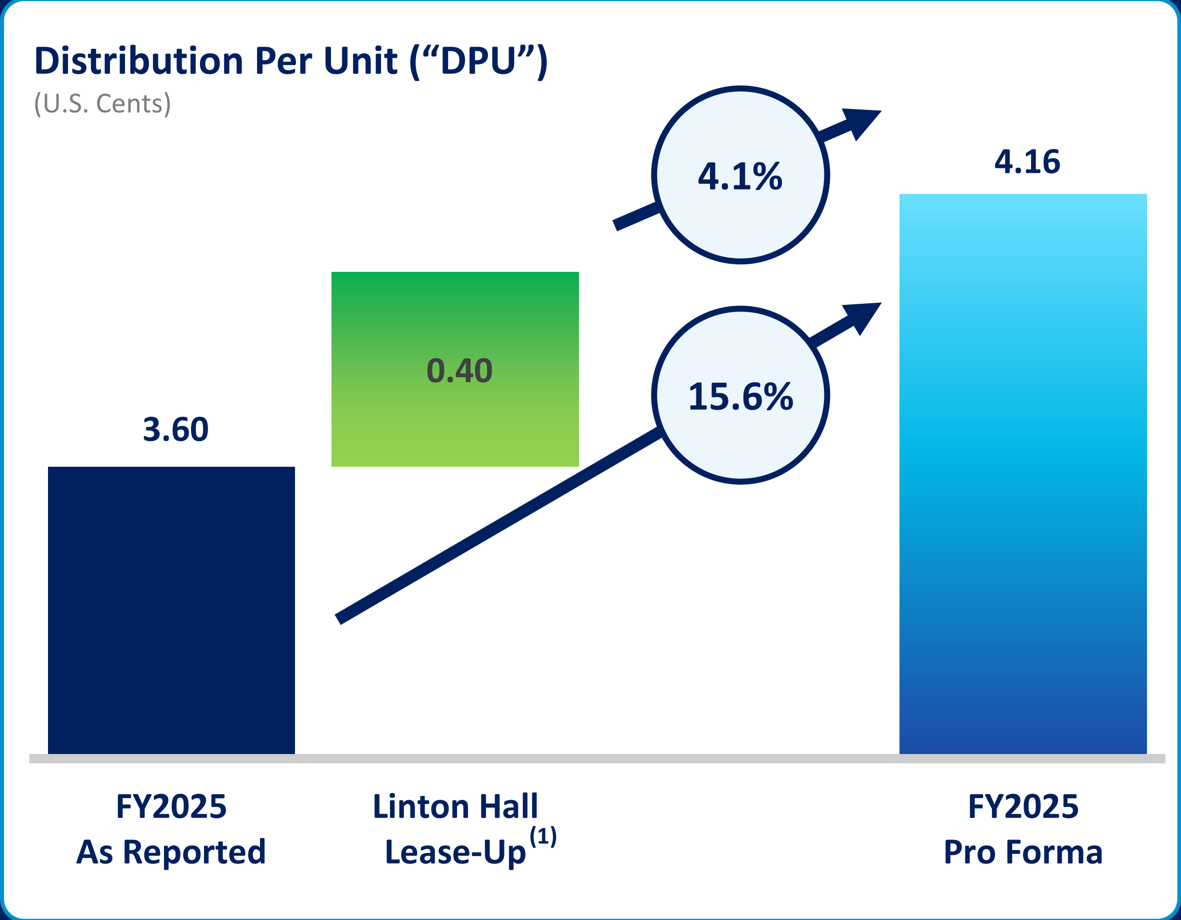
Note: Figures as at 30 June 2026. Portfolio statistics based on ownership interest. Any discrepancies between the listed amounts and totals thereof due to rounding.

1) Pro forma for lease expected to commence on 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 June 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 June 2026. Any variance discrepancies due to rounding.

