

REAL ESTATE EQUITY RESEARCH

DIGITAL CORE REIT

SGX: DCRU

Bloomberg: DCREIT:SP

ISIN code: SGXC50067435

Country: Singapore

Industry: Data Centres, Real Estate

19 April 2026

RECOMMENDATION: BUY

Current price: US\$0.520 (17 April)

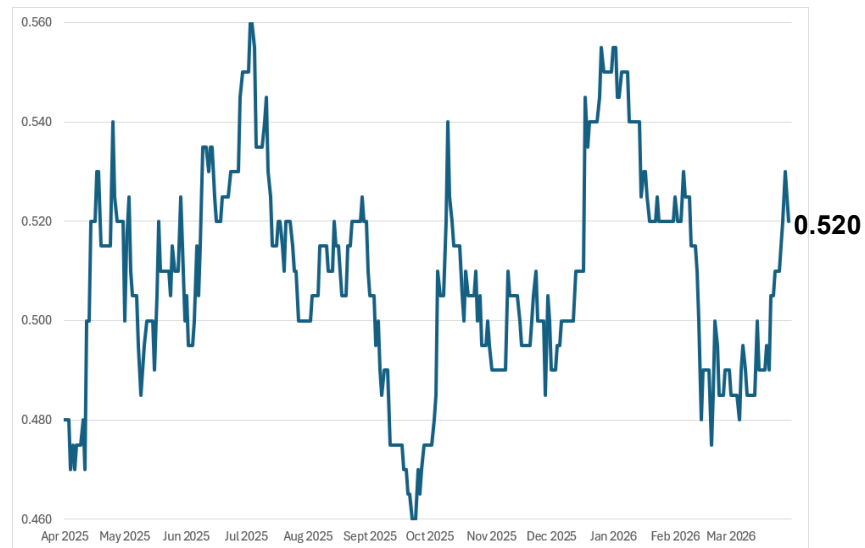
Target price: US\$0.638

Issued units: 1,296 million (8 April 2026)

Market capitalisation: US\$673.9 million

52-week range: US\$0.460 – US\$0.560

PRICE PERFORMANCE



COMPANY DESCRIPTION

Digital Core REIT ("DCREIT") is a Singapore real estate investment trust that invests in a diversified portfolio of stabilised income-producing real estate assets located globally which are primarily used for data centre purposes, as well as assets necessary to support the digital economy. DCREIT owns a portfolio of freehold facilities that support the underlying businesses of leading technology service providers. As at 31 December 2025, DCREIT's portfolio was valued at US\$1.8 billion (at share) and comprised 11 data centres located in the United States, Canada, Germany and Japan.

SUMMARY

For the six months ended 31 December 2025 (2H FY2025), revenue rose by 61.6% to US\$87.3 million in 2H FY2025 from US\$54.0 million in 2H FY2024, mainly due to the reclassification of the entity holding Frankfurt Facility ("FF") to subsidiary from associate in December 2024. Net Property Income ("NPI") rose by 35.1% to US\$42.4 million in 2H FY2025 from US\$31.4 million in 2H FY2024, amid the rise in utilities expenses (+148.6% year-on-year or "y-o-y") partially offsetting the rise in revenue. However, profit before tax fell by 80.1% to US\$55.4 million in 2H FY2025 from US\$278.2 million in 2H FY2024, amid: (1) unrealised forex loss of US\$0.3 million in 2H FY2025 vs gain of US\$6.6 million in 2H FY2024; (2) finance income falling by US\$4.6 million y-o-y from loss of interest income from advance to an associate after DCREIT acquired the additional 15.1% interest in FF in December 2024; (3) Manager's base fee rising by 109.4% y-o-y after DCREIT resumed base fee from FF in FY2025; and (4) net fair value gain in investment properties falling by US\$229.6 million y-o-y to US\$22.0 million. Accordingly, profit after tax (and attributable to Unitholders) fell by 80.4% (80.9%) to US\$47.9 million (US\$35.6 million) in 2H FY2025 from US\$244.1 million (US\$186.8 million) in 2H FY2024. We estimate that diluted Earnings Per Unit ("EPU" in U.S. cents) similarly fell by 81.2% to 2.66 in 2H FY2025 from 14.13 in 2H FY2024. Dividend Per Unit ("DPU" in U.S. cents) was 1.80 for 2H FY2025, unchanged from 1.80 for 2H FY2024.

RECOMMENDATION

DCREIT's P/E multiple of 14.6x is lower than the peer average P/E of 15.2x. Adopting a relative valuation approach, we estimate a target price of US\$0.542 if DCREIT is to trade at the peer average P/E of 15.2x. Based on DCREIT's NAV per unit of US\$0.80 as at 31 December 2025, DCREIT is currently trading at a P/B multiple of 0.65x which represents a discount of approximately 35% to NAV. In contrast, the peer average P/B of 1.19x represents a premium of approximately 19% to NAV. We estimate a target price of US\$0.955 if DCREIT is to trade at the peer average P/B of 1.19x. DCREIT's dividend yield of 6.92% seems more attractive relative to the peer average yield of 4.77%. Adopting a relative valuation approach, we estimate a target price of US\$0.754 if DCREIT is to trade at the peer average yield of 4.77%. From our analysis, DCREIT seems to be undervalued in terms of its P/E multiple, P/B multiple, and dividend yield. By averaging our estimated target prices based on P/E multiple, P/B multiple, and dividend yield, we derive a target price of US\$0.750, which implies an upside potential of 44.2% from the current unit price of US\$0.520. However, we note that DCREIT has a smaller market capitalisation than its peer companies. Shares or units of smaller firms may have lower trading volume and may thus be subject to an illiquidity discount, which could be between 20% and 30% for a private firm. As DCREIT is a publicly listed REIT, we apply a smaller illiquidity discount of 15% to reflect the risks involved in investing in DCREIT's units which may be less liquid than its peers. Thus, we derive our adjusted target price of US\$0.638, which implies an upside potential of 22.7% from the current unit price of US\$0.520. The upside potential may be supported by the potential for DPU (in U.S. cents) in FY2027 to exceed 3.96, after the new Linton Hall lease commences in December 2026. Accordingly, in view of the upside potential, a buy recommendation may be warranted. We also recognise that there are risks to our target price, such as downtime after non-renewal of expiring leases, a potential global economic slowdown from a prolonged U.S.-Israeli war against Iran, and the reduction of unitholdings by substantial unitholders in the future.

KEY FINANCIALS

Year ended 31 Dec	Revenue (US\$ million)	Earnings ⁽¹⁾ (US\$ million)	EPU ⁽²⁾ (U.S. cents)	P/E (x)	DPU (U.S. cents)	Dividend Yield (%)	NAV per unit (in US\$)	P/B (x)
2024 Actual	102.3	205.4	15.54	3.3	3.60	6.92%	0.79	0.66
2025 Actual	176.2	47.7	3.56	14.6	3.60	6.92%	0.80	0.65
2026 Forecast	173.6	38.3	2.87	18.1	3.60	6.92%	n.a.	n.a.
2027 Forecast	200.2	44.7	3.35	15.5	3.96	7.62%	n.a.	n.a.

Note: P/E, P/B and dividend yield based on the current unit price of US\$0.520; n.a. = not available.

⁽¹⁾ Profit after tax attributable to unitholders.

⁽²⁾ Diluted Earnings Per Unit (Trailing Twelve-Month).

