



Investor Presentation

March 2026

Core | Sustainable | Growth



IMPORTANT NOTICE

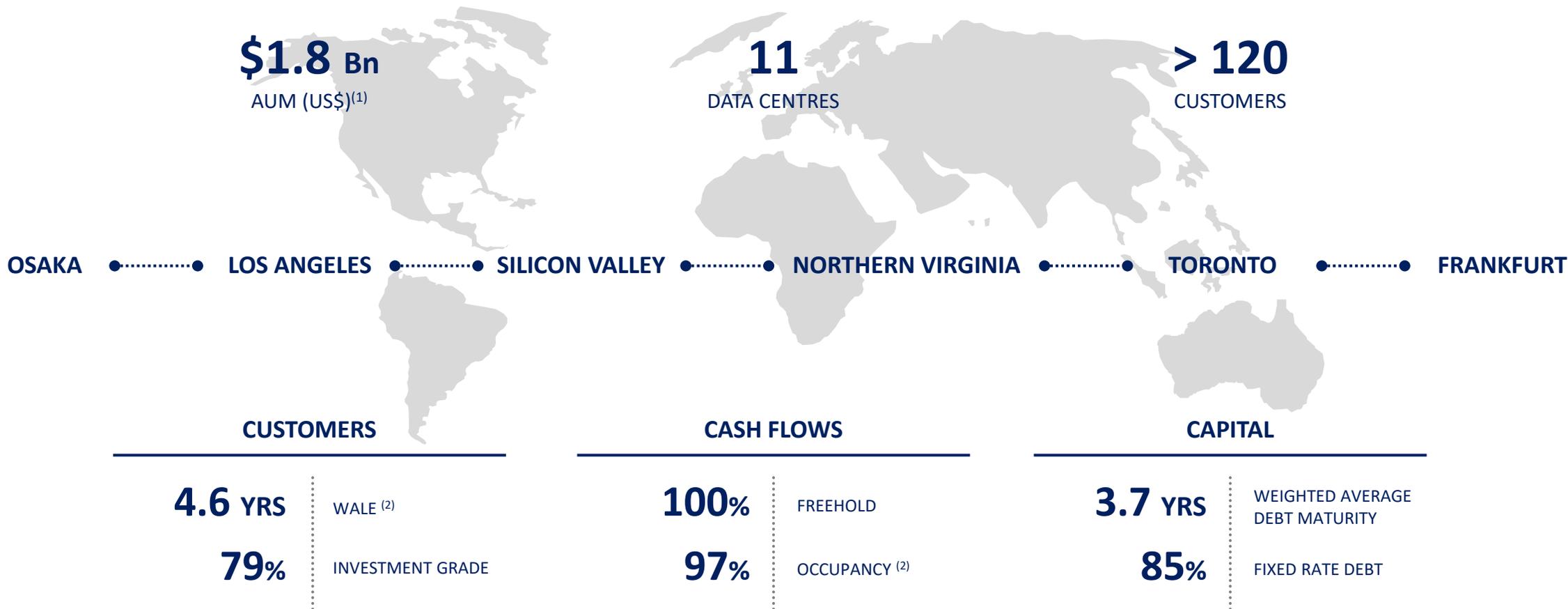
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Pure-Play Data Centre S-REIT with Unparalleled Pipeline Sponsored by Leading Global Owner and Operator



Source: Company data as at 31 December 2026.

1) Based on portfolio value at share as at 31 December 2025.

2) Reflects in-service portfolio as at 31 December 2025

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SECTION 1 >

FY25 FINANCIAL RESULTS

KEY HIGHLIGHTS

Dedicated Core Data Centre REIT Focused on Driving Sustainable Growth

CORE



3.60 U.S. cents
FY2025 Distribution

\$1.8 Bn
AUM ⁽¹⁾

11
Data Centres

4.6 Years
WALE ⁽²⁾

97%
Occupancy ⁽²⁾

SUSTAINABLE



AI expected to contribute to continued growth in digital spending



Balance Sheet

Established **\$750 million** euro medium-term note programme, opening access to public debt capital markets



Valuations

Generated **13% year-over-year AUM growth**, driven by robust leasing and market rent growth across global portfolio

GROWTH



Investment

Invested **\$87 million** to acquire stake in second data centre on Sponsor's Osaka connected data centre campus, further enhancing portfolio quality and diversification



Unit Buyback

Repurchased 1.8 million units at an average price of \$0.565 in FY2025, **delivering 0.1% DPU accretion**

37.1%
Aggregate Leverage ⁽³⁾

+\$500 mm
Debt Headroom
(at 50% Aggregate Leverage)

1) Based on portfolio valuation at share as at 31 December 2025.
2) Reflects in-service portfolio as at 31 December 2025.
3) As defined under the CIS Code.

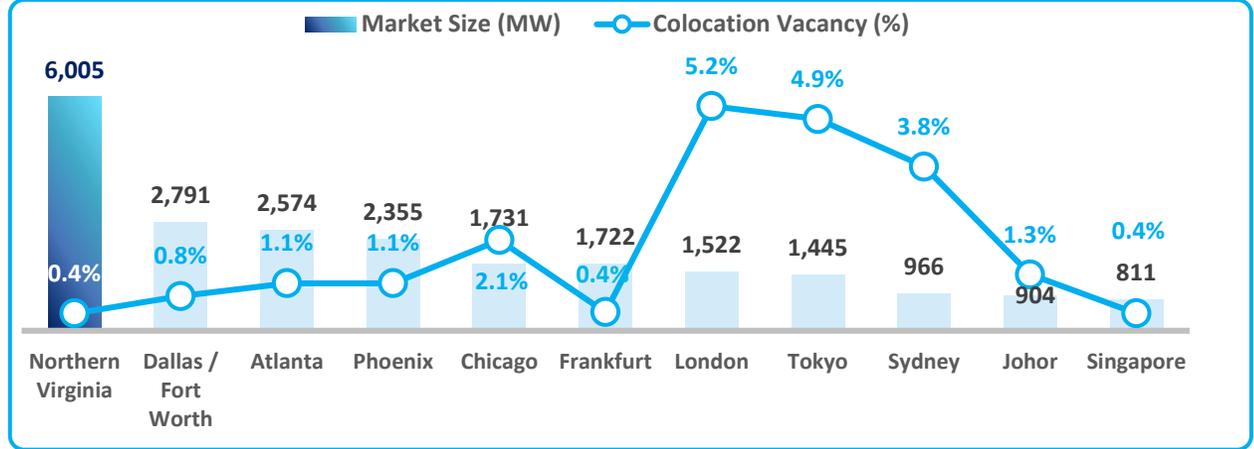
MARKET AND PORTFOLIO UPDATE

Capitalising on Favorable Fundamentals to Proactively Manage Portfolio with Strong Support from Sponsor's Global Platform

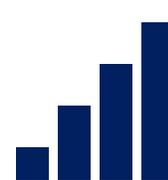
Robust New + Renewal Leasing Volume



Record Low Vacancies across Core Global Markets

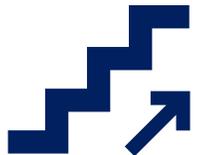


FY2025 Leasing Activity



\$26 mm
Annualised Rent ⁽¹⁾

+31%
Cash Rental Reversion



Source: datacenterHawk as at December 2025.

1) Annualised rent at share for new and renewal leases signed in FY2025.

LINTON HALL LEASE-UP SUMMARY



Reached 10-year agreement with investment grade global cloud service provider to occupy the entire facility at 8217 Linton Hall Road in Virginia

1 Strong Support from Sponsor's Global Data Centre Platform

- ▶ Secured long-term agreement with strategically important customer
- ▶ Expanded sellable capacity by 13% to 10.8 MW

2 Robust Data Centre Fundamentals

- ▶ 35% increase over previous net rent
- ▶ 100% leased within six months of customer churn

3 High-Quality Portfolio of Mission-Critical Facilities Concentrated in Select Core Global Markets

- ▶ Portfolio occupancy improves from 81% to 98%
- ▶ Investment grade contribution increases from 79% to 82%
- ▶ WALE lengthens from 4.6 years to 5.5 years

IMMACULATELY MAINTAINED
PURPOSE-BUILT FACILITY

8217 LINTON HALL
NORTHERN VIRGINIA



Note: For further information, please see the 5 January 2026 announcement titled, "Digital Core REIT Announces Linton Hall Lease-Up". Data as at 31 December 2025. Portfolio statistics and figures shown at share. Based on annualised rent as at 31 December 2025.

STRONG SPONSOR SUPPORT

Dedicated Sponsor Fully Committed to Digital Core REIT's Near- and Long-Term Success



TORONTO CASHFLOW SUPPORT

Provided **five-year, interest-free loan** to backstop near-term cash flow shortfall due to customer bankruptcy in Toronto



RESOLVED CUSTOMER BANKRUPTCY

Facilitated successful resolution of second-largest customer bankruptcy through judicious exercise of **multiple negotiating levers** across global relationships with customer and buyer



GLOBAL PARTNER NETWORK

Enabled entry into APAC via **accretive off-market investment opportunity** with existing Digital Realty joint venture partner in Japan



INDUSTRY-LEADING PIPELINE

Demonstrated continued support by agreeing to contribute additional 15.1% interest in Frankfurt facility at **18% discount to appraised value**



LINTON HALL LEASE-UP

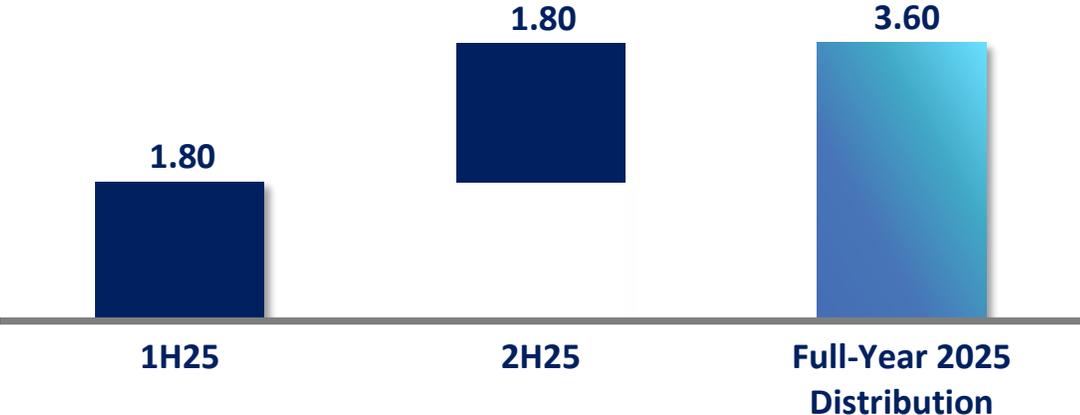
Leveraged global platform to re-lease entire facility to strategically important customer on a 10-year term at a **35% increase over previous net rent** within six months of customer churn

DISTRIBUTION AND AGM DETAILS

Annual Report to be Published in March, Annual General Meeting Slated for April

DISTRIBUTION DETAILS

(U.S. cents per Unit)



Distribution Timetable

Ex-Date	11 February 2026
Record Date	12 February 2026
Distribution Payment Date	26 March 2026

UPCOMING AGM DETAILS



February 2026

- Report full-year 2025 financial results and unaudited financial statements



March 2026

- Publish annual report and sustainability report



April 2026

- Conduct annual general meeting

CORE | SUSTAINABLE | GROWTH

Focused on Delivering Long-Term, Sustainable Value for All Stakeholders

Unparalleled Sponsor Pipeline

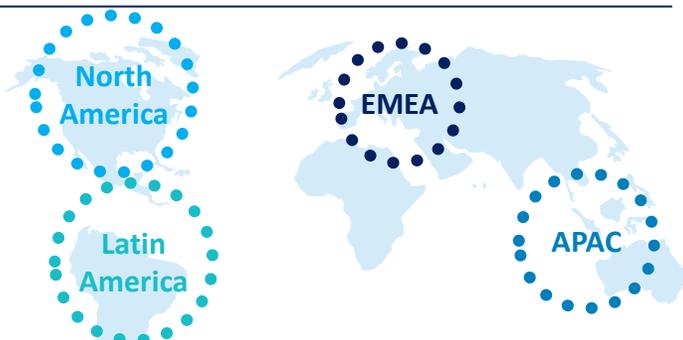
2022 - 2025

2026+

\$540 mm

\$15+ Bn

DIGITAL REALTY™



Current Sponsor Portfolio ⁽¹⁾



Same-Store Constant-Currency AUM Growth Driven by Healthy Leasing Activity + Market Rent Gains

	Market Rent	WALE	Occupancy	Discount Rate	AUM ⁽²⁾
NORTH AMERICA	\$167 kW/mo ↑ +4%	4.3 yrs ↓ 0.7 yrs	72.5% ↓ 2,330 bps	7.1% ↓ 10 bps	↑ +2%
EMEA	\$217 kW/mo ↑ +23%	4.4 yrs ↓ 0.9 yrs	99.4% ↓ 10 bps	7.5% ↑ 100 bps	↑ +5%
APAC	\$172 kW/mo ↑ +12%	2.7 yrs ↓ 0.9 yrs	98.3% ↑ 370 bps	6.5% ↑ 100 bps	↑ +5%
TOTAL	\$181 kW/mo ↑ +10%	4.5 yrs ↓ 0.3 yrs	80.2% ↓ 1,650 bps	7.2% ↑ 30 bps	↑ +3%