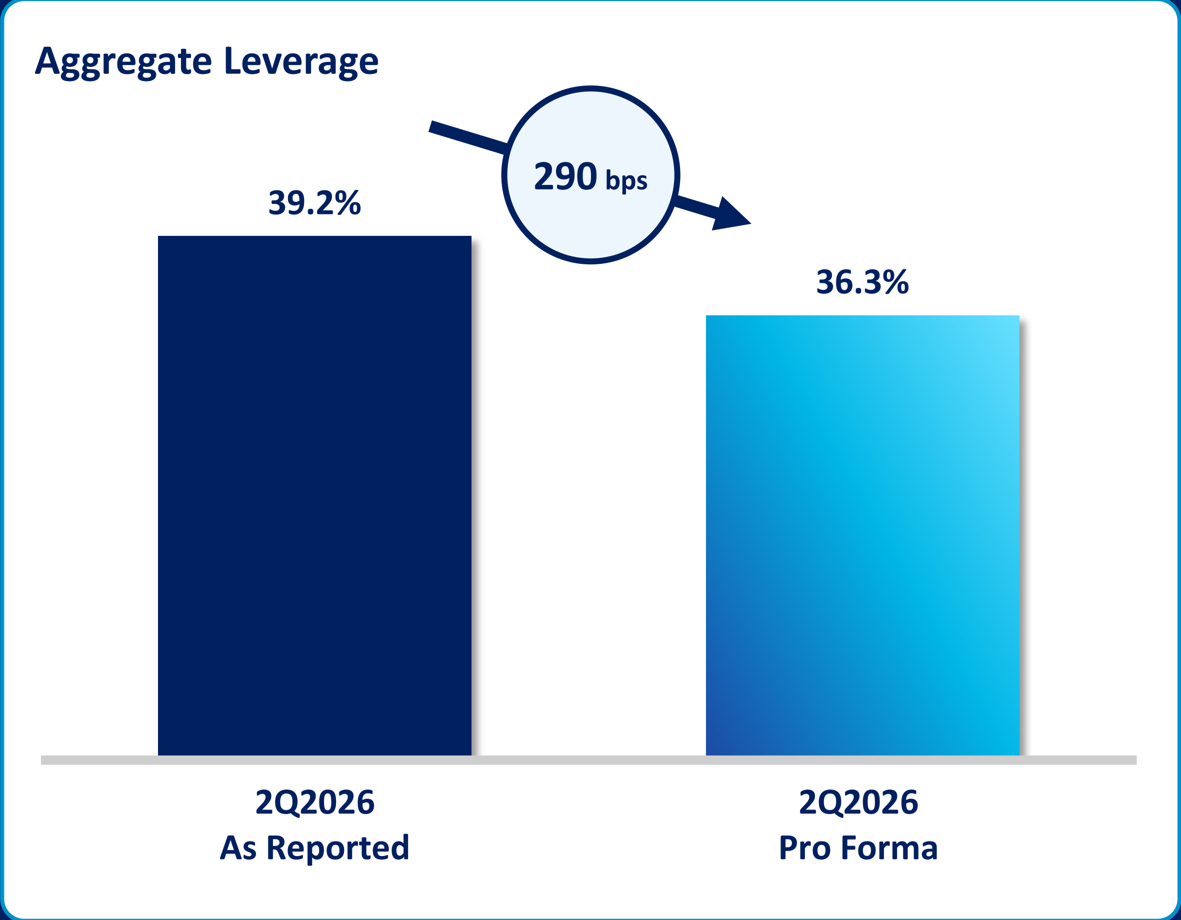
INVESTING ACCRETIVELY, PRESERVING FLEXIBILITY

Transaction Generates Healthy Accretion While Improving Balance Sheet Flexibility

DELIVERING DPU ACCRETION



DE-LEVERING BALANCE SHEET



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

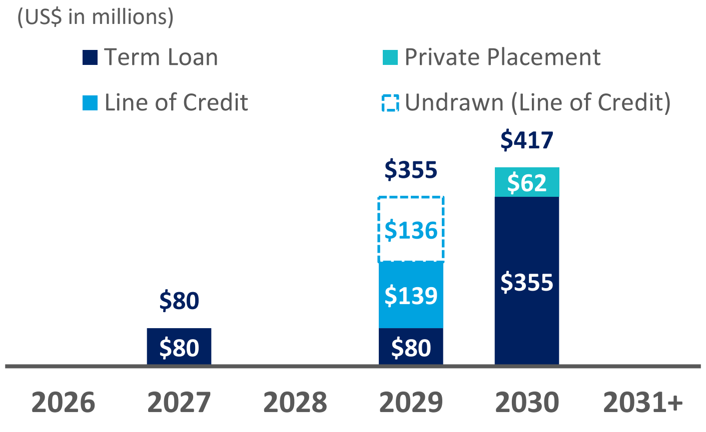
AMPLE DEBT HEADROOM

36.3%
Pro Forma Aggregate Leverage

+$490 mm
Debt Headroom (at 50% Aggregate Leverage)