Source: DCREIT, FPA

Contributor: Calvin Mau
(+65 6323 1788)

TABLE OF CONTENTS

INDUSTRY OUTLOOK	3
UNIT PRICE DEVELOPMENTS	6
FINANCIAL ANALYSIS	8
(I) FINANCIAL REVIEW	8
FINANCIAL PROJECTIONS	26
(I) REVENUE & NPI PROJECTIONS	26
(II) EARNINGS PROJECTION	29
VALUATION ANALYSIS	35
(I) PEER COMPARISON ANALYSIS	35
POTENTIAL CATALYSTS	38
(I) RENT REVERSION AMID LEASE RENEWAL	38
(II) HIGHER-THAN-EXPECTED RISE IN DPU FROM LINTON HALL LEASEUP	38
(III) ACCRETIVE ACQUISITION OF DATA CENTRES	38
INVESTMENT RECOMMENDATION	39
RISKS TO TARGET PRICE	40
(I) DOWNTIME AFTER NON-RENEWAL OF EXPIRING LEASES	40
(II) POTENTIAL GLOBAL ECONOMIC SLOWDOWN	40
(III) REDUCTION OF UNITHOLDINGS BY SUBSTANTIAL UNITHOLDERS	40
DISCLOSURES/DISCLAIMERS	41

INDUSTRY OUTLOOK

We discuss the outlooks of data centre markets (by data centre platform DatacenterHawk; dated December 2025) located where some of the properties of Digital Core REIT (“DCREIT”) have or are expected to have vacancies. We collate the outlooks from DCREIT’s presentation for 4Q FY2025.

According to DatacenterHawk, vacancy in the Northern Virginia market has remained at sub-1% from 4Q 2024 to 4Q 2025, while the increase in rental rates is expected to moderate in 2026, as may be seen in **Exhibit 1**.

Exhibit 1: Northern Virginia Data Centre Market (December 2025)

NORTHERN VIRGINIA

KEY DEVELOPMENTS

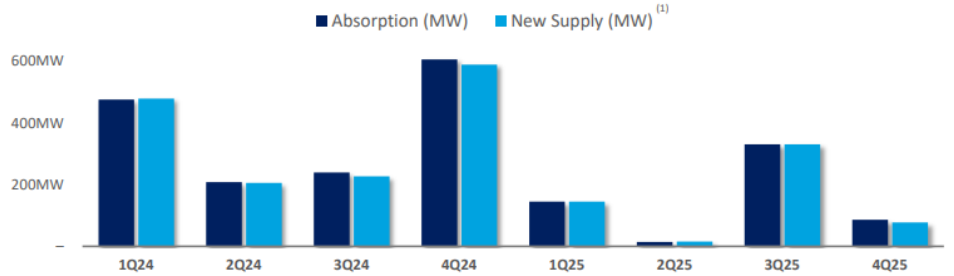
Record Land Prices Signal Infrastructure Scarcity as Northern Virginia Market Matures

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.

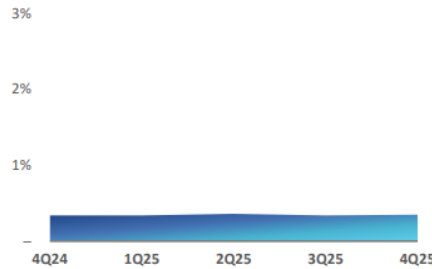
4Q 2025 Northern Virginia Development Activity:

- 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

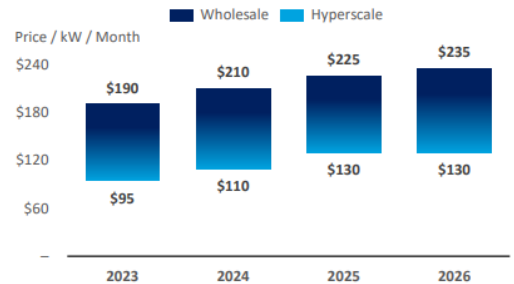
ABSORPTION AND SUPPLY



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.

Source: DatacenterHawk (cited by DCREIT)

Meanwhile, vacancy in the Los Angeles market has remained around 5% from 4Q 2024 to 4Q 2025, while the increase in rental rates is expected to show greater moderation in 2026 (as compared with the Northern Virginia market), as shown in **Exhibit 2**.

Exhibit 2: Los Angeles Data Centre Market (December 2025)

LOS ANGELES

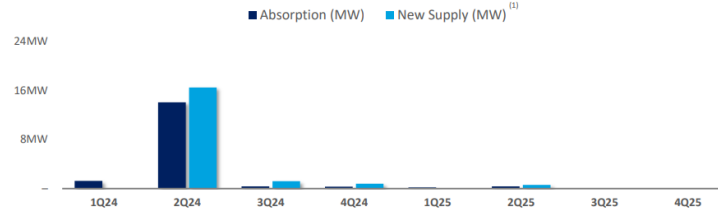
KEY DEVELOPMENTS

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

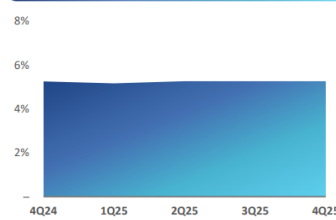
Data center development in Los Angeles is increasingly shifting to suburban areas, as limited power, scarce land, and lengthy permitting processes restrict growth within the city. This trend continued in Q4 2025, with Digital Realty purchasing 5.4 acres in Vernon for \$48.8 million. Goodman Group broke 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 and 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

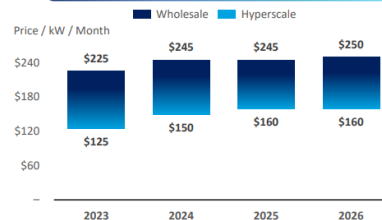
ABSORPTION AND SUPPLY



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.

Source: DatacenterHawk (cited by DCREIT)

While vacancy in the Frankfurt market has remained below 1% from 4Q 2024 to 4Q 2025, wholesale rent in 2026 may remain the same as in 2025, as shown in **Exhibit 3**.

Exhibit 3: Frankfurt Data Centre Market (December 2025)

FRANKFURT

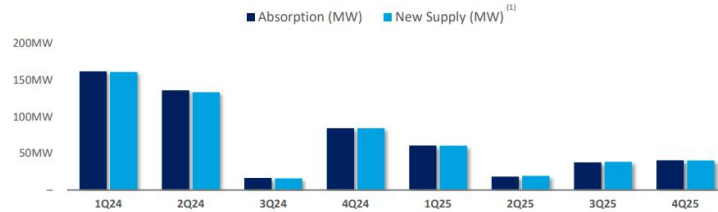
KEY DEVELOPMENTS

Frankfurt Hyperscale Investments Accelerate Campus Development Beyond Traditional Data Center Zones

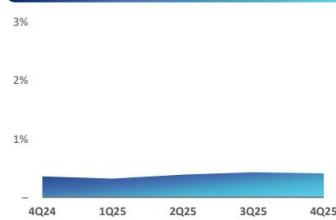
Frankfurt's hyperscale expansion is driving large-scale campus development into new geographic areas as multi-billion-euro commitments reshape the market's development footprint. Google's €6.37 billion investment over three years includes a new site in Dietzenbach, while AWS committed €1 billion specifically 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 hyperscale 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

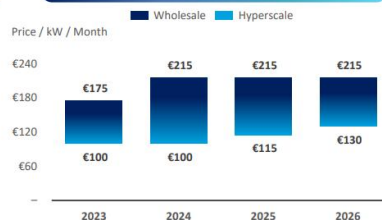
ABSORPTION AND SUPPLY



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.