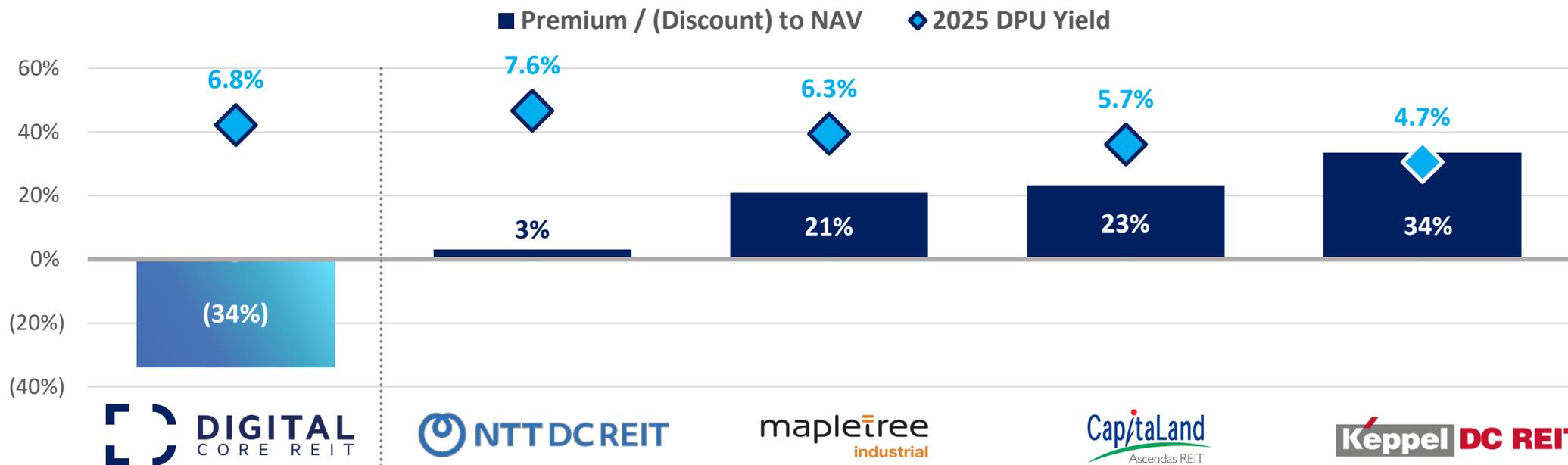
Source: Company data and company filings.

1) Based on contractual annualised base rent before abatements under existing leases as at 30 September 2025.

2) Year-over-year change in same-store portfolio valuation on a constant-currency basis.

FAVORABLE FUNDAMENTALS AT DISCOUNTED VALUATION

Compelling Current Setup



Sponsorship	DIGITAL CORE REIT	NTTDCREIT	mapletree industrial	CapitaLand Ascendas REIT	Keppel DC REIT
	Owner & Operator	Owner & Operator	Asset Manager	Asset Manager	Owner & Operator
Data Centre (%) ⁽²⁾	100%	100%	58%	9%	100%
Freehold (%) ⁽³⁾	100%	83%	89%	17%	44%
Gearing (%)	37.1%	32.5%	37.2%	39.8%	35.3%

Source: Company filings and FactSet.

1) Unit prices as at 23 February 2026. NAV per share as of most recent company filings/presentations/announcements.

2) Excludes properties under development.

3) Based on net attributable lettable area of freehold data centre assets relative to total attributable area as of most recent company filings.

SECTION 2 >

PORTFOLIO OVERVIEW

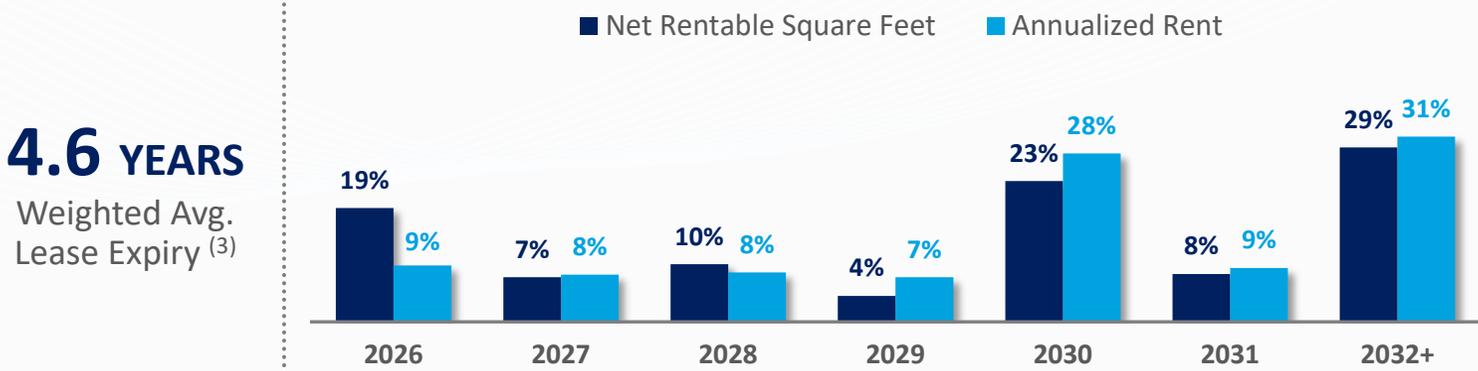
PORTFOLIO HIGHLIGHTS

High-Quality Portfolio of Mission-Critical Data Centres Concentrated in Key Metros across U.S., Canada, Germany and Japan

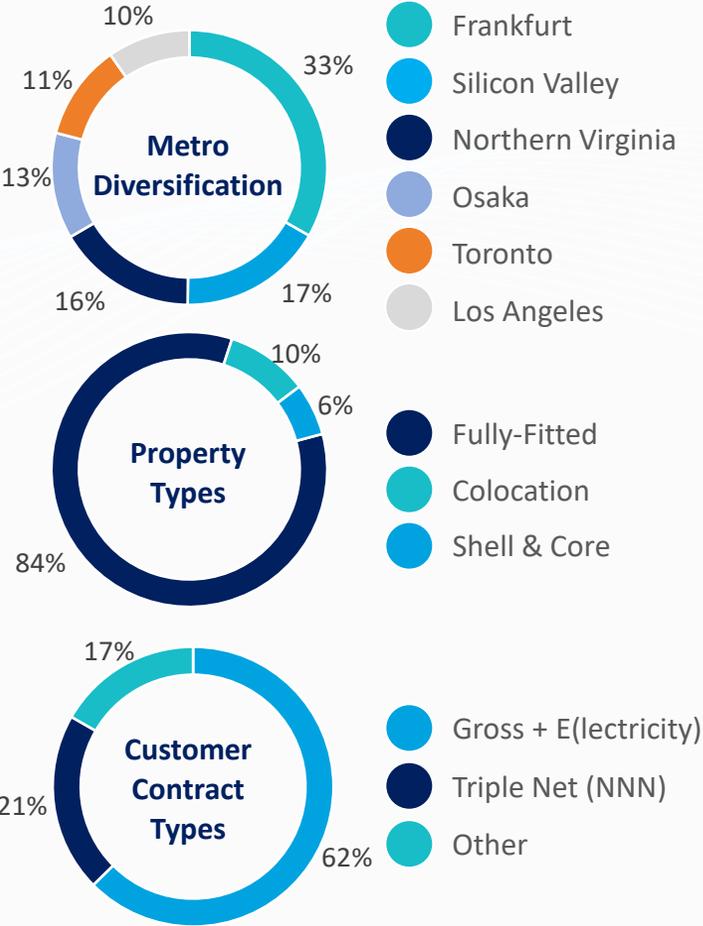
KEY PORTFOLIO METRICS



LEASE EXPIRATION SCHEDULE ⁽³⁾



PORTFOLIO PROFILE ⁽³⁾



Note: Portfolio statistics and figures shown at share.
 1) Based on portfolio valuation at share as at 31 December 2025.
 2) Reflects in-service portfolio as at 31 December 2025.
 3) Based on annualised rent as at 31 December 2025.

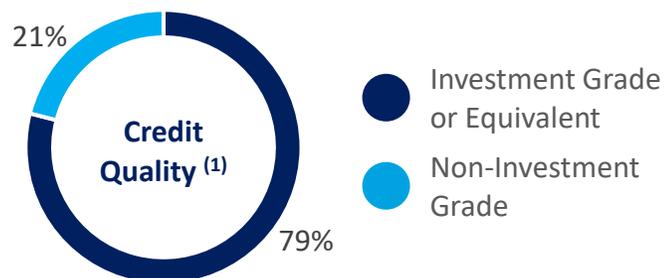
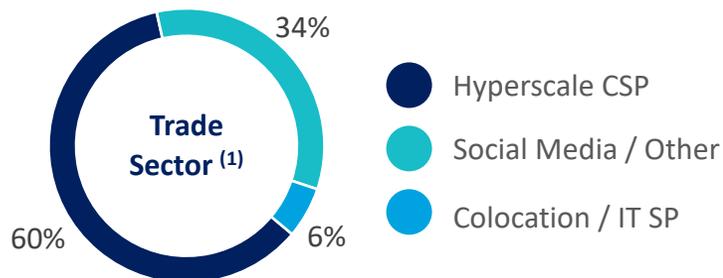
CUSTOMER PROFILE

Strategically Important Customers with Numerous Deployments across Digital Realty's Global Platform

CUSTOMER PROFILE



> **120**
Total Customers



TOP 10 CUSTOMERS

(US\$ in thousands)

Customer	Trade Sector	Credit Rating	Number of Locations	Annualised Rent	% of Total
1. Fortune 50 Software Company	Hyperscale CSP	AAA / Aaa	4	\$31,027	30.8%
2. Fortune 25 Tech Company	Hyperscale CSP	AA+ / Aa2	2	15,671	15.6%
3. Social Media Platform	Social Media	AA- / Aa3	1	12,604	12.5%
4. Global Technology Solutions Provider	Hyperscale CSP	A- / A3	2	6,761	6.7%
5. Global Cloud Provider	Hyperscale CSP	AA / A1	3	4,740	4.7%
6. Global Colocation Data Centre Provider	Colocation / IT SP	Unrated	1	4,394	4.4%
7. Next-Generation AI Computing Developer	Other	Unrated	1	3,800	3.8%
8. Listed Software Developer	Other	Unrated	2	2,777	2.8%
9. Global Cloud Service Provider	Hyperscale CSP	BBB / Baa2	2	2,591	2.6%
10. IT Service Provider	Other	B- / Caa2	4	2,332	2.3%
Others			6	14,075	14.0%
Total / Weighted Average				\$100,773	100.0%

Note: Portfolio statistics and figures shown at share.
1) Based on annualised rent as at 31 December 2025.

CORE DATA CENTRE PORTFOLIO

PORTFOLIO SUMMARY (as at 31 December 2025)

(US\$ in thousands)

Property	Property Type	Ownership (%)	Appraised Value ⁽¹⁾ (at 100%)	Portfolio Value ⁽¹⁾ (at Share)	WALE ⁽²⁾ (in Years)	Net Rentable Square Feet	At Share		Occupancy	
							Customer IT Load (kW)	Annualised Rent	31-Dec-25	30-Sep-25
Northern Virginia										
44520 Hastings Drive	Fully-Fitted	90.0%	\$427,000	\$384,300	7.4	132,299	12,510	\$14,712	100.0%	100.0%
43831 Devin Shafron Drive	Shell & Core	90.0%	63,700	57,330	0.3	105,364	–	1,779	100.0%	100.0%
Northern Virginia: Total / Weighted Average		90.0%	\$490,700	\$441,630	6.6	237,663	12,510	\$16,490	100.0%	100.0%
Silicon Valley										
3011 Lafayette Street	Fully-Fitted	90.0%	\$175,000	\$157,500	4.1	81,702	5,400	\$12,672	100.0%	100.0%
1500 Space Park Drive	Shell & Core	90.0%	101,000	90,900	8.7	46,454	–	4,394	100.0%	100.0%
Silicon Valley: Total / Weighted Average		90.0%	\$276,000	\$248,400	5.3	128,156	5,400	\$17,066	100.0%	100.0%
Toronto										
371 Gough Road	Fully-Fitted	90.0%	\$145,720	\$131,148	3.6	93,877	6,089	\$11,337	100.0%	100.0%
Toronto: Total / Weighted Average		90.0%	\$145,720	\$131,148	3.6	93,877	6,089	\$11,337	100.0%	100.0%
Los Angeles										
200 N. Nash Street	Colocation	90.0%	\$65,000	\$58,500	1.1	102,245	2,430	\$5,380	83.5%	91.6%
3015 Winona Avenue	Colocation	90.0%	54,000	48,600	3.1	74,620	1,494	4,385	89.2%	89.2%
Los Angeles: Total / Weighted Average		90.0%	\$119,000	\$107,100	2.0	176,865	3,924	\$9,765	85.9%	90.5%
Frankfurt										
Wilhelm-Fay-Straße 15 and 24	Fully-Fitted	65.0%	\$716,510	\$465,732	4.4	292,205	22,100	\$33,521	99.4%	99.4%
Frankfurt: Total / Weighted Average		65.0%	\$716,510	\$465,732	4.4	292,205	22,100	\$33,521	99.4%	99.4%
Osaka										
Digital Osaka 2 (KIX11)	Fully-Fitted	20.0%	\$566,352	\$113,270	2.7	48,289	5,100	\$7,439	98.3%	96.8%
Digital Osaka 3 (KIX12)	Fully-Fitted	20.0%	\$449,975	\$89,995	6.9	38,707	3,980	5,154	100.0%	100.0%
Osaka: Total / Weighted Average		20.0%	\$1,016,327	\$203,265	4.4	86,996	9,080	\$12,593	99.0%	98.2%
In-Service Portfolio: Total / Weighted Average			\$2,764,257	\$1,597,275	4.6	1,015,761	59,103	\$100,773	97.3%	98.0%
Redevelopment										
8217 Linton Hall Road ⁽³⁾	Fully-Fitted	90.0%	\$256,000	\$230,400	10.0	270,002	9,720	18,079	100.0%	–
Portfolio: Total / Weighted Average			\$3,020,257	\$1,827,675	5.5	1,222,763	68,823	\$118,852	97.7%	81.4%

1) Appraised values and portfolio values (at share) based on the last appraised value as at 31 December 2025 and do not include any capitalised transaction costs, straight-line rent or property additions.

