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Digital Core REIT Reaches Agreement to Establish Presence in Singapore, Expand in Japan, Sell Interests in Three Assets in North America

Transaction expected to deliver 4.1% DPU accretion, reduce aggregate leverage nearly 300 bps, and double APAC concentration

Significantly improves market mix, enhances portfolio quality

Singapore, 12 August 2026 – Digital Core REIT (SGX: DCRU), a leading pure-play data centre REIT listed in Singapore and sponsored by Digital Realty (NYSE: DLR), announced today it has reached an agreement to sell interests in three North American assets and redeploy the proceeds to acquire partial interests in one data centre in Singapore, one data centre in Osaka, pay down debt, and repurchase units on the open market. The transaction is expected to be approximately 4.1% accretive to Digital Core REIT's Distribution Per Unit, or DPU, and aggregate leverage is expected to improve by approximately 290 basis points, from 39.2% as at 30 June 2026 to 36.3% pro forma for the contemplated transaction.

The proposed transaction includes the sale of Digital Core REIT's 90% interest in 371 Gough in Toronto to Digital Realty for C$180 million, or US$127 million; the sale of its 90% interest in 200 N. Nash in Los Angeles to Digital Realty for US$79 million; and the sale of a 39% interest in 8217 Linton Hall in Northern Virginia to Digital Realty for US$110 million.

In addition, Digital Core REIT has agreed to acquire a 2.5% interest in 11 Loyang Close in Singapore from Digital Realty for S$87 million, or US$68 million. Finally, Digital Core REIT has agreed to acquire an additional 25% interest in Digital Osaka 3 from Digital Realty for ¥17.6 billion, or US$108 million, increasing its ownership stake from 20% to 45%.

The sale of interests in the three North American properties is expected to generate gross proceeds of approximately US$316 million, while the purchase of the partial interests in the Singapore and Osaka data centres is expected to represent a total investment of approximately US$176 million. The transaction is expected to generate net proceeds of approximately US$140 million, of which Digital Core REIT intends to use approximately US$117 million to pay down debt and up to US$20 million to repurchase units on the open market.

The transaction is subject to customary closing conditions, including unitholder approval, and is expected to close before year-end.

"With this transaction, we expect to tactically enhance Digital Core REIT's portfolio mix, leverage and distribution per unit, in an effort to better position the REIT for the unprecedented opportunity we see ahead," said Digital Realty Chief Investment Officer Gregory S. Wright. "Digital Core REIT was formed to capitalise on the enormous growth potential within the data centre sector, which is now materialising in the midst of the sector's ongoing investment cycle."

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"This transaction marks our entry into Singapore and strengthens our presence in Japan – a pivotal step in our strategy to expand in the Asia Pacific region," added John J. Stewart, CEO of Digital Core REIT Management Pte. Ltd., the Manager of Digital Core REIT.

"In addition to the strategic merits, this transaction delivers significant financial benefits, generating meaningful DPU accretion while improving balance sheet flexibility. The transaction offers unitholders the opportunity to participate in near-term embedded growth from stabilised investments while reducing near-term CapEx funding requirements yet preserving the ability to participate in long-term development potential by retaining a 51% stake in 8217 Linton Hall in Northern Virginia. This multi-faceted transaction reflects our Sponsor's firm commitment to Digital Core REIT's near- and long-term success and our own commitment to creating durable value for unitholders."

For Additional Information

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About Digital Core REIT

Digital Core REIT (SGX: DCRU) is a leading pure-play data centre REIT listed in Singapore and sponsored by Digital Realty, the largest global data centre owner and operator. Digital Core REIT aims to create long-term, sustainable value for stakeholders through ownership of a stabilised and diversified portfolio of mission-critical data centre facilities concentrated in select global markets. For more information, please visit digitalcorereit.com.

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This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements due to various risks, uncertainties, and assumptions. These forward-looking statements speak only as at the date of this presentation. No assurance can be given that future events will occur, that projections will be achieved, or that assumptions are correct. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental revenue, changes in operating expenses, property expenses, governmental and public policy changes, and the continued availability of financing in the amounts and on the terms necessary to support future business.

Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.

Holders of Units ("Unitholders") have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the "SGX-ST"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.