Source: DatacenterHawk (cited by DCREIT)

Vacancy in the Osaka market generally fell from 4Q 2024 to 4Q 2025, but rent in 2026 is expected to remain the same as in 2025, as shown in **Exhibit 4**.

Exhibit 4: Osaka Data Centre Market (December 2025)

OSAKA

KEY DEVELOPMENTS

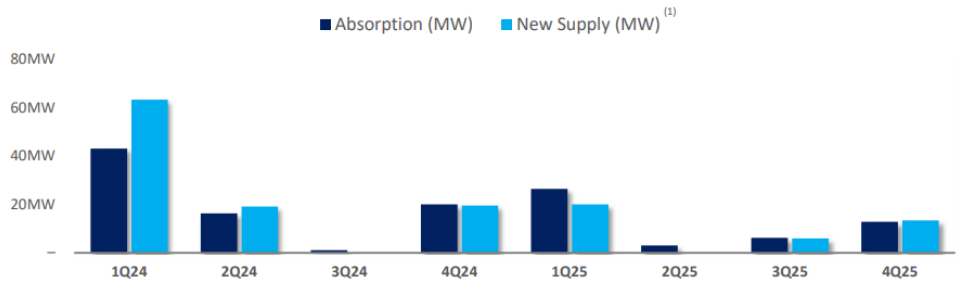
Hyperscale Campus Announcements Confirm Market's Evolution as Regional Infrastructure Anchor

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.

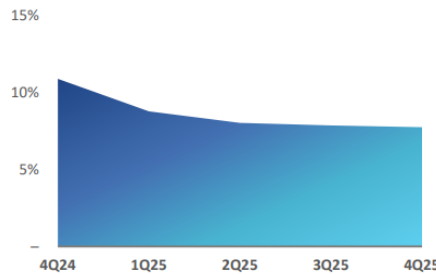
4Q 2025 Osaka Market Activity:

- 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

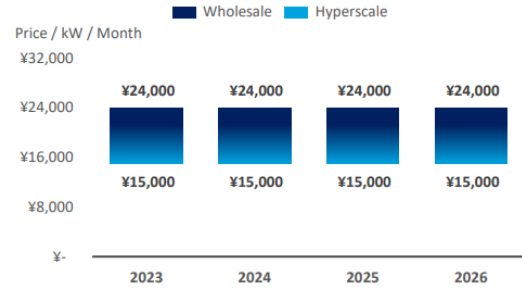
ABSORPTION AND SUPPLY



VACANCY (%)



PRICING (2)



Source: datacenterHawk as of December 2025.

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

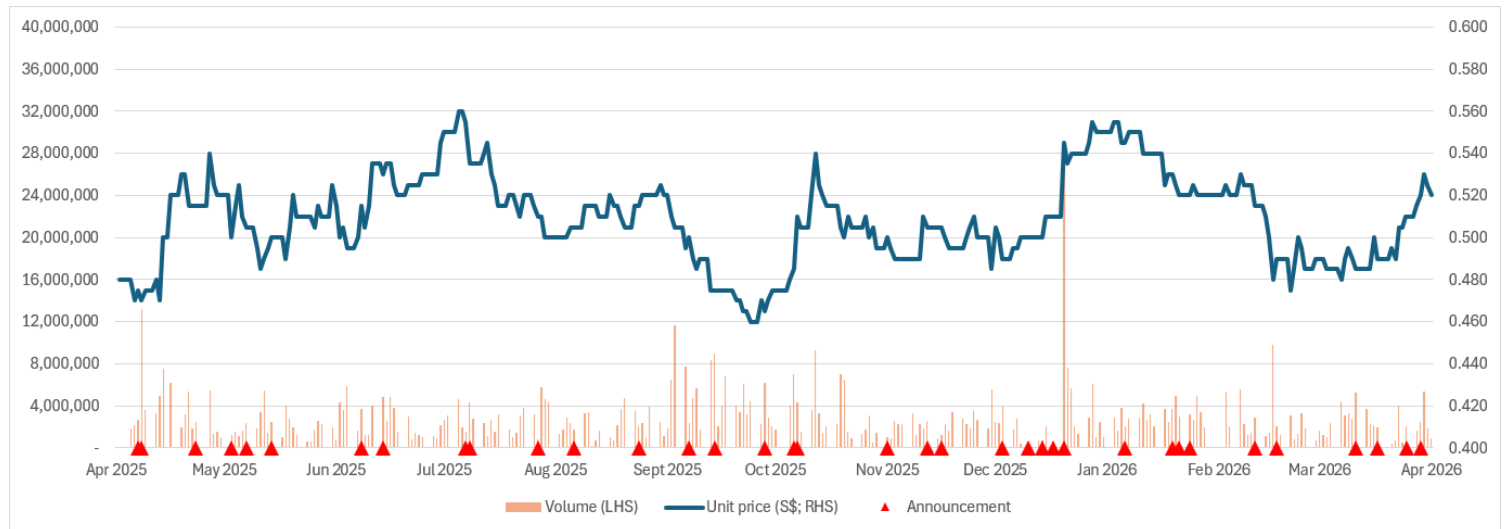
2) Wholesale pricing represents deals with a deployment size from 250kW to 4MW and hyperscale pricing represents deals greater than 4MW.

Source: DatacenterHawk (cited by DCREIT)

UNIT PRICE DEVELOPMENTS

Over the last twelve months, unit price rose by 8.3% to US\$0.520 on 17 April 2026 from US\$0.480 on 17 April 2025 (18 April 2025 was Good Friday), as shown in **Exhibit 5**.

Exhibit 5: Unit Price Performance (Last Twelve Months)



Note: Excluded unit buy-backs, change in corporate information, capital distribution, and cash dividend/distribution announcement categories from Exhibit markers.

Source: SGX (announcement dates), Yahoo! Finance (unit prices and volume), FPA

On 23 & 24 April 2025, DCREIT released its update and remarks for 1Q FY2025, respectively. Unit price rose by 5.3% to US\$0.500 on 30 April from US\$0.475 on 23 April 2025.

On 23 May 2025, DCREIT disclosed that Franklin Resources, Inc. ceased to be a substantial unitholder as its total (deemed) interest in DCREIT fell by 6,292,600 units to 4.65% (i.e., below 5.00%), amid “client termination of its investment agreement and subsequent transfer of assets.” Unit price fell to US\$0.500 on 30 May from US\$0.505 on 23 May 2025.

On 30 May 2025, DCREIT disclosed that Daiwa Securities Group Inc. ceased to be a substantial unitholder as its total (deemed) interest fell to 4.99% from 5.01%, amid disposal of 220,000 units (200,000 units at US\$0.4915 per unit + 20,000 units at US\$0.4925 per unit). Unit price rose to US\$0.510 on 6 June from US\$0.500 on 30 May 2025.

On 23 & 24 July 2025, DCREIT released its results and remarks for 1H FY2025, respectively. Net Property Income (“NPI”) rose by 52.2% year-on-year (“y-o-y”) in 1H FY2025 while Dividend Per Unit (“DPU” in U.S. cents) remained at 1.80, unchanged from 1H FY2024. Unit price fell by 4.5% to US\$0.530 on 30 July from US\$0.555 on 23 July 2025.

On 23 September 2025, DCREIT disclosed that the total (deemed) interest of substantial unitholder Cohen & Steers, Inc., fell to 8.97% from 9.05% amid its wholly-owned subsidiary, Cohen & Steers Capital Management, Inc., disposing 1,000,000 units at US\$0.510 per unit. Unit price fell by 5.0% to US\$0.475 on 30 September from US\$0.500 on 23 September 2025.