2) Based on annualised rent as at 31 December 2025.

3) Includes pro forma adjustments for new lease signed, which will commence on 1 December 2026. For further information, please see the 5 January 2026 announcement titled, "Digital Core REIT Announces Linton Hall Lease-Up".

PORTFOLIO VALUATION UPDATE

Year-over-Year Growth Driven by Osaka Investment, Healthy Leasing + Market Rent Gains

(US\$ in thousands)

Property	31 December 2024 Asset Values				31 December 2025 Asset Values				Year-over-Year Change			
	Local	US\$	Ownership	US\$	Local	US\$	Ownership	US\$	at Share			
	Currency	US\$ ⁽¹⁾	Percentage	at Share	Currency	US\$ ⁽²⁾	Percentage	at Share	Local	Local (%)	US\$	US\$ (%)
Northern Virginia												
44520 Hastings Drive	\$414,000	\$414,000	90.0%	\$372,600	\$427,000	\$427,000	90.0%	\$384,300	\$11,700	3.1%	\$11,700	3.1%
43831 Devin Shafron Drive	62,400	62,400	90.0%	56,160	63,700	63,700	90.0%	57,330	1,170	2.1%	1,170	2.1%
Northern Virginia: Total	\$476,400	\$476,400	90.0%	\$428,760	\$490,700	\$490,700	90.0%	\$441,630	\$12,870	3.0%	\$12,870	3.0%
Silicon Valley												
3011 Lafayette Street	\$172,000	\$172,000	90.0%	\$154,800	\$175,000	\$175,000	90.0%	\$157,500	\$2,700	1.7%	\$2,700	1.7%
1500 Space Park Drive	112,300	112,300	90.0%	101,070	\$101,000	\$101,000	90.0%	\$90,900	(\$10,170)	(10.1%)	(\$10,170)	(10.1%)
Silicon Valley: Total	\$284,300	\$284,300	90.0%	\$255,870	\$276,000	\$276,000	90.0%	\$248,400	(\$7,470)	(2.9%)	(\$7,470)	(2.9%)
Toronto												
371 Gough Road	C\$195,700	\$136,051	90.0%	\$122,446	C\$200,000	\$145,720	90.0%	\$131,148	C\$3,870	2.2%	\$8,702	7.1%
Toronto: Total	C\$195,700	\$136,051	90.0%	\$122,446	C\$200,000	\$145,720	90.0%	\$131,148	C\$3,870	2.2%	\$8,702	7.1%
Los Angeles												
200 N. Nash Street	\$61,100	\$61,100	90.0%	\$54,990	\$65,000	\$65,000	90.0%	\$58,500	\$3,510	6.4%	\$3,510	6.4%
3015 Winona Avenue	49,500	49,500	90.0%	44,550	54,000	54,000	90.0%	48,600	4,050	9.1%	4,050	9.1%
Los Angeles: Total	\$110,600	\$110,600	90.0%	\$99,540	\$119,000	\$119,000	90.0%	\$107,100	\$7,560	7.6%	\$7,560	7.6%
Frankfurt												
Wilhelm-Fay-Straße 15 and 24	€581,000	\$601,570	65.0%	\$391,021	€610,000	\$716,510	65.0%	\$465,732	€18,850	5.0%	\$74,711	19.1%
Frankfurt: Total	€581,000	\$601,570	65.0%	\$391,021	€610,000	\$716,510	65.0%	\$465,732	€18,850	5.0%	\$74,711	19.1%
Osaka												
Digital Osaka 2 (KIX11)	¥84,600,000	\$538,141	20.0%	\$107,628	¥88,756,000	\$566,352	20.0%	\$113,270	¥831,200	4.9%	\$5,642	5.2%
Digital Osaka 3 (KIX12) ⁽³⁾	-	-	-	-	¥70,518,000	\$449,975	20.0%	\$89,995	¥14,103,600	NM	\$89,995	NM
Osaka: Total	¥84,600,000	\$538,141	20.0%	\$107,628	¥159,274,000	\$1,016,327	20.0%	\$203,265	¥14,934,800	88.3%	\$95,637	88.9%
In-Service Portfolio: Total		\$2,147,061		\$1,405,264		\$2,764,257		\$1,597,275	NM	2.9%	\$192,011	13.7%
Redevelopment												
8217 Linton Hall Road	\$243,100	\$243,100	90.0%	\$218,790	\$256,000	\$256,000	90.0%	\$230,400	\$11,610	5.3%	\$11,610	5.3%
Portfolio: Total	NM	\$2,390,161		\$1,624,054	NM	\$3,020,257		\$1,827,675	NM	3.2%	\$203,621	12.5%

1) Local currency figures as at 31 December 2024 converted based on a CAD:USD exchange rate of 0.70, a EUR:USD exchange rate of 1.04 and a JPY:USD exchange rate of 0.006.

2) Local currency figures as at 31 December 2025 converted based on a CAD:USD exchange rate of 0.73, a EUR:USD exchange rate of 1.17 and a JPY:USD exchange rate of 0.006.

3) Acquired a 20.0% interest in Digital Osaka 3 on 25 March 2025.

SECTION 3 >

FINANCIAL OVERVIEW

STABLE EARNINGS PROFILE

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (Unaudited)

(US\$ in thousands, except per unit figures)

	Full Year Ended		Variance (%)
	31 December 2025	31 December 2024	
Revenue	\$176,152	\$102,274	72.2%
Property Expenses	(87,413)	(40,442)	(>100)
Net Property Income ("NPI")	\$88,739	\$61,832	43.5%
Cash NPI	\$87,040	\$61,485	41.6%
Other Income ⁽¹⁾	777	13,163	(94.1%)
Finance Expenses	(29,394)	(25,122)	(17.0%)
Trust and Other Expenses	(14,803)	(10,128)	(46.2%)
Unrealised foreign exchange	(686)	8,597	NM
Share of Result of Associates	18,866	16,601	13.6%
Remeasurement loss	(3,687)	(11,144)	66.9%
Fair value change in derivatives	28	71	(60.6%)
Net Fair Value Change in Investment Properties	22,042	251,601	(91.2%)
Tax Expense	(15,119)	(40,021)	62.2%
Profit for the Period	\$66,763	\$265,450	(74.8%)
Profit Attributable to Non-Controlling Interests	(19,065)	(60,069)	(68.3%)
Net Profit Attributable to Unitholders	\$47,698	\$205,381	(76.8%)
Distribution Adjustments	(852)	(159,390)	(99.5%)
Distributable Income Attributable to Unitholders	\$46,846	\$45,991	1.9%
Units in Issue	1,304,010	1,302,065	(0.1%)
Distribution per Unit (U.S. cents)	3.60	3.60	–
Unit Price (Closing)	\$0.510	\$0.580	(12.1%)
Distribution Yield (%)	7.06%	6.21%	85 bps

1) Unfavourable variance largely due to consolidation of Frankfurt site in 2025 which resulted in the decrease in interest income when it was an associate in 2024.

INITIAL SCALE POSITIONED FOR SUBSTANTIAL GROWTH

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Unaudited)

(US\$ in thousands, except per unit figures)

	As at		Variance (%)
	31-Dec-25	31-Dec-24	
Investment in Real Estate ⁽¹⁾	\$2,003,926	\$1,852,018	8.2%
Associates ⁽²⁾	174,541	94,632	84.4%
Other Assets	66,932	68,019	(1.6%)
Total Assets	\$2,245,399	\$2,014,669	11.5%
Gross Borrowings	\$670,517	\$552,349	21.4%
Shareholder loan	123,333	105,174	17.3%
Other Liabilities	115,949	77,772	49.1%
Total Liabilities	\$909,799	\$735,295	23.7%
Unitholders' Funds	\$1,073,962	\$1,044,049	2.9%
Non-controlling interests	261,638	235,325	11.2%
Total Equity	\$1,335,600	\$1,279,374	4.4%
Total Liabilities and Equity	\$2,245,399	\$2,014,669	11.5%
Units in issue and issuable (in thousands)	1,341,032	1,321,588	(1.5%)
Net Asset Value per Unit (US\$)	\$0.80	\$0.79	1.3%
Adjusted Net Asset Value per Unit (US\$) ⁽³⁾	\$0.78	\$0.77	–
Unit Price (as at Reporting Date) (US\$)	\$0.510	\$0.580	(12.1%)

1) Investment in Real Estate comprise data centre properties classified as (i) investment properties and (ii) property, plant and equipment.

2) Includes the additional 20% investment in Digital Osaka 3 which was acquired on 26 March 2025 for ¥13 billion (approximately US\$86.7 million).

3) Excludes distributable income for 2H 2025.

SIGNIFICANT DEBT CAPACITY AND FLEXIBILITY TO GROW

Prudent Capital Structure Positioned to Fuel Growth

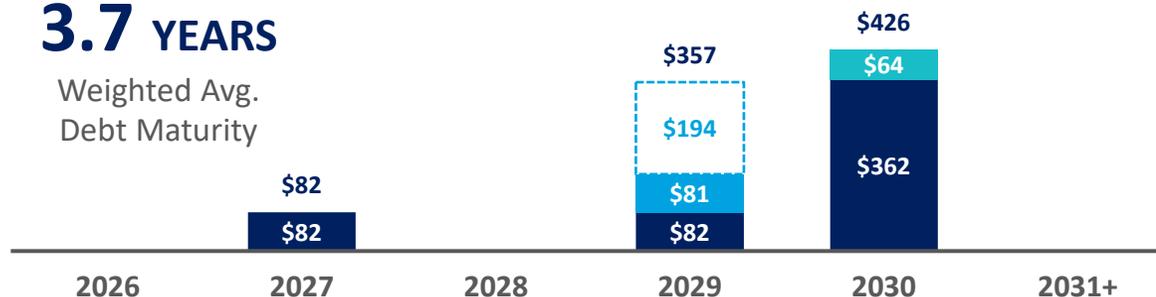
DEBT MATURITY SCHEDULE

(US\$ in millions)

■ Term Loan ■ Private Placement ■ Line of Credit⁽³⁾ ■ Undrawn (Line of Credit)⁽³⁾

3.7 YEARS

Weighted Avg. Debt Maturity



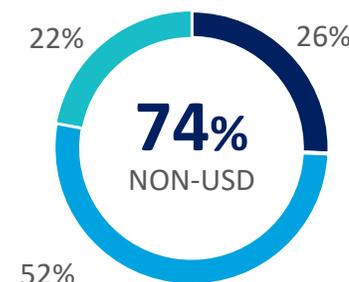
DEBT PROFILE



● Unsecured
● Secured

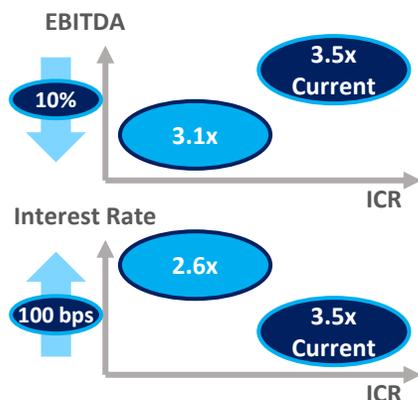


● Fixed
● Floating



● USD
● EUR
● JPY

INTEREST COVERAGE SENSITIVITY (1,2)



KEY DEBT METRICS



- 1) In accordance with the Monetary Authority of Singapore's revised Code on Collective Investment Scheme dated 28 November 2024.
- 2) Assumes a 100-basis point increase in the weighted average interest rate on all fixed and floating rate debt, including the pro rata share of debt at Associate.
- 3) Global revolving credit facility maturity may be extended by one year from 2029 to 2030.
- 4) Aggregate leverage is computed based on gross borrowings / deposited properties. Under Para 9.7 of Appendix 6 of the CIS Code, if a property fund invests in real estate through the shareholdings in unlisted SPVs, the aggregate leverage of all SPVs held by the property fund should be aggregated on a proportionate basis based on the property fund's share of each SPV.
- 5) Does not include amortisation of debt financing fees. The 2025 average interest rate for borrowings was 3.5%.
- 6) Interest coverage ratio ("ICR") reflects performance for the last twelve months as defined under the CIS code.

