

DIGITAL CORE REIT

(a real estate investment trust constituted on 10 November 2021
under the laws of the Republic of Singapore)

BofA Securities (Merrill Lynch (Singapore) Pte. Ltd.), Citigroup Global Markets Singapore Pte. Ltd. and DBS Bank Ltd are the joint issue managers, global coordinators, bookrunners and underwriters for the initial public offering of units in Digital Core REIT.

CASH FLOW SUPPORT AGREEMENT

Digital Core REIT Management Pte. Ltd., in its capacity as manager of Digital Core REIT (the “**Manager**”), refers to its 1Q business update which informed unitholders that Digital Core REIT fifth-largest customer filed for bankruptcy protection. The customer remains current on its rental obligations under its lease (the “**Relevant Lease**”) to Digital Core REIT through the month of July 2022.

In connection with the above, Digital CR Singapore Investor, LLC (the “**Sponsor Entity**”), a wholly-owned subsidiary of Digital Realty Trust, L.P., the sponsor of Digital Core REIT, has entered into a cash flow support agreement with the Manager and Perpetual (Asia) Limited, in its capacity as trustee of Digital Core REIT (the “**Cash Flow Support Agreement**”).

Pursuant to the Cash Flow Support Agreement, for the period commencing on 1 April 2022 to 31 December 2023 (the “**Relevant Period**”), the Sponsor Entity will provide cash flow support to Digital Core REIT (no more than once per calendar quarter) equal to Digital Core REIT’s percentage ownership interest in the property located at 371 Gough Road, Markham, Ontario, Canada (the “**Property**”) multiplied by the difference between (x) the total base rent (excluding utilities) payable under the Relevant Lease less (y) the total gross cash receipts of under the Relevant Lease or any replacement or subsequent lease or other occupancy arrangement with respect to all or any portion of the premises leased in relation to the Relevant Lease during the Relevant Period. The total amount provided by the Sponsor Entity pursuant to the Cash Flow Support Agreement shall not exceed US\$7.5 million.

Digital Core REIT shall repay the Sponsor Entity the aggregate amount received pursuant to the Cash Flow Support Agreement. Such repayment can be made from time to time (in such amounts and at such times as may be determined by the Manager in its discretion) during the period from 1 January 2024 through 31 December 2028. In addition, the Manager may elect (in its sole discretion), subject to approval by unitholders of Digital Core REIT as may be required by applicable rules, pay all or any portion of the Repayment Amount in the form of units in Digital Core REIT.

BY ORDER OF THE BOARD
John Stewart
Chief Executive Officer

Digital Core REIT Management Pte. Ltd.
(as manager of Digital Core REIT)
(Company Registration No. 202123160H)

28 July 2022

IMPORTANT NOTICE

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for any securities of Digital Core REIT 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.

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 as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and 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 view of future events.

The value of the units in Digital Core REIT ("**Units**") and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by the Manager, the Trustee or any of their respective affiliates.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. 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. The past performance of Digital Core REIT is not necessarily indicative of the future performance of Digital Core REIT. This announcement has not been reviewed by the Monetary Authority of Singapore.