On 14 October 2025, DCREIT disclosed that the total (deemed) interest of substantial unitholder Cohen & Steers, Inc., rose to 9.091% from 8.923% amid its wholly-owned subsidiary, Cohen & Steers Capital Management, Inc., acquiring 2,189,800 units at US\$0.4625 per unit. Unit price rose by 3.2% to US\$0.480 on 21 October from US\$0.465 on 14 October 2025.

On 22 & 23 October 2025, DCREIT released its update and remarks for 3Q FY2025, respectively. Unit price rose by 8.2% to US\$0.525 on 29 October from US\$0.485 on 22 October 2025.

On 28 November 2025, DCREIT disclosed that the total (deemed) interest of substantial unitholder Cohen & Steers, Inc., fell to 8.945% from 9.146% as its wholly-owned subsidiary, Cohen & Steers Capital Management, Inc., had an “out-kind transfer” of 2,626,807 units at US\$0.49 per unit. Unit price fell to US\$0.495 on 5 December from US\$0.505 on 28 November 2025.

On 19 December 2025, DCREIT disclosed that the total (deemed) interest of substantial unitholder Cohen & Steers, Inc., rose to 9.029% from 8.916% amid its wholly-owned subsidiary, Cohen & Steers Capital Management, Inc., having acquired 1,466,600 units at US\$0.4955 per unit. Unit price rose to US\$0.500 on 26 December from US\$0.490 on 19 December 2025.

On 26 December 2025, DCREIT disclosed that the total (deemed) interest of substantial unitholder Cohen & Steers, Inc., fell to 8.896% from 9.012% amid its wholly-owned subsidiary, Cohen & Steers Capital Management, Inc., having sold 1,518,100 units at US\$0.4950 per unit. Unit price rose to US\$0.510 on 2 January 2026 from US\$0.500 on 26 December 2025.

On 2 January 2026, DCREIT requested for a trading halt. On 5 January 2026, DCREIT announced that it “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.” DCREIT added that the agreement would commence on 1 December 2026 and was “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.” Thereafter, on 5 January 2026, DCREIT requested for lifting of trading halt. Unit price rose by 6.9% to US\$0.545 on 12 January from US\$0.510 on 2 January 2026.

On 4 & 6 February 2026, DCREIT released its results and remarks for 2H FY2025, respectively. NPI rose by 35.1% y-o-y in 2H FY2025 while DPU (in U.S. cents) remained at 1.80, unchanged from 2H FY2024. Unit price fell to US\$0.520 on 11 February from US\$0.530 on 4 February 2026.

On 10 April 2026, DCREIT disclosed that the total (deemed) interest of substantial unitholder Cohen & Steers Capital Management, Inc. fell to 7.987% from 8.062% amid disposal of 971,700 units at US\$0.5060 per unit. Unit price rose to US\$0.520 on 17 April from US\$0.510 on 10 April 2026.

Subsequently, on 14 April 2026, DCREIT disclosed that the total (deemed) interest of substantial unitholder Cohen & Steers Capital Management, Inc., rose to 8.018% from 7.976% amid acquisition of 545,600 units at US\$0.51 per unit. On 16 April 2026, DCREIT also disclosed that the total (deemed) interest of substantial unitholder Cohen & Steers Capital Management, Inc., fell to 7.975% from 8.023% amid disposal of 619,100 units at US\$0.5180 per unit.

FINANCIAL ANALYSIS

(I) FINANCIAL REVIEW

Revenue:

Revenue rose by 61.6% to US\$87.3 million in 2H FY2025 (ended 31 December 2025) from US\$54.0 million in 2H FY2024, mainly due to the reclassification of the entity holding Frankfurt Facility (“FF”) to subsidiary from associate in December 2024.

DCREIT noted that the increase in rental income (+US\$22.5 million y-o-y) was “due to the additional contribution from the Frankfurt Facility post-acquisition in December 2024.” DCREIT announced in December 2024 that it acquired an additional 15.1% stake in FF (or, the entity that held FF), such that its ownership of FF rose to 65.0% from 49.9%. Accordingly, FF revenue was thereafter consolidated with that of DCREIT, as the entity that held FF became one of DCREIT’s subsidiaries.

DCREIT added, “The gross revenue from the U.S. and Canadian portfolio was flat, as higher rental and colocation income from Gough, 3015 Winona, and North Nash (“LA assets”)” (we note though that 371 Gough Road is located in Toronto, Canada), “the in-built one to three percent of rental escalations were partially offset by the decrease in revenue from Linton Hall due to the vacancy beginning July 2025.” DCREIT also noted that “the lease-up of Linton Hall” “will bring its occupancy back to 100% when the lease commences on 1 December 2026.”

DCREIT noted in its presentation for 2Q FY2025 that the annualised rent from Linton Hall was US\$9.9 million. DCREIT also noted in April 2026 that “8217 Linton Hall represented approximately 10% of annualised rent as at 31 December 2024, and the facility was vacant for the entire second half of 2025.”

In January 2026, DCREIT announced that 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.” DCREIT added, “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.”

The breakdown of revenue in 2H FY2025 vs in 2H FY2024 is shown in **Exhibit 6**.

Exhibit 6: Revenue (2H FY2025 vs 2H FY2024)

(in US\$ '000)	Actual		2H FY2025 vs 2H FY2024	
	2H FY2025	2H FY2024	Absolute Change	Change %
Rental (and colocation) income	59,434	36,906	22,528	61.0%
Utilities reimbursements	18,892	8,508	10,384	122.0%
Other recovery and operating income	8,934	8,598	336	3.9%
Gross Revenue	87,260	54,012	33,248	61.6%

Source: DCREIT, FPA

Revenue from 1H FP2022 (Financial Period from 6 December 2021 or “Listing Date” to 30 June 2022) to 2H FY2025 is shown in **Exhibit 7**.

Exhibit 7: Revenue (1H FP2022 to 2H FY2025)

(in US\$ '000)	Actual							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Rental (and colocation) income	42,213	37,256	36,399	32,669	33,497	36,906	60,416	59,434
Utilities reimbursements	8,708	8,234	6,918	6,573	6,133	8,508	17,719	18,892
Other recovery and operating income	9,136	9,403	10,070	9,962	8,632	8,598	10,757	8,934
Gross Revenue	60,057	54,893	53,387	49,204	48,262	54,012	88,892	87,260
Rental (and colocation) income as a % of revenue	70.3%	67.9%	68.2%	66.4%	69.4%	68.3%	68.0%	68.1%

Source: DCREIT, FPA

Rental income rose by 61.0% y-o-y to US\$59.4 million in 2H FY2025 from US\$36.9 million in 2H FY2024, amid the consolidation of FF revenue with that of DCREIT after December 2024.