SECTION 4

DATA CENTRE MARKET INFORMATION

Provided By:



NORTHERN VIRGINIA

KEY DEVELOPMENTS

Record Land Prices Signal Infrastructure Scarcity as Northern Virginia Market Matures

Northern Virginia's land market has reached unprecedented price levels, with transactions exceeding \$950,000 per acre as infrastructure constraints force developers to compete for sites with secured power and utility access. As a result, site selection now prioritizes power availability over traditional proximity advantages, with developers securing multi-decade utility commitments to justify premium land investments. Developers are responding to extended power delivery timelines from Dominion Energy by acquiring larger parcels that can accommodate multiple phases and dedicated substations, fundamentally changing the development model from single-facility projects to campus-scale infrastructure. Virginia's new rate structure for large-load users, requiring 14-year contracts with minimum demand charges and exit fees, further reinforces this shift toward long-term infrastructure commitments. While Northern Virginia has historically attracted development through connectivity advantages, the market now competes primarily on power infrastructure capacity, with land prices reflecting the premium for sites that can deliver immediate utility access in the world's largest data center market.

4Q 2025 Northern Virginia Development Activity:

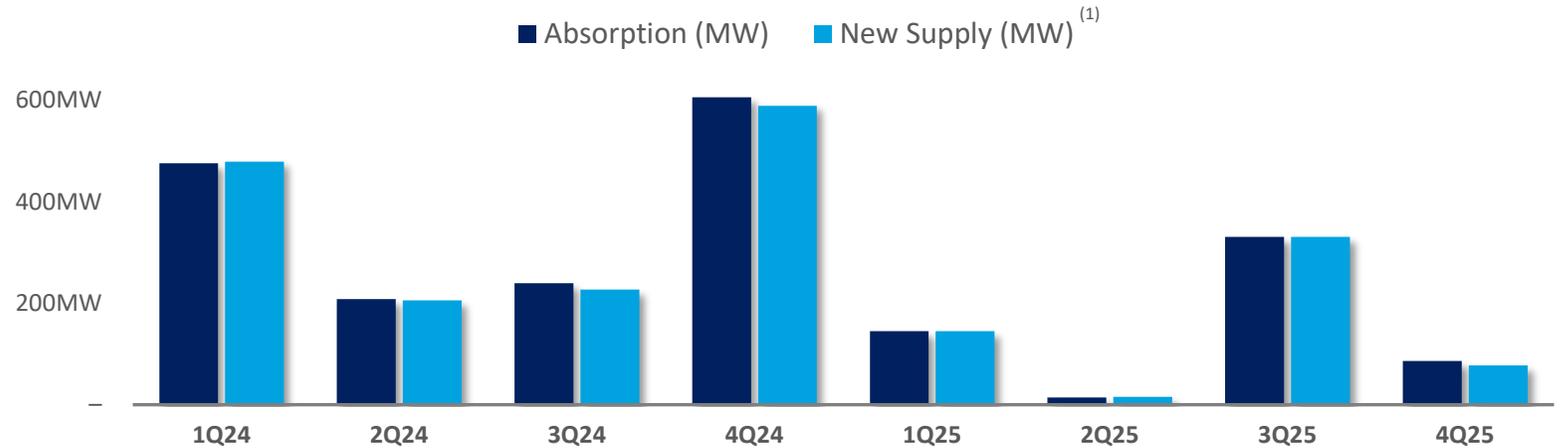
- Amazon has acquired the 270-acre Devlin Technology Park site in Prince William County, Virginia, for a record-breaking \$700M from Stanley Martin Homes, equating to about \$3.7M per acre
- Silver District Capital sold 92 acres of land in Leesburg, Virginia, for a record-breaking \$152M, or \$1.65M per acre, to an undisclosed buyer
- Land disturbance and construction on the Prince William Digital Gateway project was halted. This underscores escalating regulatory hurdles in Northern Virginia's data center hotspot, potentially delaying AI infrastructure growth

Source: datacenterHawk as of December 2025.

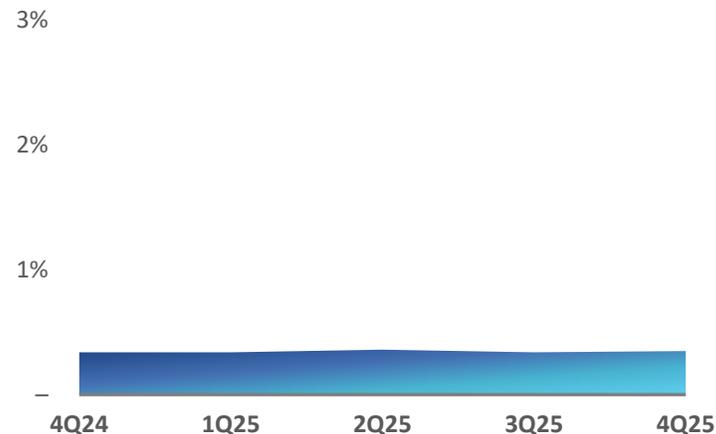
1) Calculated based on the change in commissioned power quarter over quarter.

2) Wholesale pricing represents deals with a deployment size from 250kW to 4MW and hyperscale pricing represents deals greater than 4MW.

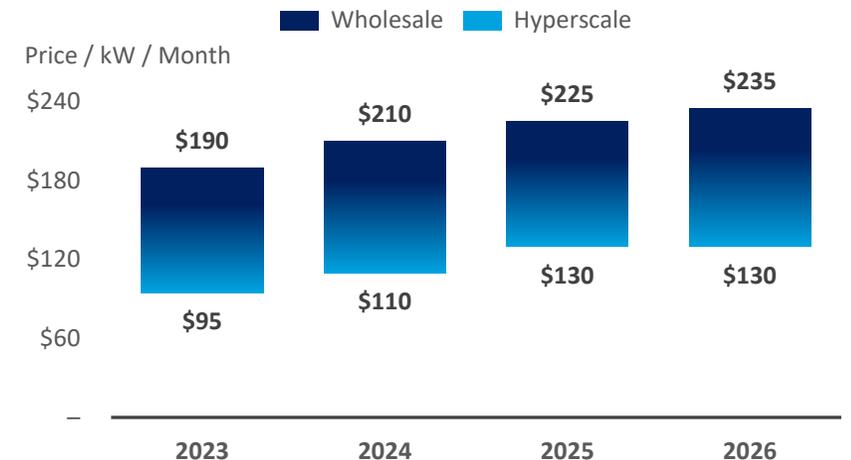
ABSORPTION AND SUPPLY



VACANCY (%)



PRICING⁽²⁾



NORTHERN CALIFORNIA

KEY DEVELOPMENTS

PG&E's \$73 Billion Grid Investment Unlocks Northern California's Constrained Development Pipeline

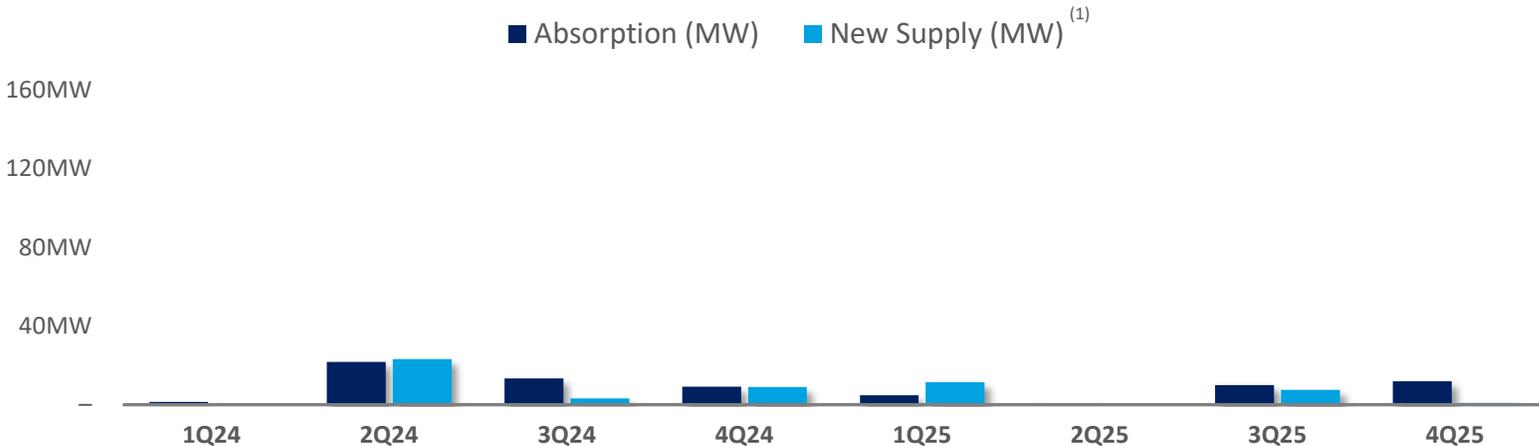
PG&E's \$73 billion infrastructure spending plan, extending through 2030, plans to enable up to 10 GW of new capacity development across its territory. The utility investment, all of which targets grid upgrades to accommodate surging data center demand, represents a strategic response to years of development bottlenecks that have limited expansion despite consistent enterprise and cloud provider interest in the Silicon Valley region. The market's 795 MW planned pipeline may now advance with greater certainty around power delivery timelines. Developers have historically faced lengthy interconnection processes and capacity limitations that made Santa Clara's Silicon Valley Power territory the primary viable option for development. The PG&E commitment addresses these infrastructure gaps by expanding transmission capacity across multiple cities south of San Francisco, extending development opportunities beyond the concentrated Santa Clara corridor.

For operators, this infrastructure investment signals the opening of previously constrained submarkets and reduces dependence on Silicon Valley Power's limited territory.

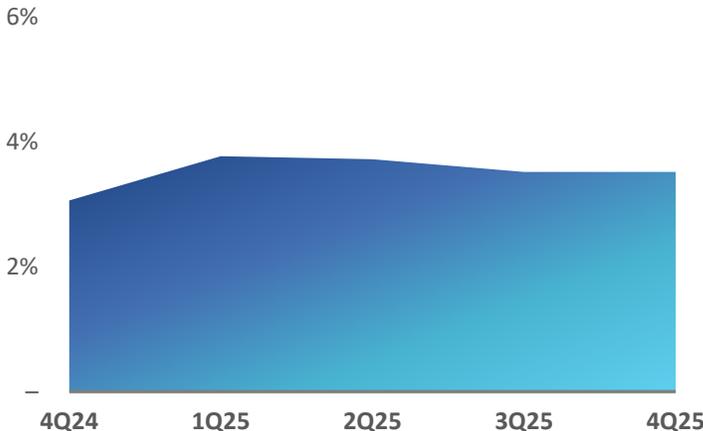
4Q 2025 Northern California Market Activity:

- 400MW Prologis data center campus chosen as preferred project on city-owned land in San Jose
- Goodman Group announces plans to develop a 97.3 MW data center campus in Silicon Valley
- Amazon Data Services secures approval to build a new data center campus on a 56-acre site
- Lambda and ECL have deployed the first hydrogen-powered NVIDIA GB300 NVL72 systems at ECL's Mountain View, California facility

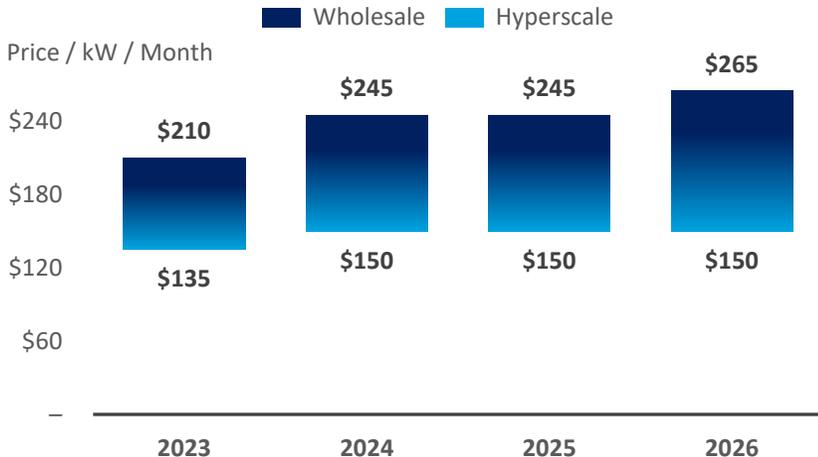
ABSORPTION AND SUPPLY



VACANCY (%)



PRICING⁽²⁾



Source: datacenterHawk as of December 2025.

1) Calculated based on the change in commissioned power quarter over quarter.
 2) Wholesale pricing represents deals with a deployment size from 250kW to 4MW and hyperscale pricing represents deals greater than 4MW.

