Digital Core REIT Management Pte. Ltd.
(Co Reg No. 202123160H)
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Digital Core REIT Reports Results for the First Half of 2026

- Declared a distribution per unit of 1.80 U.S. cents for 1H 2026
- Signed new and renewal leases for 1H 2026 representing $5.0 million of annualised rental revenue at a 25.0% cash rental reversion
- Maintained robust in-service portfolio occupancy at 97.3%
- Repurchased 8.0 million units at an average price of $0.488, generating 0.4% DPU accretion
- Preserved balance sheet flexibility with aggregate leverage at 39.2%

(US$ in thousands)	1H 2026	1H 2025	+ / (-) %
Gross Revenue	88,572	88,892	(0.4)
Property Expenses	(44,901)	(42,592)	5.4
Net Property Income (NPI) [a]	**43,671**	**46,300**	**(5.7)**
Cash Net Property Income [a]	42,675	45,948	(7.1)
Distributable Income to Unitholders [b]	23,328	23,374	(0.2)
Distribution per Unit (DPU) (U.S. cents) [c]	1.8	1.8	–
Annualised Distribution Yield (%) [d]	7.19	6.85	34 bps

(a) Net property income and cash net property income declined year-over-year primarily due to the redevelopment of 8217 Linton Hall in Northern Virginia.

(b) Distributable income to Unitholders is based on 100% of the taxable income available for distribution to Unitholders.

(c) The distribution per unit for 1H 2026 DPU of 1.80 U.S. cents was calculated based on 1,296,025,914 issued units as at 30 June 2026; 1H 2025 DPU of 1.80 U.S. cents was calculated based on 1,298,543,718 issued units as at 30 June 2025.

(d) Distribution yields for 1H 2026 and 1H 2025 are based on market closing prices of US$0.51 and US$0.53 per Unit as at the last trading day of each period.

Singapore – 29 July 2026 – Digital Core REIT (SGX: DCRU), a leading pure-play data centre REIT listed in Singapore and sponsored by Digital Realty, declared a distribution per unit (DPU) of 1.80 U.S. cents for the six months ended 30 June 2026 which will be paid on Thursday, 24 September 2026 to Unitholders of record as at Thursday, 6 August 2026.

"Digital Core REIT continued to execute against key strategic priorities in the first half of 2026, demonstrating the resiliency of our business, the quality of our portfolio, and the strength of our Sponsor support," said John J. Stewart, CEO of Digital Core REIT Management Pte. Ltd. "Looking ahead to the second half of the year and beyond, we remain confident in the fundamentals underpinning our business and the unique opportunity to continue to create durable value for Unitholders."

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Operating Performance
As at 30 June 2026, Digital Core REIT owned a diversified portfolio of 11 mission-critical facilities valued at US$1.9 billion, concentrated in core data centre markets across the United States, Canada, Germany, and Japan. In-service portfolio occupancy was stable in the first half of 2026 at 97.3%. The weighted average remaining lease expiration as at 30 June 2026 was approximately 4.3 years. In the first half of 2026, Digital Core REIT signed new and renewal leases representing US$5.0 million of annualised rent. The cash rental rate reversion on renewal leases signed was 25.0%.

On 5 January 2026, Digital Core REIT announced it had reached a 10-year agreement with an investment grade global cloud service provider to occupy the entire facility at 8217 Linton Hall Road in Virginia. The agreement will commence on 1 December 2026 and is expected to generate approximately US$14.8 million of annualised net property income, or approximately US$13.3 million at Digital Core REIT's 90% share, representing roughly a 35% increase relative to the previous net rent. Upon commencement, the Linton Hall facility will return to full occupancy, and overall portfolio occupancy will improve to 98%. The annualised rent contribution from investment grade customers will increase to 83% and the total portfolio weighted average lease expiration will be extended to 5.1 years.

Unit Buy-Back
In the first half of 2026, Digital Core REIT repurchased a total of 8.0 million units at an average price of $0.488, generating DPU accretion of approximately 0.4%. The units were held as treasury units and were subsequently cancelled.

Balance Sheet
Digital Core REIT had US$716 million of total debt outstanding as at 30 June 2026, 100% of which was unsecured. Aggregate leverage was 39.2% as at 30 June 2026. The weighted average cost of debt for 1H 2026 was 3.6%[1] and the weighted average debt maturity was 3.3 years. Approximately 70% of total interest rate exposure was hedged as at 30 June 2026.

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 (NYSE: DLR), the largest global data centre owner and operator. Digital Core REIT aims to create long-term, sustainable value for all 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.

[1] Excluding amortisation of debt upfront fees.

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About Digital Realty

Digital Realty brings companies and data together by delivering the full spectrum of data centre, colocation and interconnection solutions. PlatformDIGITAL®, the company's global data centre platform, provides customers with a secure data meeting place and a proven Pervasive Datacentre Architecture (PDx®) solution methodology for powering innovation and efficiently managing Data Gravity challenges. Digital Realty gives its customers access to the connected communities that matter to them with a global data centre footprint of 300+ facilities in 50+ metros across 30+ countries on six continents. To learn more about Digital Realty, please visit digitalrealty.com or follow us on LinkedIn and X.

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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.