We also note that:

- **44520 Hastings Drive:** annualised rent rose by 2.8% quarter-on-quarter (“q-o-q”) in 3Q FY2025.
- **8217 Linton Hall Road:** lease expired at the end of 2Q FY2025 and previous tenant did not renew.
- **43831 Devin Shafron Drive:** annualised rent rose by 3.0% q-o-q in 2Q FY2025.
- **3011 Lafayette Street:** annualised rent rose by 2.0% q-o-q in 1Q FY2025.
- **1500 Space Park Drive:** annualised rent rose by 2.0% q-o-q in 3Q FY2025.
- **371 Gough Road:** one of the three “LA assets”; annualised rent fell by 12.0% q-o-q in 1Q FY2025, and we estimate further q-o-q decreases in annualised rent in Canadian Dollar (“CAD”) from 2Q to 4Q FY2025; however, Weighted Average Lease Expiry (“WALE”) rose to 3.6 years at end-4Q FY2025 from 2.7 years at end-3Q FY2025, while occupancy remained at 100.0% for both periods, suggesting lease renewal(s) by existing tenant(s) which may allow for rent reversion.
- **200 North Nash Street:** one of the three “LA assets”; annualised rent rose by 6.5% q-o-q in 1Q FY2025, but fell by 8.7% q-o-q in 4Q FY2025 amid occupancy falling to 83.5% as at end-4Q FY2025 from 91.6% as at end-3Q FY2025.
- **3015 Winona Avenue:** one of the “LA assets”; q-o-q increase in annualised rent in each of 1Q to 4Q FY2025 (including +17.1% q-o-q in 1Q FY2025), amid WALE rising to 3.7 years as at end-1Q FY2025 from 3.2 years as at end-4Q FY2024 and occupancy rising to 89.2% as at end-3Q FY2025 from 70.6% as at end-4Q FY2024 (after falling from 100.0% as at end-3Q FY2024 though).
- **Frankfurt Facility:** additional 15.1% interest acquired in December 2024.
- **Digital Osaka 2:** occupancy rose to 98.3% as at end-4Q FY2025 from 94.6% as at end-4Q FY2024; however, annualised rent fell by 2.1% q-o-q in 4Q FY2025, amid Japanese Yen (“JPY”) depreciating against United States Dollar (“USD”).
- **Digital Osaka 3:** 20.0% interest acquired in March 2025 (1Q FY2025); however, annualised rent fell by 2.2% q-o-q in 3Q FY2025 and fell further by 5.2% q-o-q in 4Q FY2025, despite occupancy remaining at 100.0%, amid JPY depreciating against USD.

Q-o-q changes in the annualised rent of each of DCREIT's properties from 1Q FP2022 (Listing Date to 31 March 2022) to 4Q FY2025 are shown in **Exhibit 8**.

Exhibit 8: Quarter-on-Quarter Changes in Annualised Rent of DCREIT's Properties (1Q FP2022 to 4Q FY2025)

(in US\$ '000 unless otherwise stated)	Actual*																
	1Q FP2022	2Q FP2022	3Q FP2022	4Q FP2022	1Q FY2023	2Q FY2023	3Q FY2023	4Q FY2023	1Q FY2024	2Q FY2024	3Q FY2024	4Q FY2024	1Q FY2025	2Q FY2025	3Q FY2025	4Q FY2025	
Annualised rent:																	
44520 Hastings Drive	13,419	13,419	13,687	13,688	13,688	13,688	13,961	13,961	13,961	13,961	14,104	14,309	14,309	14,309	14,712	14,712	
8217 Linton Hall Road	9,570	9,570	9,666	9,666	9,666	9,666	9,762	9,762	9,762	9,762	9,860	9,860	9,860	9,860	-	-	
43831 Devin Shafron Drive	1,580	1,628	1,628	1,628	1,628	1,676	1,676	1,676	1,727	1,727	1,727	1,727	1,779	1,779	1,779	1,779	
3011 Lafayette Street	11,939	11,945	11,945	11,945	12,182	12,182	12,182	12,182	12,425	12,425	12,425	12,425	12,672	12,672	12,672	12,672	
1500 Space Park Drive	4,060	4,060	4,141	4,141	4,141	4,141	4,224	4,224	4,224	4,224	4,308	4,308	4,308	4,308	4,394	4,394	
2401 Walsh Avenue	4,109	4,109	4,109	4,110	4,212	4,212	4,212	4,212	-	-	-	-	-	-	-	-	
2403 Walsh Avenue	2,543	2,543	2,543	2,544	2,607	2,607	2,607	2,607	-	-	-	-	-	-	-	-	
371 Gough Road	11,972	11,950	11,682	8,459	9,697	11,806	11,716	11,680	11,468	9,449	9,316	12,688	11,163	11,565	11,295	11,337	
200 North Nash Street	2,588	2,588	2,588	2,588	2,652	2,652	2,652	2,652	2,719	2,719	2,719	2,719	5,403	5,754	5,798	5,893	5,380
3015 Winona Avenue	2,099	2,099	2,099	2,098	2,140	2,140	2,140	2,140	2,183	2,183	2,183	3,253	3,809	4,038	4,275	4,385	
Wilhelm-Fay-Straße ("Frankfurt Facility" or "FF")	-	-	-	9,861	10,177	10,362	10,273	10,507	11,060	22,655	24,109	30,551	30,841	33,039	33,469	33,521	
Digital Osaka 2	-	-	-	-	-	-	-	3,712	7,010	6,624	7,470	6,977	7,319	7,595	7,598	7,439	
Digital Osaka 3	-	-	-	-	-	-	-	-	-	-	-	-	5,363	5,561	5,436	5,154	
Portfolio Total	70,978	71,012	71,209	70,726	72,790	75,133	75,407	79,317	76,488	85,729	88,221	101,500	107,125	110,525	101,523	100,773	
Converted to respective currencies:																	
USD-to-CAD (end of period)	1.248	1.288	1.369	1.354	1.354	1.326	1.350	1.325	1.354	1.368	1.351	1.438	1.431	1.368	1.392	1.369	
USD-to-EUR (end of period)	0.898	0.953	1.027	0.937	0.919	0.918	0.945	0.906	0.926	0.933	0.896	0.960	0.923	0.853	0.853	0.937	
USD-to-JPY (end of period)	121.903	136.368	144.509	131.868	132.600	144.563	149.257	140.985	151.297	160.823	142.216	157.468	149.776	144.619	148.714	156.183	
371 Gough Road (in CAD '000; estimate)	14,940	15,386	15,992	11,456	13,132	15,653	15,817	15,472	15,529	12,924	12,590	18,250	15,977	15,820	15,723	15,520	
Wilhelm-Fay-Straße (in EUR '000; estimate)	-	-	-	9,236	9,356	9,513	9,706	9,519	10,246	21,144	21,592	29,327	28,472	28,181	28,540	31,395	
Digital Osaka 2 (in JPY million; estimate)	-	-	-	-	-	-	-	523	1,061	1,065	1,062	1,099	1,096	1,098	1,130	1,162	
Digital Osaka 3 (in JPY million; estimate)	-	-	-	-	-	-	-	-	-	-	-	-	803	804	808	805	
Quarter-on-quarter ("Q-o-q") change in annualised rent:																	
44520 Hastings Drive	-	-	2.0%	-	-	-	2.0%	-	-	-	1.0%	1.5%	-	-	2.8%	-	
8217 Linton Hall Road	-	-	1.0%	-	-	-	1.0%	-	-	-	1.0%	-	-	-	(100.0%)	n.a.	
43831 Devin Shafron Drive	-	3.0%	-	-	-	2.9%	-	-	-	3.0%	-	-	-	3.0%	-	-	
3011 Lafayette Street	-	0.1%	-	-	2.0%	-	-	-	2.0%	-	-	-	2.0%	-	-	-	
1500 Space Park Drive	-	-	2.0%	-	-	-	2.0%	-	-	-	2.0%	-	-	-	2.0%	-	
2401 Walsh Avenue	-	-	-	-	2.5%	-	-	-	(100.0%)	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	
2403 Walsh Avenue	-	-	-	-	2.5%	-	-	-	(100.0%)	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	
371 Gough Road	-	(0.2%)	(2.2%)	(27.6%)	14.6%	21.7%	(0.8%)	(0.3%)	(1.8%)	(17.6%)	(1.4%)	36.2%	(12.0%)	3.6%	(2.3%)	0.4%	
200 North Nash Street	-	-	-	-	2.5%	-	-	-	2.5%	-	-	98.7%	6.5%	0.8%	1.6%	(8.7%)	
3015 Winona Avenue	-	-	-	-	2.0%	-	-	-	2.0%	-	-	49.0%	17.1%	6.0%	5.9%	2.6%	
Wilhelm-Fay-Straße ("Frankfurt Facility" or "FF")	n.a.	n.a.	n.a.	n.a.	3.2%	1.8%	(0.9%)	2.3%	5.3%	104.8%	6.4%	26.7%	0.9%	7.1%	1.3%	0.2%	
Digital Osaka 2	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	88.8%	(5.5%)	12.8%	(6.6%)	4.9%	3.8%	-	(2.1%)	
Digital Osaka 3	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	3.7%	(2.2%)	(5.2%)	
Converted to respective currencies:																	
371 Gough Road (in CAD '000)	-	3.0%	3.9%	(28.4%)	14.6%	19.2%	1.0%	(2.2%)	0.4%	(16.8%)	(2.6%)	45.0%	(12.5%)	(1.0%)	(0.6%)	(1.3%)	
Wilhelm-Fay-Straße (in EUR '000)	n.a.	n.a.	n.a.	n.a.	1.3%	1.7%	2.0%	(1.9%)	7.6%	106.4%	2.1%	35.8%	(2.9%)	(1.0%)	1.3%	10.0%	
Digital Osaka 2 (in JPY million)	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	102.7%	0.4%	(0.3%)	3.4%	(0.2%)	0.2%	2.9%	2.8%	
Digital Osaka 3 (in JPY million)	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	0.1%	0.5%	(0.4%)	