LOS ANGELES

KEY DEVELOPMENTS

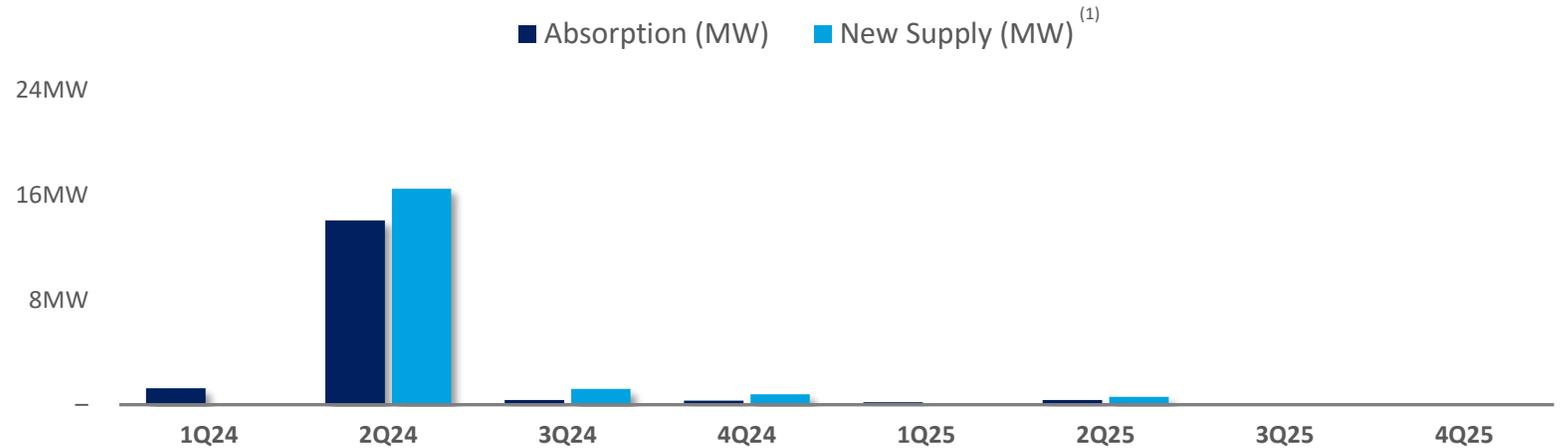
Los Angeles Development Shifts to Suburban Markets as City Constraints Drive Geographic Expansion

Data center development in Los Angeles is increasingly shifting to suburban areas, as limited power, scarce land, and lengthy permitting processes restrict growth within the city. This trend continued in Q4 2025, with Digital Realty purchasing 5.4 acres in Vernon for \$48.8 million. Goodman Group broke ground on their development earlier in the year, and DigiCo REIT is advancing plans for a campus in Monterey Park. The development pipeline now reflects a clear move away from downtown and central Los Angeles. Developers are targeting sites in Vernon, Monterey Park, and other nearby municipalities that offer reliable power and more predictable approval processes. While development has historically concentrated within the city to serve the entertainment sector and downtown financial district, most new projects now occur in peripheral markets that balance proximity to demand centers with operational feasibility. This shift represents a strategic recalibration, with operators prioritizing deliverable capacity over urban location premiums. Los Angeles demonstrates how even major metropolitan markets adjust development geography when infrastructure constraints outweigh location advantages, creating suburban corridors that support scalable growth.

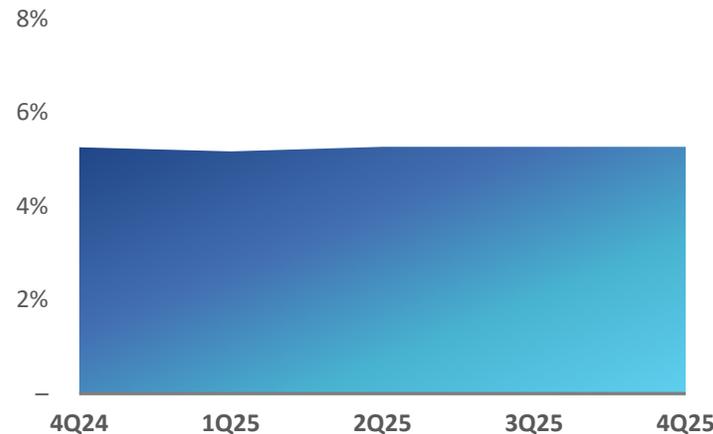
4Q 2025 Los Angeles Market Activity:

- Digital Realty purchases a 5.4-acre site in Vernon

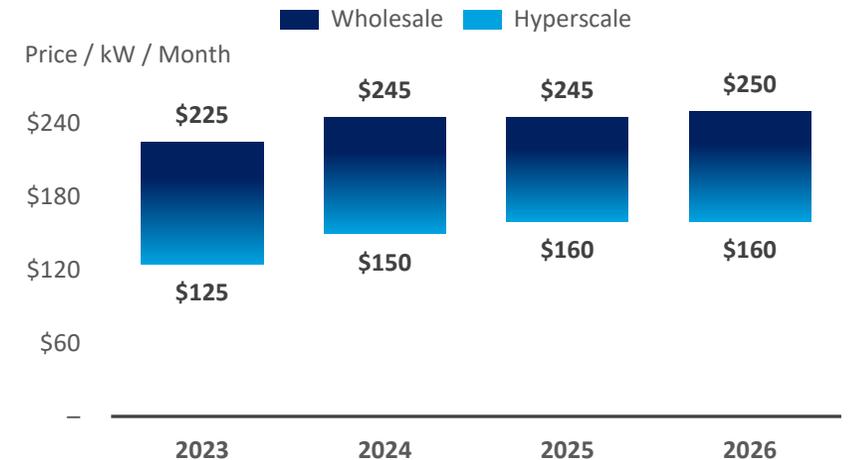
ABSORPTION AND SUPPLY



VACANCY (%)



PRICING⁽²⁾



Source: datacenterHawk as of December 2025.

1) Calculated based on the change in commissioned power quarter over quarter.

2) Wholesale pricing represents deals with a deployment size from 250kW to 4MW and hyperscale pricing represents deals greater than 4MW.

TORONTO

KEY DEVELOPMENTS

Ontario Bill 40 Introduces Grid Connection Screening That Could Reshape Toronto Data Center Development

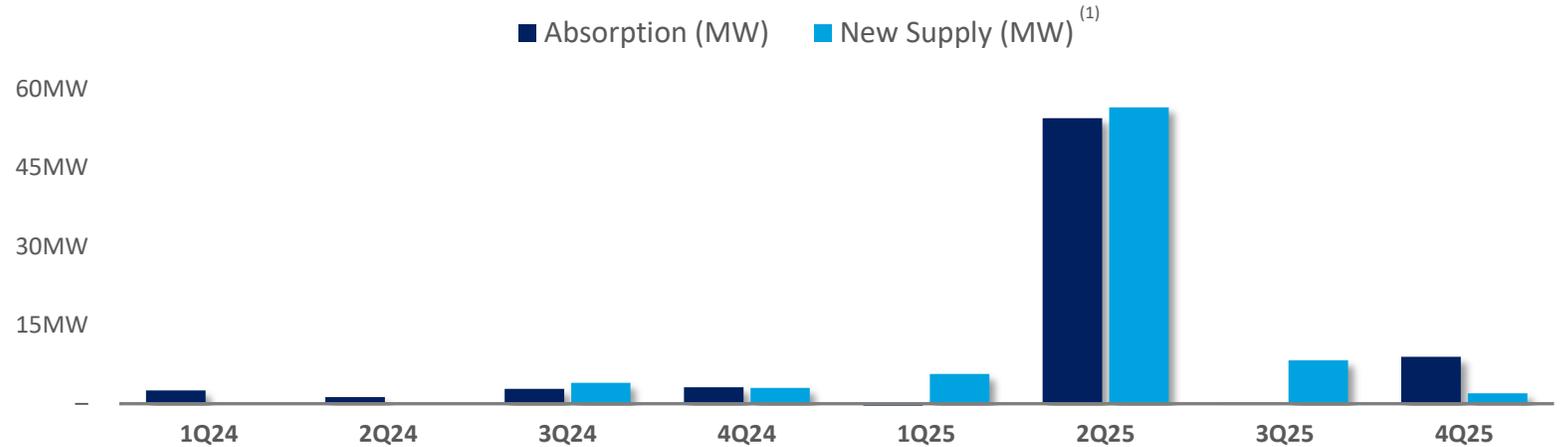
Ontario's proposed Bill 40 legislation will fundamentally alter how large data centers access grid connections by requiring ministerial approval for projects above certain MW thresholds, creating new barriers based on size, location, and economic value assessments. The legislation establishes a three-tier screening process evaluating MW capacity, geographic placement in constrained versus surplus grid areas, and strategic economic contribution to the province. As a result, Toronto's balanced 7% vacancy rate may tighten as developers accelerate pre-approval activities for planned projects. Operators are adapting to the regulatory shift by prioritizing sites in grid surplus areas and strengthening economic impact proposals, particularly for AI and cloud infrastructure that demonstrates higher strategic value. While Toronto has historically attracted development through proximity to financial districts and enterprise customers, future growth will increasingly depend on navigating ministerial approval processes and demonstrating alignment with provincial energy priorities.

The screening framework signals Ontario's intent to manage data center growth strategically rather than reactively. For the broader Canadian market, Bill 40 establishes a regulatory model that other provinces may adopt as data center demand intensifies, making early regulatory compliance and site selection increasingly critical for competitive positioning.

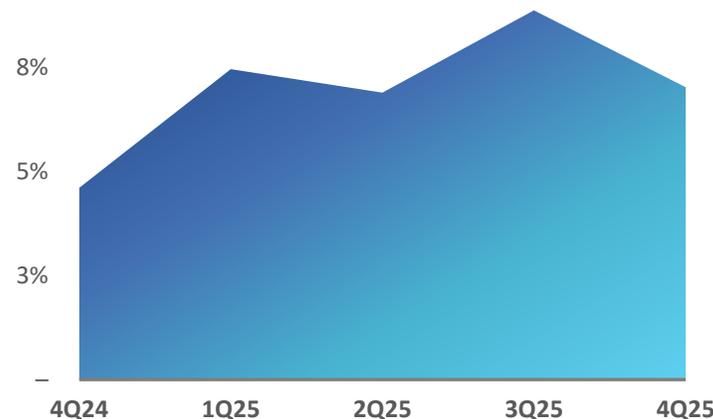
4Q 2025 Toronto Market Activity:

- Microsoft commits to investing greater than \$7.5 billion CAD in Canada
- Rogers Communications sells portfolio of 9 data centers to InfraRed Capital Partners and creates entity Qu Data Centres
- Beeches Development Inc. proposes 7-story, 87k SF data center

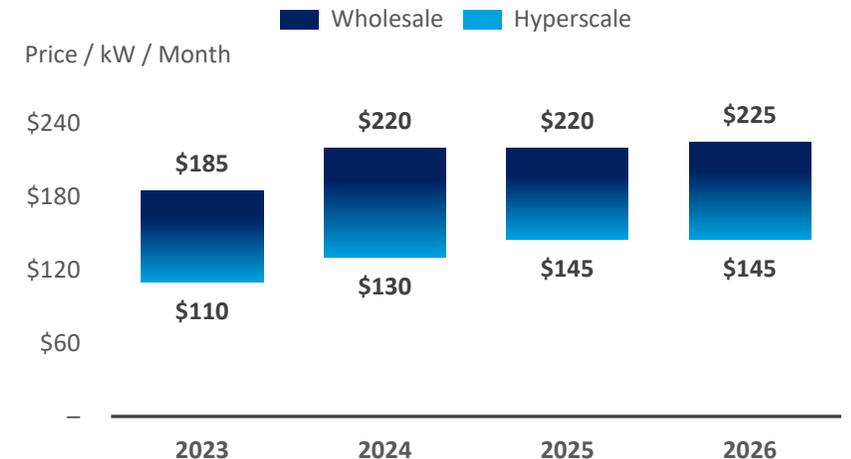
ABSORPTION AND SUPPLY



VACANCY (%)



PRICING⁽²⁾



Source: datacenterHawk as of December 2025.

1) Calculated based on the change in commissioned power quarter over quarter.

2) Wholesale pricing represents deals with a deployment size from 250kW to 4MW and hyperscale pricing represents deals greater than 4MW.