WELL-STAGGERED DEBT MATURITY SCHEDULE

3.3 YEARS
Weighted Avg. Debt Maturity



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

2022	2023	2024		2025		2026+
$146 million	$52 million	$205 million	$52 million	$87 million	$178 million	$3 Bn APAC Pipeline

$2.7 Bn
Agreed Value

Significant Embedded Growth

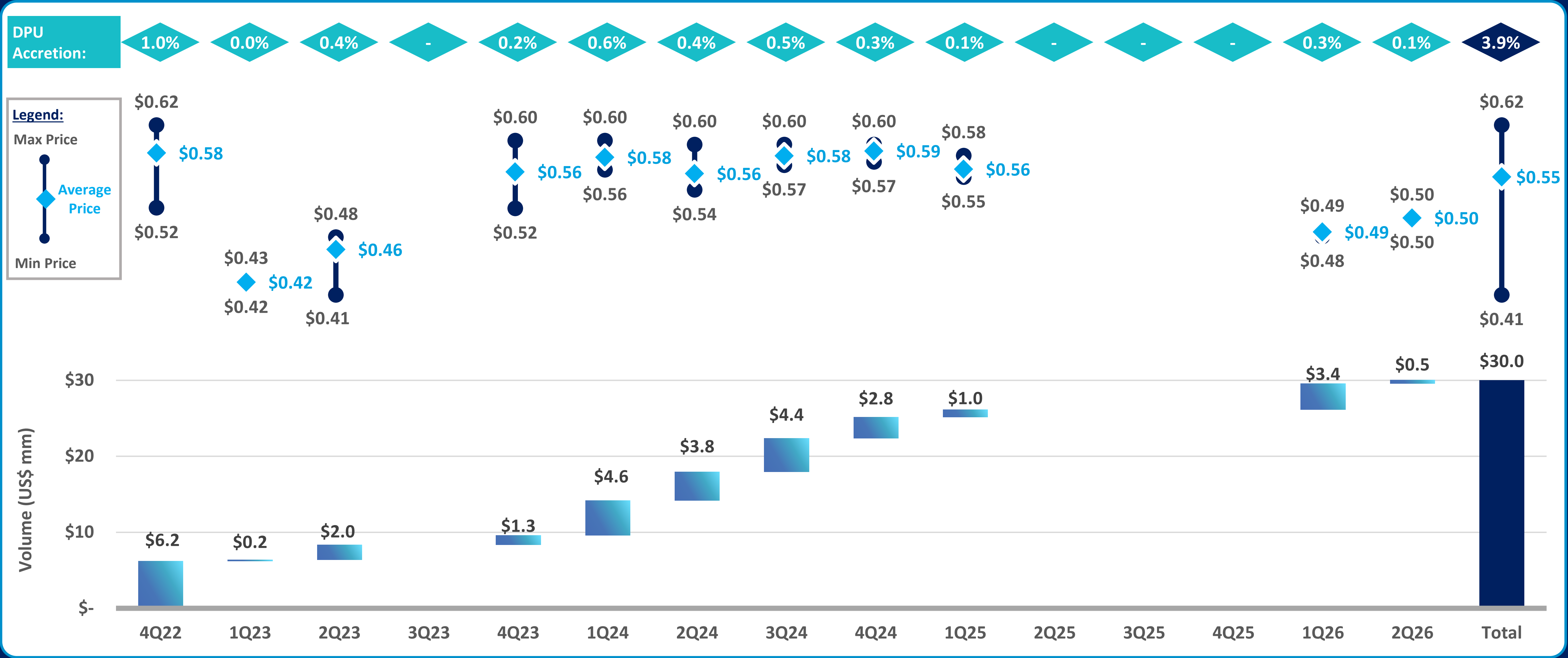
$0.4 Bn
Agreed Value

Built-in Contractual Escalations

Note: Data as at 30 June 2026.