* unless indicated as estimate. n.a. = not available (e.g., asset yet acquired and held for >1 quarter, or had already been divested). Note: Q-o-q increase or decrease in annualised rent **bolded**. Decrease in rent also in **red**. Increase in ownership, or rise in WALE which may imply lease renewal or securing of new tenant(s), shaded in grey. Annualised rent for 8217 Linton Hall indicated as nil in 4Q FY2025 given that it was not occupied in the period. Annualised rent figures are as at end of each quarter. End-period exchange rates from [Oanda.com](https://www.oanda.com). Q-o-q changes (in percentage) rounded to 1 decimal place.

Source: DCREIT, Oanda.com, FPA

Ownership, WALE, and occupancies of each of DCREIT's properties from 1Q FP2022 to 4Q FY2025 are shown in **Exhibit 9**.

Exhibit 9: Ownership, WALE, and Occupancies of DCREIT's Properties (1Q FP2022 to 4Q FY2025)

(in US\$ '000 unless otherwise stated)	Actual																
	1Q FP2022	2Q FP2022	3Q FP2022	4Q FP2022	1Q FY2023	2Q FY2023	3Q FY2023	4Q FY2023	1Q FY2024	2Q FY2024	3Q FY2024	4Q FY2024	1Q FY2025	2Q FY2025	3Q FY2025	4Q FY2025	
Ownership:																	
44520 Hastings Drive	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
8217 Linton Hall Road	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
43831 Devin Shafron Drive	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
3011 Lafayette Street	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
1500 Space Park Drive	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
2401 Walsh Avenue	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	-	-	-	-	-	-	-	-	-
2403 Walsh Avenue	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	-	-	-	-	-	-	-	-	-
371 Gough Road	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
200 North Nash Street	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
3015 Winona Avenue	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
Wilhelm-Fay-Straße ("Frankfurt Facility" or "FF")	-	-	-	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	49.9%	49.9%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%
Digital Osaka 2	-	-	-	-	-	-	-	10.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
Digital Osaka 3	-	-	-	-	-	-	-	-	-	-	-	-	20.0%	20.0%	20.0%	20.0%	20.0%
Weighted Average Lease Expires ("WALE": in years):																	
44520 Hastings Drive	3.2	2.9	2.6	2.4	2.2	1.9	1.6	1.4	1.1	0.9	0.7	8.4	8.1	7.9	7.6	7.4	7.4
8217 Linton Hall Road	3.3	3.0	2.8	2.5	2.3	2.0	1.8	1.5	1.3	1.0	0.7	0.5	0.2	-	-	-	-
43831 Devin Shafron Drive	4.1	3.8	3.6	3.3	3.1	2.8	2.6	2.3	2.1	1.8	1.6	1.3	1.1	0.8	0.6	0.3	0.3
3011 Lafayette Street	2.9	2.7	2.4	2.2	1.9	1.7	1.4	1.2	0.9	0.7	5.4	5.1	4.9	4.6	4.4	4.1	4.1
1500 Space Park Drive	12.4	12.2	11.9	11.7	11.4	11.2	10.9	10.7	10.4	10.2	9.9	9.7	9.4	9.2	8.9	8.7	8.7
2401 Walsh Avenue	10.9	10.7	10.4	10.2	9.9	9.7	9.4	9.2	-	-	-	-	-	-	-	-	-
2403 Walsh Avenue	10.9	10.7	10.4	10.2	9.9	9.7	9.4	9.2	-	-	-	-	-	-	-	-	-
371 Gough Road	4.7	4.5	4.2	2.1	1.9	1.5	1.3	1.1	0.8	0.9	3.1	3.4	3.2	3.0	2.7	3.6	3.6
200 North Nash Street	10.9	10.7	10.4	10.2	9.9	9.7	9.4	8.8	0.5	0.3	-	1.8	1.6	1.4	1.2	1.1	1.1
3015 Winona Avenue	12.8	12.6	12.3	12.1	11.8	11.6	11.3	8.8	0.5	0.3	-	3.2	3.7	3.6	3.2	3.1	3.1
Wilhelm-Fay-Straße ("Frankfurt Facility" or "FF")	-	-	-	4.2	3.9	3.7	3.4	2.7	5.6	5.8	5.5	5.3	5.1	4.9	4.6	4.4	4.4
Digital Osaka 2	-	-	-	-	-	-	-	3.9	3.6	3.4	3.2	3.5	3.4	3.1	2.9	2.7	2.7
Digital Osaka 3	-	-	-	-	-	-	-	-	-	-	-	-	7.7	7.4	7.2	6.9	6.9
Portfolio Total	5.5	5.2	5.0	4.5	4.2	3.9	3.6	2.8	2.4	2.8	3.6	4.8	4.7	4.5	4.7	4.6	4.6
Occupancies:																	
44520 Hastings Drive	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
8217 Linton Hall Road	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
43831 Devin Shafron Drive	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
3011 Lafayette Street	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
1500 Space Park Drive	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
2401 Walsh Avenue	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	-	-	-	-	-	-
2403 Walsh Avenue	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-	-	-	-	-	-	-	-	-
371 Gough Road	100.0%	100.0%	100.0%	87.1%	69.5%	67.4%	67.3%	66.9%	66.8%	65.6%	65.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
200 North Nash Street	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	86.8%	90.4%	90.4%	91.8%	83.5%	83.5%
3015 Winona Avenue	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	70.6%	79.3%	84.0%	89.2%	89.2%	89.2%
Wilhelm-Fay-Straße ("Frankfurt Facility" or "FF")	-	-	-	91.8%	92.0%	92.0%	92.0%	92.0%	92.2%	98.5%	98.5%	99.5%	99.6%	99.6%	99.4%	99.4%	99.4%
Digital Osaka 2	-	-	-	-	-	-	-	95.3%	95.3%	95.3%	95.3%	94.6%	95.7%	95.7%	96.8%	98.3%	98.3%
Digital Osaka 3	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%	100.0%	100.0%	100.0%
Portfolio Total	100.0%	100.0%	100.0%	98.2%	96.9%	96.7%	96.7%	96.6%	95.8%	96.6%	96.6%	96.6%	97.7%	98.0%	98.0%	98.0%	97.3%

Note: Increase in ownership, or rise in WALE which may imply lease renewal or securing of new tenant(s), shaded in grey.