FRANKFURT

KEY DEVELOPMENTS

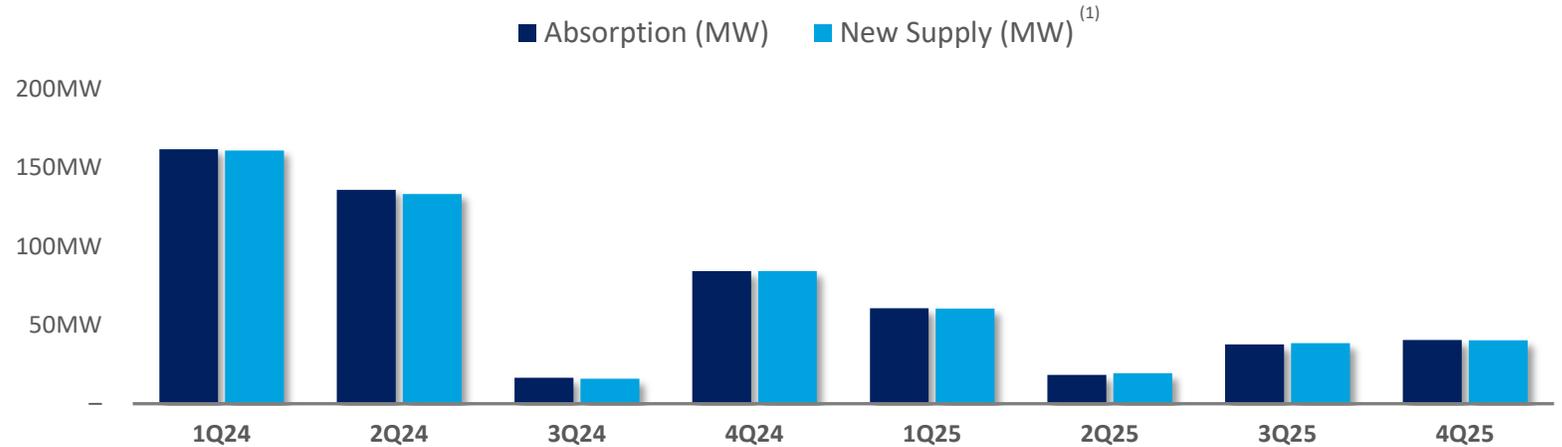
Frankfurt Hyperscale Investments Accelerate Campus Development Beyond Traditional Data Center Zones

Frankfurt's hyperscale expansion is driving large-scale campus development into new geographic areas as multi-billion-euro commitments reshape the market's development footprint. Google's €6.37 billion investment over three years includes a new site in Dietzenbach, while AWS committed €1 billion specifically to the Hesse region, both targeting AI and cloud infrastructure expansion. As a result, the market maintains its position as Europe's fastest-growing data center hub with vacancy remaining below 0.5%. Developers are responding to hyperscaler demand for larger footprints by securing sites beyond Frankfurt's established core areas, establishing new development corridors that can accommodate modern AI workloads. While hyperscale activity has historically concentrated within Frankfurt's immediate metropolitan boundaries, the current wave of investments is across the broader Rhine-Main region. This geographic diversification indicates Frankfurt's evolution from a concentrated financial data center market to a distributed cloud infrastructure region. The sustained hyperscale commitments position Frankfurt to capture increasing European demand for AI-ready infrastructure while addressing land constraints that have historically limited large campus development.

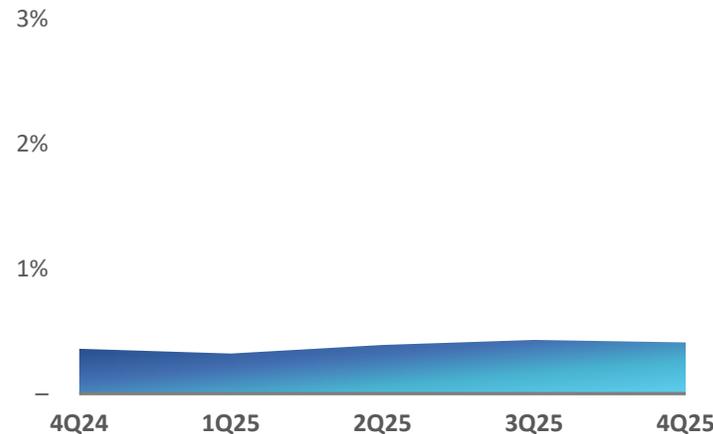
4Q 2025 Frankfurt Market Activity:

- Goodman and Canada Pension Plan Investment Board formed a 50/50 European data center development partnership valued at €8 billion. The venture includes an initial €2.2 billion commitment to develop a portfolio of projects across Frankfurt, Amsterdam, and Paris
- Digital Realty has begun construction on FRA20, the next data center at its expanding Digital Park Fechenheim campus in Frankfurt
- Google announced a €5.5 billion investment to expand its data center and office footprint in Germany

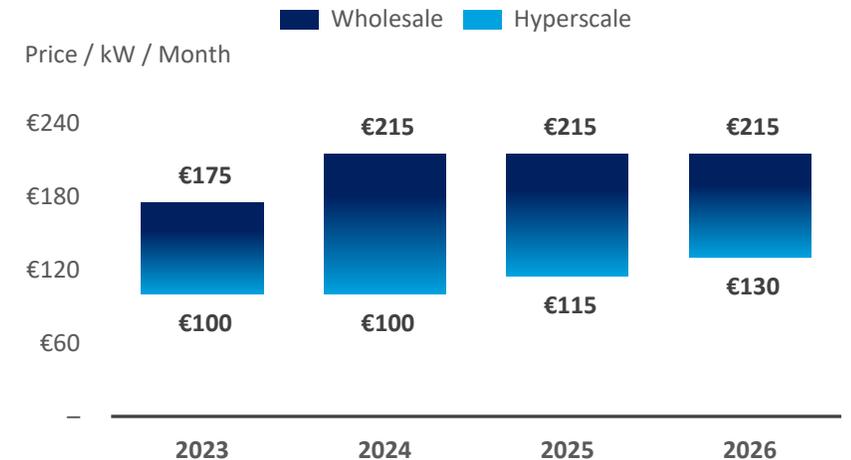
ABSORPTION AND SUPPLY



VACANCY (%)



PRICING⁽²⁾



Source: datacenterHawk as of December 2025.

1) Calculated based on the change in commissioned power quarter over quarter.

2) Wholesale pricing represents deals with a deployment size from 250kW to 4MW and hyperscale pricing represents deals greater than 4MW.

OSAKA

KEY DEVELOPMENTS

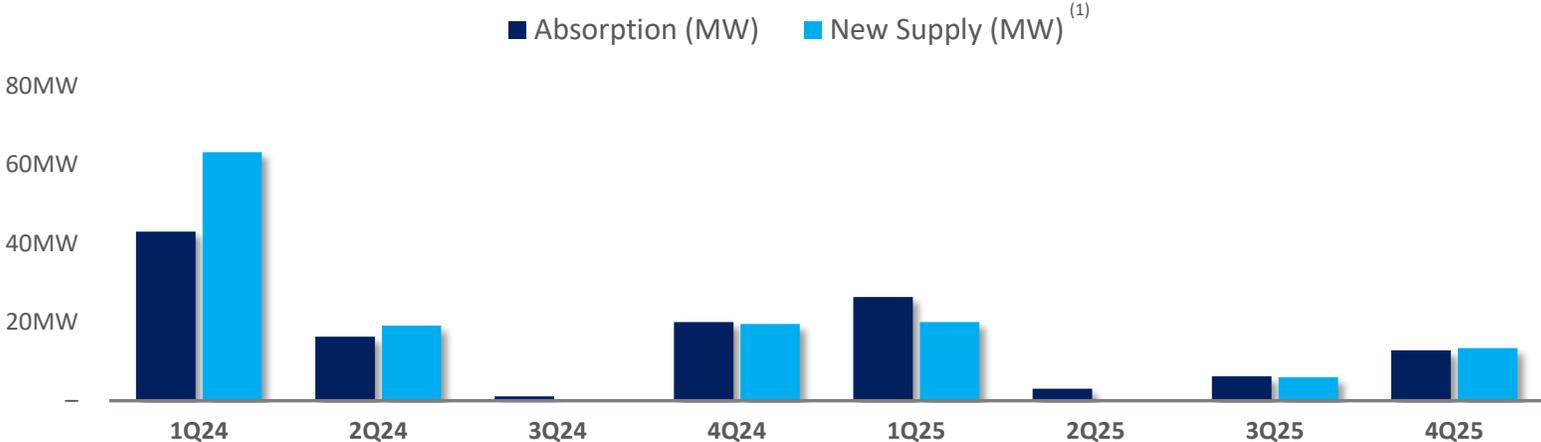
Hyperscale Campus Announcements Confirm Market's Evolution as Regional Infrastructure Anchor

Osaka's expansion momentum continues with multiple large-scale campus announcements confirming sustained confidence from both hyperscale operators and developers. Recent project announcements ranging from 100 MW to 130 MW demonstrate Osaka's definitive transition from incremental capacity additions toward hyperscale campus development structured for phased delivery. This approach allows operators to align capital deployment with demand realization while preserving long-term expansion optionality on secured sites. Project timelines extending through the next decade, particularly for large joint venture-led campuses, indicate developers are underwriting long-term structural demand from cloud, AI, and digital services rather than near-term enterprise absorption cycles. This multi-year planning horizon reinforces investor confidence in Japan's data center fundamentals and fortifies Osaka's role as a critical node in the country's digital infrastructure strategy, providing geographic diversity from Tokyo while offering more favorable development conditions for large campus deployments.

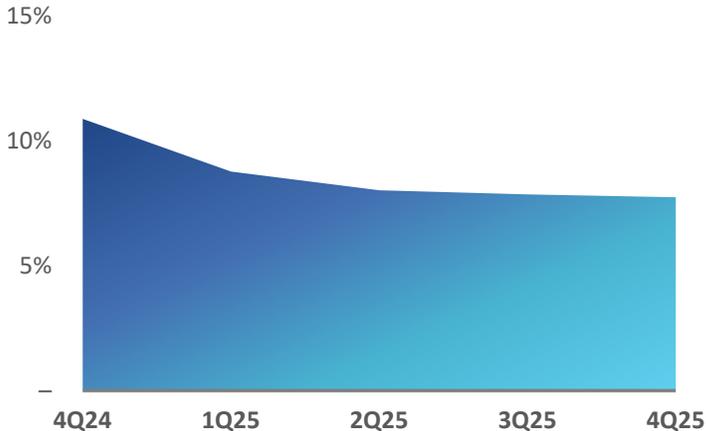
4Q 2025 Osaka Market Activity:

- SC Zeus Data Centers Breaks Ground on First Japan Data Center
- Colt DCS and ESR to Develop 130MW Hyperscale Data Center Campus in Osaka
- AirTrunk Expands Japan Footprint with New Osaka Data Center Campus

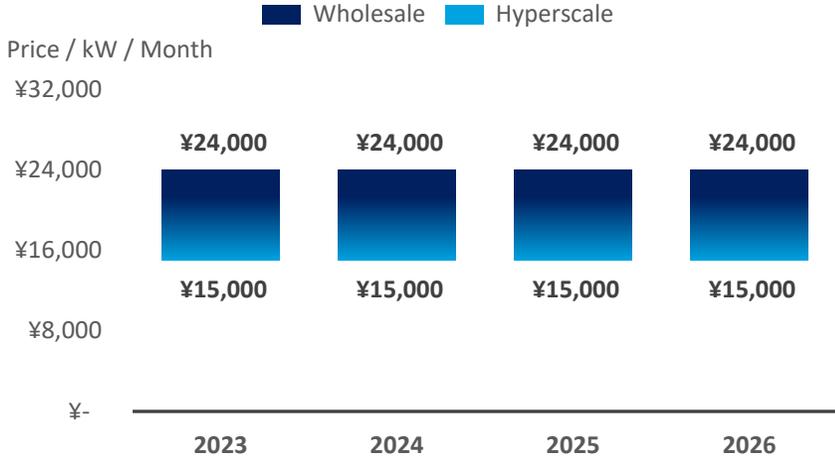
ABSORPTION AND SUPPLY



VACANCY (%)



PRICING⁽²⁾



Source: datacenterHawk as of December 2025.

1) Calculated based on the change in commissioned power quarter over quarter.
 2) Wholesale pricing represents deals with a deployment size from 250kW to 4MW and hyperscale pricing represents deals greater than 4MW.