PRIORITISING VALUE CREATION

Repurchased $30 Million Units at 23% Discount to NAV, Generating 390 bps Accretion



EXECUTING STRATEGIC PRIORTIES

DIGITAL CORE REIT

1 **INVESTING**
Accretively

2 **IMPROVING**
Balance Sheet Flexibility

3 **EXPANDING**
APAC Presence

4 **ENHANCING**
Portfolio Quality

ADDITIONAL
INFORMATION

CONNECTED DATA CENTRE CAMPUS IN CORE MARKET

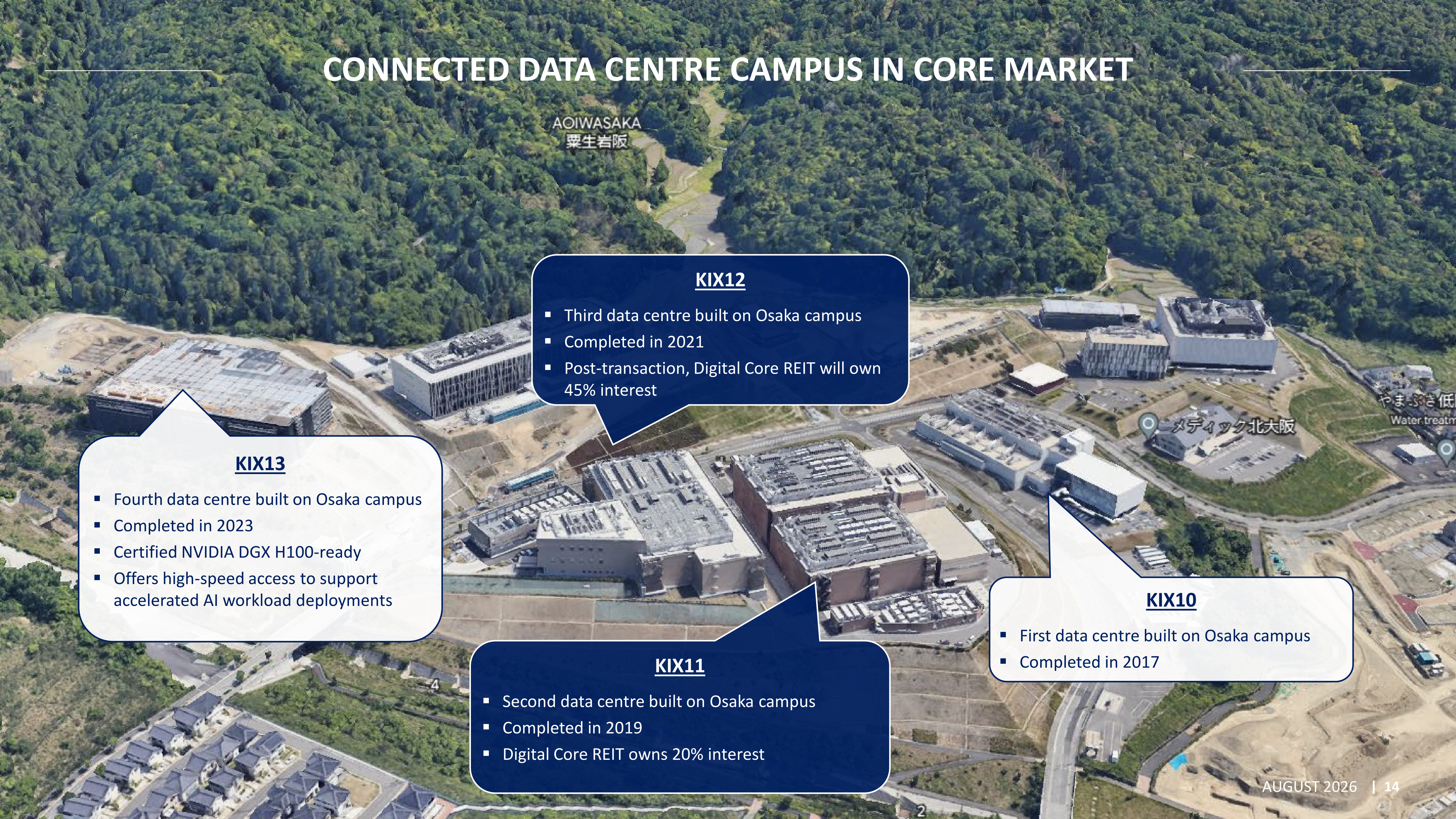
SIN11

- 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

DIGITAL CORE REIT

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