Source: DCREIT, FPA

The annualised rent and number of location(s) of some of DCREIT's customers from 1Q FP2022 to 4Q FY2025 are shown in Exhibit 10.

Exhibit 10: Annualised Rent and Number of Location(s) of DCREIT's Customers (1Q FP2022 to 4Q FY2025)

(in US\$ '000 unless otherwise stated)	Actual																
	1Q FP2022	2Q FP2022	3Q FP2022	4Q FP2022	1Q FY2023	2Q FY2023	3Q FY2023	4Q FY2023	1Q FY2024	2Q FY2024	3Q FY2024	4Q FY2024	1Q FY2025	2Q FY2025	3Q FY2025	4Q FY2025	
Annualised rent (in US\$ '000):																	
Fortune 50 Software Company	22,990	22,990	23,353	27,657	27,722	27,787	28,124	28,675	28,943	33,189	33,876	36,133	39,546	40,459	31,209	31,027	
Global Colocation Data Centre Provider	15,399	15,399	15,480	16,003	16,282	16,302	16,376	16,388	9,126	9,126	9,210	4,308	4,308	4,308	4,394	4,394	
Social Media Platform	11,877	11,877	11,877	11,877	12,115	12,115	12,115	12,115	12,357	12,357	12,357	12,357	12,604	12,604	12,604	12,604	
Global Technology Solutions Provider	7,305	7,211	7,116	6,968	7,352	9,187	9,183	9,291	9,123	7,192	7,048	6,692	6,649	6,978	6,739	6,761	
IT Service Provider	4,565	4,639	4,467	1,391	-	-	-	-	-	-	-	-	-	-	-	-	
Global Cloud Provider	1,580	1,628	1,628	1,628	1,628	1,676	1,676	2,786	3,745	3,673	3,916	3,760	4,808	4,974	4,902	4,740	
Fortune 25 Tech Company	-	-	-	4,724	4,775	4,836	4,763	5,461	5,947	10,620	11,655	13,965	14,390	15,505	15,750	15,671	
Global Cloud Service Provider	-	-	-	-	1,676	2,303	2,259	3,230	4,026	3,898	4,128	3,882	2,505	2,695	2,686	2,591	
Listed Software Developer	-	-	-	-	-	-	-	-	944	1,592	1,643	2,667	2,598	2,722	2,756	2,777	
Next-Generation AI Computing Developer	-	-	-	-	-	-	-	-	-	-	-	3,849	3,834	3,829	3,786	3,800	
IT Service Provider	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,284	2,332	
Locations(s) (in #):																	
Fortune 50 Software Company	2	2	2	3	3	3	3	4	4	4	4	4	5	5	4	4	
Global Colocation Data Centre Provider	5	5	5	6	6	6	6	6	3	3	3	1	1	1	1	1	
Social Media Platform	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Global Technology Solutions Provider	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	
IT Service Provider	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	
Global Cloud Provider	1	1	1	1	1	1	1	2	2	2	2	2	3	3	3	3	
Fortune 25 Tech Company	-	-	-	1	1	1	1	3	3	2	2	2	2	2	2	2	
Global Cloud Service Provider	-	-	-	-	1	1	1	2	2	2	2	2	2	2	2	2	
Listed Software Developer	-	-	-	-	-	-	-	-	1	1	1	2	2	2	2	2	
Next-Generation AI Computing Developer	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	
IT Service Provider	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	4	

Source: DCREIT, FPA

Net Property Income (“NPI”):

NPI rose by 35.1% to US\$42.4 million in 2H FY2025 from US\$31.4 million in 2H FY2024, as shown in **Exhibit 11**, amid the rise in utilities expenses (+148.6% y-o-y) partially offsetting the rise in revenue (+61.6% y-o-y). DCREIT noted that property expenses rose by 98.2% y-o-y in 2H FY2025 “from the additional expenses from the consolidation of the Frankfurt Facility, higher utilities expenses, amortisation of lease commissions, as well as one-off repair and maintenance integration costs for the LA assets.”

Exhibit 11: Net Property Income (2H FY2025 vs 2H FY2024)

(in US\$ '000)	Actual		2H FY2025 vs 2H FY2024	
	2H FY2025	2H FY2024	Absolute Change	Change %
Gross Revenue	87,260	54,012	33,248	61.6%
Utilities	(23,774)	(9,563)	(14,211)	148.6%
Property taxes and insurance expenses	(3,167)	(3,256)	89	(2.7%)
Repairs and maintenance	(5,705)	(2,376)	(3,329)	140.1%
Property management fees	(1,777)	(1,047)	(730)	69.7%
Other property expenses	(10,398)	(6,367)	(4,031)	63.3%
Property expenses	(44,821)	(22,609)	(22,212)	98.2%
Net Property Income	42,439	31,403	11,036	35.1%

Source: DCREIT, FPA

After DCREIT acquired an additional 15.1% interest in the Frankfurt Facility in December 2024 (near end of 2H FY2024), we note that, as shown in **Exhibit 12**: (1) property expenses (especially utilities) rose from 2H FY2024 to 1H FY2025; (2) meanwhile, utilities reimbursements as a percentage of utilities fell to 79.5% in 2H FY2025 from 89.0% in 2H FY2024; and (3) NPI as a percentage of rental (and colocation) income also fell to 71.4% in 2H FY2025 from 85.1% in 2H FY2024.

Exhibit 12: Net Property Income (1H FP2022 to 2H FY2025)

(in US\$ '000)	Actual							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Utilities	(8,478)	(8,265)	(7,117)	(6,764)	(6,310)	(9,563)	(20,924)	(23,774)
Property taxes and insurance expenses	(3,041)	(3,960)	(3,369)	(5,713)	(3,663)	(3,256)	(4,161)	(3,167)
Repairs and maintenance	(1,694)	(2,562)	(1,678)	(1,737)	(1,466)	(2,376)	(4,634)	(5,705)
Property management fees	(1,108)	(1,061)	(1,008)	(1,036)	(973)	(1,047)	(1,628)	(1,777)
Other property expenses	(5,409)	(5,069)	(5,063)	(6,056)	(5,421)	(6,367)	(11,245)	(10,398)
Property expenses	(19,730)	(20,917)	(18,235)	(21,306)	(17,833)	(22,609)	(42,592)	(44,821)
Net Property Income (“NPI”)	40,327	33,976	35,152	27,898	30,429	31,403	46,300	42,439
Comparisons:								
Utilities reimbursements	8,708	8,234	6,918	6,573	6,133	8,508	17,719	18,892
Divide by: Utilities	8,478	8,265	7,117	6,764	6,310	9,563	20,924	23,774
Reimbursements as a % of utilities	102.7%	99.6%	97.2%	97.2%	97.2%	89.0%	84.7%	79.5%
Property taxes and insurance expenses	3,041	3,960	3,369	5,713	3,663	3,256	4,161	3,167
Property management fees	1,108	1,061	1,008	1,036	973	1,047	1,628	1,777
Selected expenses	4,149	5,021	4,377	6,749	4,636	4,303	5,789	4,944
Divide by: Other recovery and operating income	9,136	9,403	10,070	9,962	8,632	8,598	10,757	8,934
Selected expenses as a % of other recovery and operating income	45.4%	53.4%	43.5%	67.7%	53.7%	50.0%	53.8%	55.3%
NPI	40,327	33,976	35,152	27,898	30,429	31,403	46,300	42,439
Rental (and colocation) income	42,213	37,256	36,399	32,669	33,497	36,906	60,416	59,434
NPI as a % of rental (and colocation) income	95.5%	91.2%	96.6%	85.4%	90.8%	85.1%	76.6%	71.4%