SECTION 5

APPENDIX

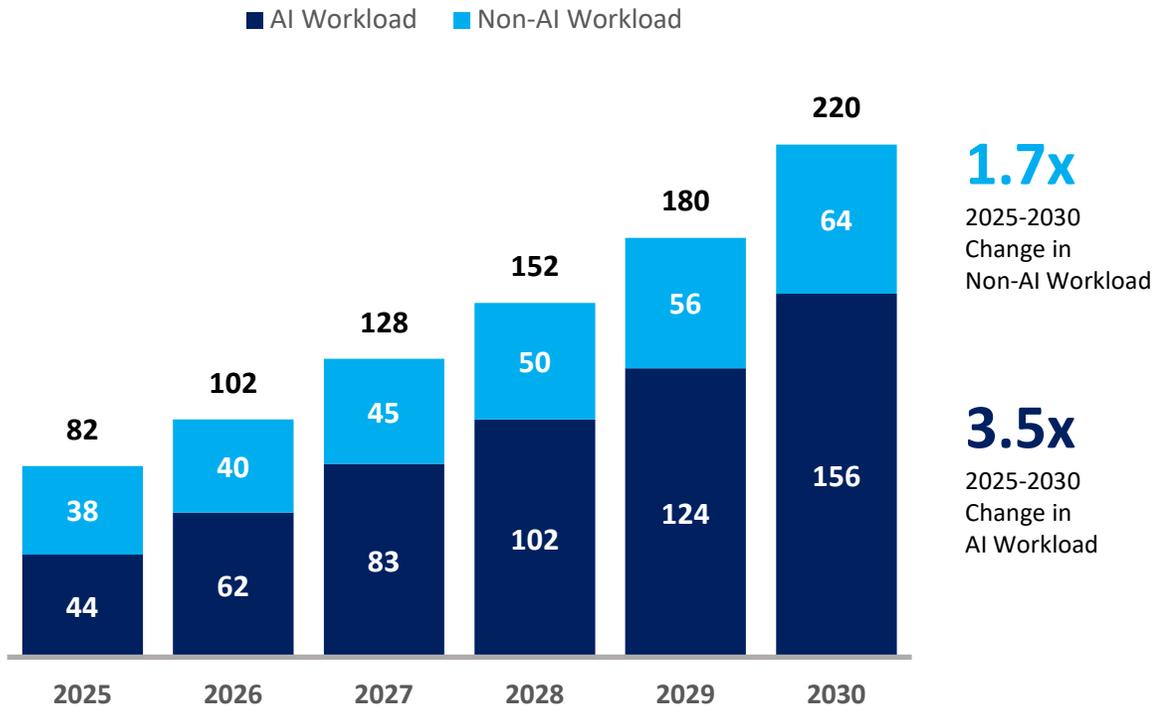
ADDITIONAL INFORMATION

AI AUGMENTING DIGITAL TRANSFORMATION DEMAND

Exponentially Growing Demand Is Expected to Continue with Inference Becoming the Dominant AI Requirement by 2027

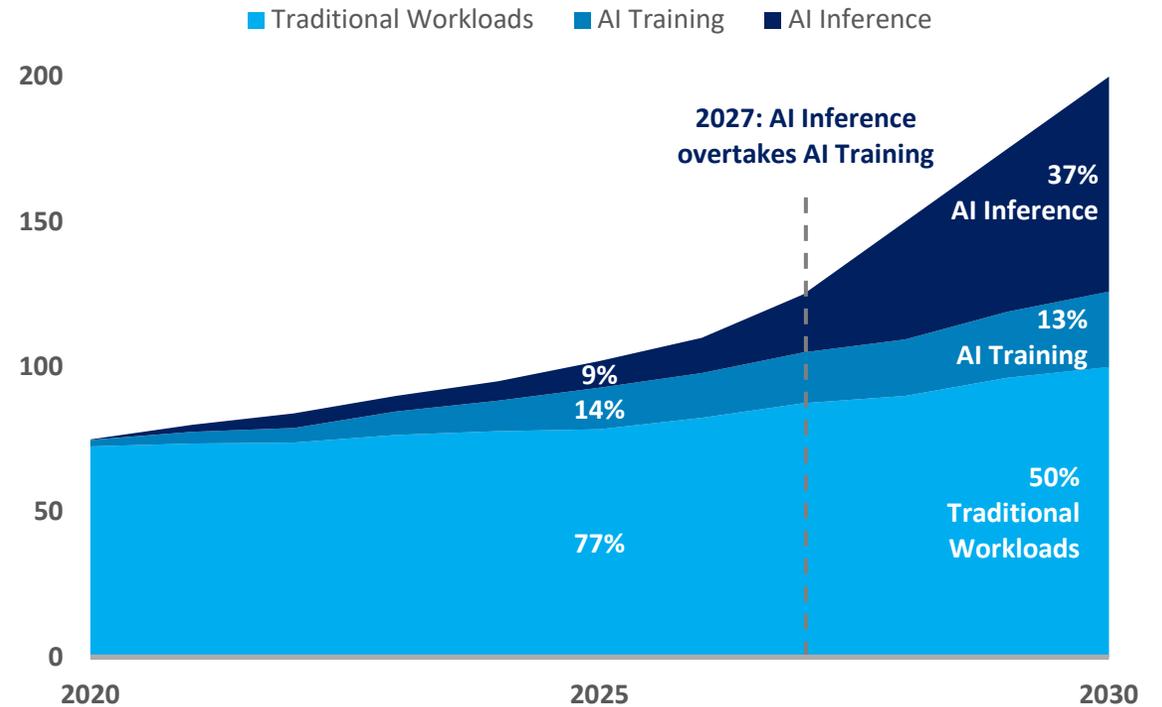
Estimated Global Data Centre Capacity Demand (GW)

- Both AI and non-AI workloads will be key drivers of global data center capacity demand growth through 2030
- 1.7x growth expected in Non-AI workloads and 3.5x growth in AI workloads through 2030



Total Global Data Centre Workloads (GW)

- A significant shift is anticipated by 2027, when inference workloads could overtake training as the dominant AI requirement
- Latency-sensitive global platform well positioned to capture AI inference growth



EXPANSION IN ATTRACTIVE CORE DATA CENTRE MARKET

INTERNATIONAL EXPANSION INTO APAC

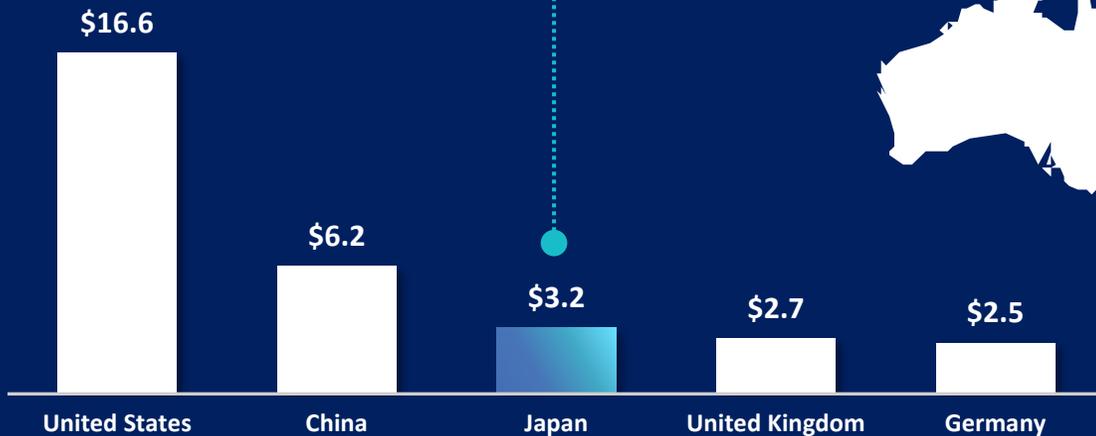
JAPAN

- Fourth-largest country in the world by GDP, serves as a key connectivity hub for internet traffic to and from North America
- Serves as initial landing point for multiple submarine cables connecting Americas to APAC region before branching out across Asia
- Benefits from high barriers to entry given high build costs, labour shortages and long lead-times for power infrastructure development



Top 5 Global Data Centre Countries⁽¹⁾

2025 Total Data Centre Revenue (in US\$ Billions)



Source: Synergy Research.
1) Synergy Research as at 2026.

GROWING APAC DATA CENTRE MARKET

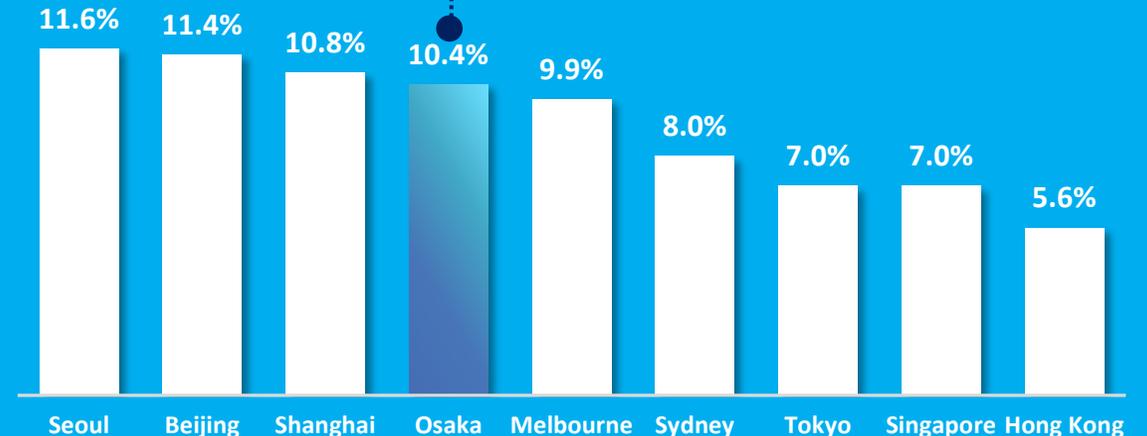
OSAKA

- One of the fastest growing data centre markets in the Asia Pacific region
- Serves as critical availability zone for public cloud providers serving Japan



Top 5 APAC Data Centre Markets⁽¹⁾

Total Data Centre Revenue (2025 to 2029 CAGR)



CONNECTED DATA CENTRE CAMPUS IN CORE MARKET

AOIWASAKA
粟生岩阪

KIX12

- Third data centre built on Osaka campus
- Completed in 2021
- Digital Core REIT owns 20% 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

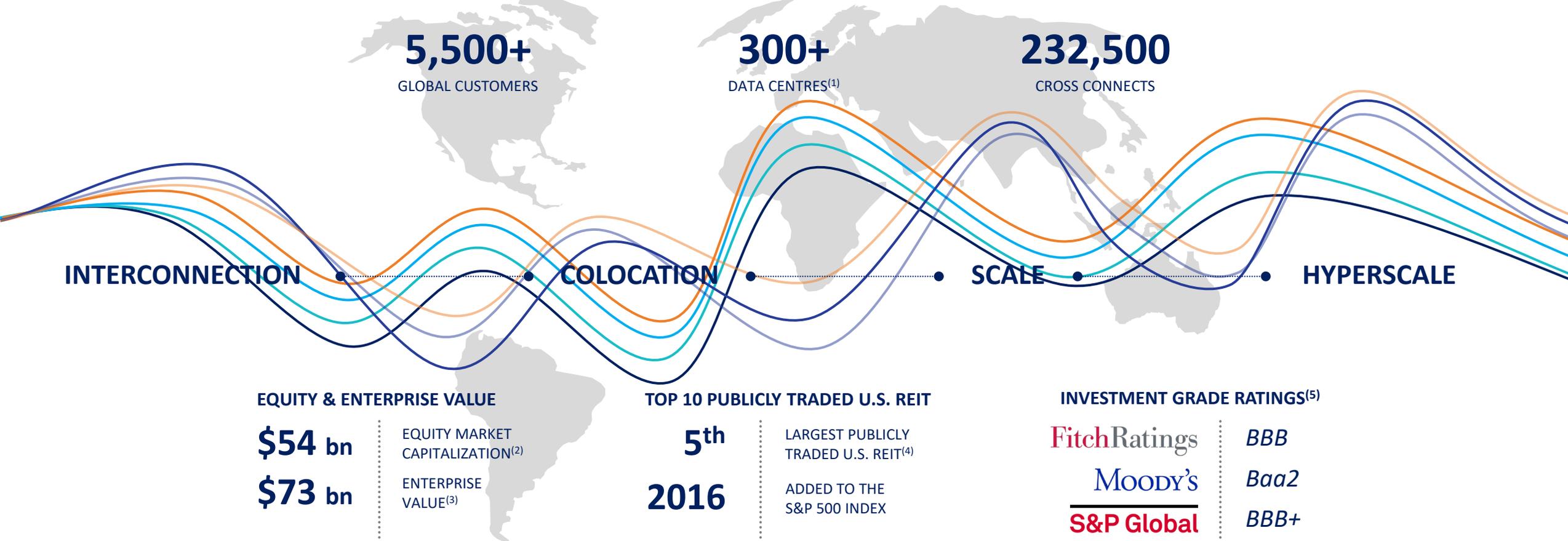
KIX10

- First data centre built on Osaka campus
- Completed in 2017

マディック北大阪

やまぶき低
Water treatm

Leading **GLOBAL** data centre provider dedicated to the full customer spectrum from **ENTERPRISE** colocation to **HYPERSCALE**



Source: Company data from balance sheet data as of December 31, 2025.

Note: Figures include Digital Core REIT's portfolio.

1) Includes data centres held as investments in unconsolidated joint ventures.

2) As of December 31, 2025.

3) Total enterprise value calculated as the market value of common equity as of December 31, 2025 plus liquidation value of preferred equity and total debt at balance sheet carrying value as of December 31, 2025.

4) U.S. REITs within the RMZ. Ranked by market cap as of December 31, 2025. Source: Bloomberg.

5) These credit ratings may not reflect the potential impact of risks relating to the structure or trading of the Company's securities and are provided solely for informational purposes. Credit ratings are not recommendations to buy, sell or hold any security, and may be revised or withdrawn at any time by the issuing organization in its sole discretion. The Company does not undertake any obligation to maintain the ratings or to advise of any change in ratings. Each agency's rating should be evaluated independently of any other agency's rating. An explanation of the significance of the ratings may be obtained from each of the rating agencies.

