10 Collyer Quay, #42-06
Ocean Financial Centre
Singapore 049315

RESPONSE TO SGX QUERY REGARDING TRADING ACTIVITY

Digital Core REIT Management Pte. Ltd., as manager of Digital Core REIT (the "Manager"), is providing the following response to the query by the Singapore Exchange Securities Trading Limited ("SGX-ST") on 20 July 2023 relating to trading activity in units of Digital Core REIT.

Question 1: Are you (the issuer) aware of any information not previously announced concerning you, your subsidiaries or associated companies, which, if known, might explain the trading? Such information may include events that are potentially material and price-sensitive, such as discussions and negotiations that may lead to joint ventures, mergers, acquisitions or purchase or sale of a significant asset. You may refer to paragraph 8 in Appendix 7.1 of the Mainboard Rules for further examples. If yes, the information shall be announced immediately.

- **Manager's Response:** The Manager is not aware of any such information.

Question 2: Are you aware of any other possible explanation for the trading? Such information may include public circulation of information by rumours or reports.

- **Manager's Response:** The Manager is aware that a brokerage firm has circulated a client bulletin reporting that final bids for the REIT's second-largest customer were due today and it had received at least six letters of intent for its business, which the brokerage firm hypothesized should be a good sign for providers with exposure to this customer, as the brokerage firm speculated any intention to reject its existing leases likely would have been done prior to today's deadline – which may or may not be a faulty assumption, as the sale process is still underway. In addition, the brokerage firm noted that the recent share price rally implies that the REIT is on track to be included in the FTSE NAREIT Developed Asia Index as early as the next review in September 2023.

Question 3: Can you confirm your compliance with the listing rules and, in particular, Mainboard Rule 703?

- **Manager's Response:** The Manager confirms it is in compliance with the SGX-ST listing rules, including Mainboard Rule 703.

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
20 July 2023

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Important Notice

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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.