BEST-IN-CLASS GLOBAL DATA CENTRE SPONSORSHIP

Industry-Leading Sponsor with Unparalleled Global Data Centre and Public Company Expertise, Experience and Track Record



Digital Core REIT is the only data centre S-REIT sponsored by a global best-in-class pure-play listed data centre owner/operator



Digital Core REIT is the exclusive S-REIT vehicle for Digital Realty

1 Data Centre Expertise

- + Largest data centre owner and operator
- + More than a decade of **99.999%** uptime
- + Full product spectrum spanning interconnection, colocation and hyperscale offerings
- + Serving **5,500+** customers

2 Public Company Track Record

- + Over **20** years on NYSE
- + **5th** largest US REIT in the MSCI US REIT Index
- + Achieved over **18%** average annual total return since IPO ⁽¹⁾

3 Organizational Depth

- + Serving **55+** markets across **30+** countries on **six** continents
- + **4,000+** full-time employees throughout global organization
- + Global teams focused on **design & construction**, data centre operations and **sales & marketing**



SPONSOR'S INTERESTS DIRECTLY ALIGNED WITH UNITHOLDERS

REIT Manager incentivized to Maximize Unitholder Value



REIT MANAGEMENT FEE

1

Base Fee Based on
Deposited Value

0.5%

p.a. of Deposited Value

2

Performance Fee Based
on Net Property Income

3.5%

p.a. of Net Property
Income ⁽¹⁾



Management fees paid in units and/or cash
at the Manager's discretion

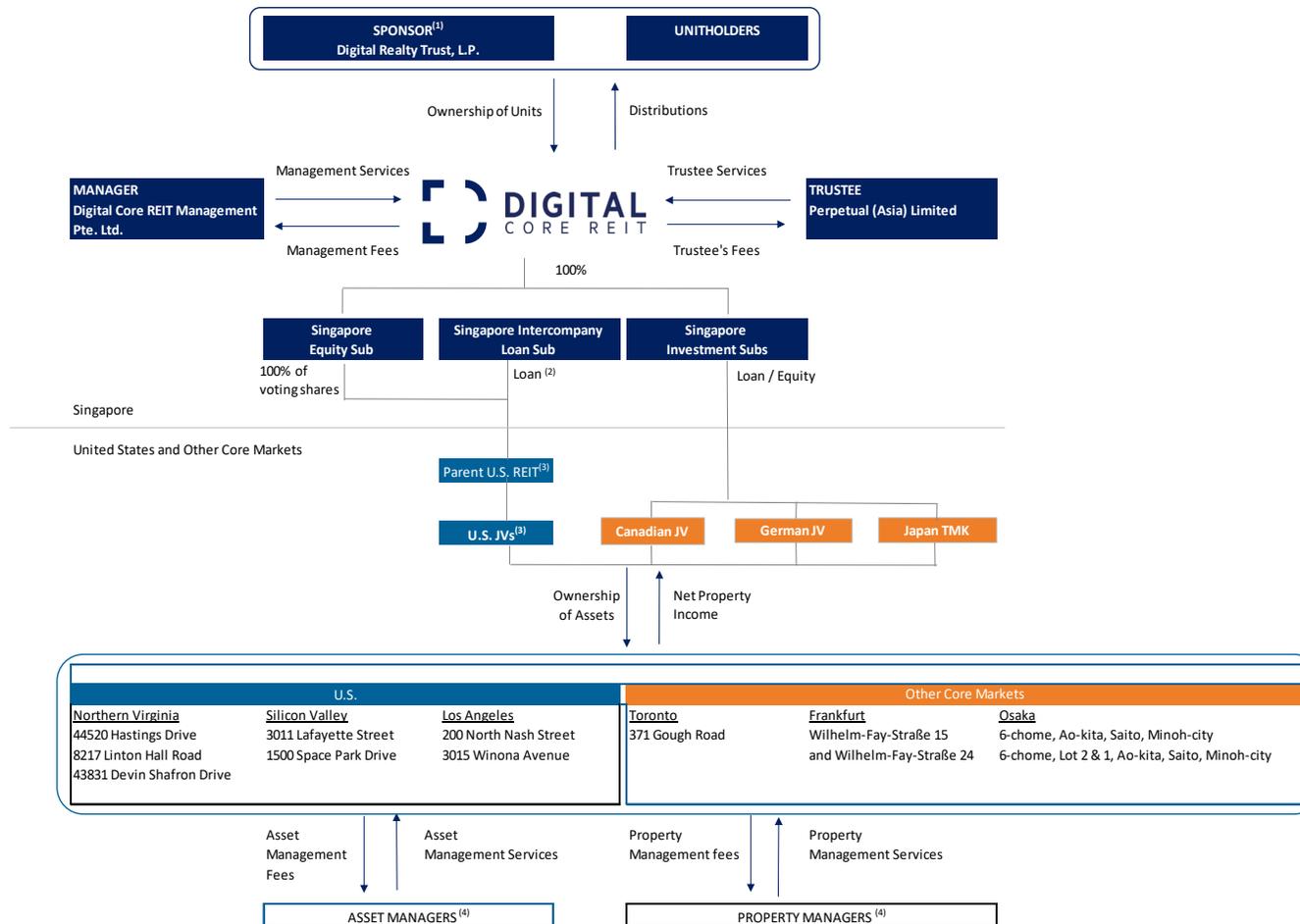
DISTRIBUTION POLICY

- + Semi-annual, in USD or SGD at option of Unitholders ⁽²⁾
- + At least 90% of annual distributable income

1) Calculated before accounting for the Performance Fee in that relevant financial year.
2) To be paid in SGD by default, unless Unitholders elect to receive in USD.

DIGITAL CORE REIT ORGANIZATIONAL STRUCTURE

Unique Opportunity to Participate in Digital Transformation Trend Alongside Leading Global Data Centre Platform



- 1) Digital Realty holds a deemed 32.2% stake in Digital Core REIT.
- 2) Principal repayments are not subject to U.S. withholding taxes. Interest payments that are finally distributed to Unitholders are not subjected to U.S. withholding taxes, assuming Unitholders qualify for portfolio interest exemption and provide appropriate tax certifications, including an appropriate IRS Form W-8.
- 3) Parent U.S. REIT holds 90% of each U.S. JV with a wholly-owned subsidiary of the Sponsor holding the other 10% of each U.S. JV.
- 4) The asset managers and the property managers are either (i) a joint venture (for the Japan TMK) or (ii) wholly-owned subsidiaries of the Sponsor.

Information as at 31 December 2025. Digital Core REIT Unitholding subject to an ownership restriction of 9.8% of total Units outstanding.

Favourable Fundamentals + Sponsor Support Create Virtuous Cycle of Accretive Investment

Leading Pipeline

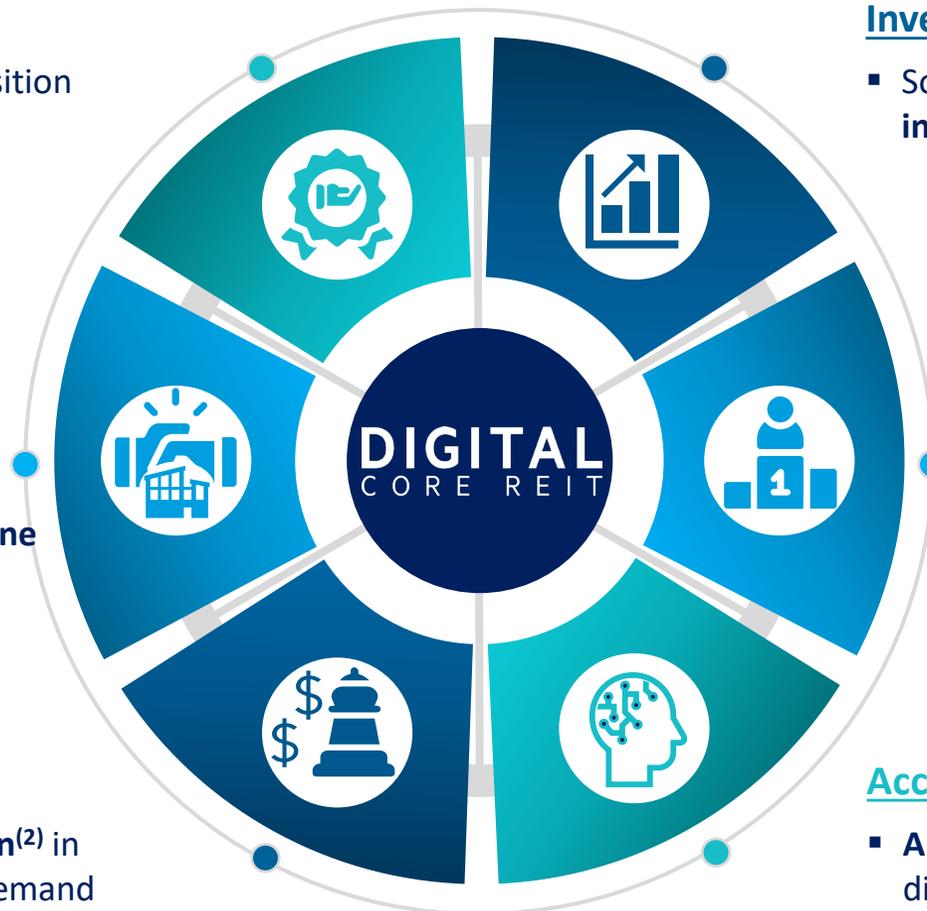
- Largest Sponsor acquisition pipeline of **US\$15+ bn**

Sponsor Funding

- Sponsor actively employing **joint venture partnerships** to fund development CapEx
- Established **~\$7 bn hyper-scale development joint venture with Blackstone**

Sponsor Spending

- Sponsor expected to spend **US\$3.6 bn⁽²⁾** in 2026 to address growing customer demand



Investing Accretively

- Sourced **accretive off-market transaction in Japan** from existing Sponsor JV partner

Enhancing Quality

- Increased # of markets from four to six, enhanced diversification and portfolio quality with **entry into Europe and Asia**
- Improved **investment grade customer concentration** from 69% to 82% ⁽¹⁾

Accelerating Demand

- **AI trends** driving acceleration in global digital infrastructure demand

1) Based on annualised rent attributable to investment-grade customers, pro forma after adjusting for the acquisition of a 20.0% interest in the Osaka data centre which closed in March 2025.

2) Based on Digital Realty's 2025 development CapEx guidance (net of JV partner contributions), excluding land acquisitions and includes Digital Realty's share of JV contributions, of US\$3.3-US\$3.8 billion as at 5 February 2026.

KEY INVESTMENT HIGHLIGHTS

Dedicated Data Centre S-REIT with Industry-Leading Pipeline Sponsored by Largest Global Owner / Operator



Digital Transformation Driving Robust Demand

Growing and emerging technology trends driving acceleration in demand for digital infrastructure globally



High-Quality, Mission-Critical Portfolio

100% freehold data centre portfolio with core assets concentrated in top markets across North America, Europe and Asia Pacific



Industry-Leading Pipeline for Growth

Sponsored by largest global data centre owner, operator, developer and acquirer, offering attractive global acquisition pipeline



Best-in-Class Global Data Centre Sponsorship

Industry-leading sponsor with unparalleled global data centre and public company expertise, experience and track record



Balance Sheet and Asset Base Positioned for Substantial Growth

Prudent capital management strategy with potential to fuel outsized growth from a relatively small starting base



Superior Growth Prospects

Unique opportunity to invest in pure-play data centre S-REIT backed by leading global sponsor primed for growth

ESG FACTORS AND TARGETS

Creating a More Sustainable Future



ENVIRONMENTAL

Managing our impact on the environment through energy and water use optimisation

MATERIAL FACTORS

Energy Management

Greenhouse Gas Emissions

Water Management

Physical Impacts of Climate Change

TARGETS (1)

- LEED Silver or equivalent standard
- Energy Star certification
- 100% renewable energy available to customers
- Expand adoption of sustainability-aligned (green) lease provisions
- Reduce Scope 1 and 2 emissions intensity by 30% per sf by 2030⁽²⁾
- Reduce water intensity per sf by 12% by 2030⁽²⁾
- ISO management certification



SOCIAL

Giving back to the communities we serve, encouraging employee involvement and engagement

MATERIAL FACTORS

Employee Engagement

Diversity and Inclusion

Occupational Health and Safety

TARGETS

- At least 10 training hours per employee annually
- Minimum 20% female representation on Board
- Ensure diversity in Board appointments
- Maintain healthy and safe work environment with zero work-related injuries, permanent disabilities, fatalities or high-consequence injuries



GOVERNANCE

Committed to embodying good governance and high ethical standards

MATERIAL FACTORS

Business Ethics

Business Model Resilience

Data Security

TARGETS

- High standards and best practices in ethical business conduct with zero incidents of fraud, corruption, bribery or non-compliance with laws and regulations
- 100% successful completion of business ethics annual attestation
- Maintain business model resilience by incorporating social, environmental and geopolitical considerations into long-term business model planning
- High standards and best practices in cybersecurity and data protection with no non-compliance with data privacy laws
- 100% successful completion of Annual Security Awareness Training

Note: For more details on Digital Core REIT's targets and performance, please refer to the Sustainability Report published on 26 March 2025.

- 1) All targets pertain to properties within the reporting scope.
- 2) Relative to 2018 baseline.



Core

Sustainable

Growth