Source: DCREIT, FPA

Finance income:

Finance income fell by 92.4% to US\$0.4 million in 2H FY2025 from US\$5.0 million in 2H FY2024. After DCREIT acquired an additional 15.1% interest in the Frankfurt Facility in December 2024 (near end of 2H FY2024), finance income fell to US\$0.4 million in 1H FY2025 from US\$5.0 million in 2H FY2024, as shown in **Exhibit 13**.

Exhibit 13: Finance Income (1H FP2022 to 2H FY2025)

(in US\$ '000)	Actual							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Finance income	-	121	3,112	2,994	6,132	4,975	400	377
Cash and cash equivalents at end of the period	37,787	25,241	16,998	12,101	23,323	44,115	60,718	29,863

Source: DCREIT, FPA

DCREIT noted that the y-o-y decrease in finance income in FY2025 was “primarily due to: (i) the absence of interest income from the Frankfurt Facility in FY 2025 following Digital Core REIT’s consolidation of the asset’s financials compared to FY 2024 when the site which was accounted for as an associate in the most part of the year and (ii) lower fixed deposits with banks, as 2024 included higher cash balances from placement proceeds in first half that were temporarily held in fixed deposits prior to being deployed for investment.” Finance income from FP2022 to FY2025 is shown in **Exhibit 14**.

Exhibit 14: Finance Income (FP2022 to FY2025)

(in US\$ '000 unless otherwise stated)	Actual			
	FP2022	FY2023	FY2024	FY2025
Interest income from advance to an associate	117	5,665	8,619	-
Interest income from cash and cash equivalents	4	441	2,488	777
Finance income	121	6,106	11,107	777

Effective interest on interest income:

Interest income from cash and cash equivalents	4	441	2,488	777
Cash and cash equivalents at end of the period	25,241	12,101	44,115	29,863
Effective interest on interest income	0.0%	3.6%	5.6%	2.6%

Effective Federal Funds Rate ("EFFR"; average)	1.6%	5.0%	5.1%	4.2%
--	------	------	------	------

Source: DCREIT, Federal Reserve Bank of New York, FPA

Finance expenses:

Finance expenses rose by 11.3% to US\$14.6 million in 2H FY2025 from US\$13.1 million in 2H FY2024, as shown in **Exhibit 15**, amid rising interest expense on borrowings and on shareholder loan. Interest expense on borrowings rose amid rising borrowings. Interest expense on shareholder loan rose to US\$243,000 (nearest '000) in 2H FY2024 from nil in 1H FY2024 after DCREIT acquired the additional 15.1% interest in FF in December 2024 (near end of 2H FY2024). DCREIT noted, “shareholder loan due to Sponsor was assumed as part of the acquisition of the Frankfurt Facility in 2024.”

In its AR for FY2025, DCREIT noted that the shareholder loan was “due to Digital Euro Finco L.P., a wholly-owned subsidiary of Digital Realty Trust Inc. (“Sponsor of the Group”)”. DCREIT also noted that the loan “is unsecured, on a twelve-month floating Euro Interbank Offered Rate (“EURIBOR”) plus an applicable margin and matures on 1 July 2030.”

Exhibit 15: Finance Expenses (2H FY2025 vs 2H FY2024)

(in US\$ '000)	Actual		2H FY2025 vs 2H FY2024	
	2H FY2025	2H FY2024	Absolute Change	Change %
Interest expense on borrowings	11,678	10,274	1,404	13.7%
Amortisation of upfront debt-related transaction costs (Note 3)	578	2,598	(2,020)	(77.8%)
Interest expense on shareholder loan	1,911	243	1,668	686.4%
Amortisation of shareholder loan interest expense (Note 3)	430	-	430	n.m.
Dividends on preferred units	7	7	-	-
Finance expenses	14,604	13,122	1,482	11.3%

Effective interest on interest expense:

Interest expense on borrowings	11,678	10,274	1,404	13.7%
Total loans & borrowings (w/o deducting unamortised txn costs)	670,517	552,349	118,168	21.4%
Effective interest on interest expense - borrowings (annualised)	3.5%	3.7%	-	-

Interest expense on shareholder loan	1,911	243	1,668	686.4%
Shareholder loan	123,333	105,174	18,159	17.3%
Effective interest on interest expense - shareholder loan (annualised)	3.1%	0.5%	-	-

Effective Federal Funds Rate ("EFFR"; average)	4.1%	5.0%		
---	-------------	-------------	--	--

Source: DCREIT, Federal Reserve Bank of New York, FPA

Finance expenses from 1H FY2022 (not 1H FP2022) to 2H FY2025 are shown in **Exhibit 16**. Shareholder loan (and interest expense on the loan) was assumed in 2H FY2024, during which FF became a subsidiary of DCREIT.

Exhibit 16: Finance Expenses (1H FY2022 to 2H FY2025)

(in US\$ '000)	Actual							
	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Interest expense on borrowings	3,133	6,450	11,567	13,143	11,225	10,274	11,073	11,678
Amortisation of upfront debt-related transaction costs (Note 3)	320	357	732	733	767	2,598	567	578
Interest expense on shareholder loan	-	-	-	-	-	243	1,739	1,911
Amortisation of shareholder loan interest expense (Note 3)	-	-	-	-	-	-	1,403	430
Dividends on preferred units	6	8	8	7	8	7	8	7
Finance expenses	3,459	6,815	12,307	13,883	12,000	13,122	14,790	14,604

Effective interest on interest expense:

Interest expense on borrowings	3,133	6,450	11,567	13,143	11,225	10,274	11,073	11,678
Total loans & borrowings (w/o deducting unamortised txn costs)	350,000	499,870	505,726	558,915	472,338	552,349	675,138	670,517
Effective interest on interest expense - borrowings (annualised)	1.8%	2.6%	4.6%	4.7%	4.8%	3.7%	3.3%	3.5%

Interest expense on shareholder loan	-	-	-	-	-	243	1,739	1,911
Shareholder loan	-	-	-	-	-	105,174	121,133	123,333
Effective interest on interest expense - shareholder loan (annualised)	-	-	-	-	-	0.5%	2.9%	3.1%

Effective Federal Funds Rate ("EFFR"; average)	0.4%	2.9%	4.8%	5.3%	5.3%	5.0%	4.3%	4.1%
---	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------

(in US\$ M)	Actual							
	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Term loan - for acquisition of initial IPO portfolio (USD floating rate loan)	350.0	350.0	350.0	350.0	210.0	160.0	160.0	160.0
Loan - for acquisition of interest in the Frankfurt Facility (EUR floating rate loan)	-	149.9	152.7	154.5	182.1	310.2	354.0	350.5
Term loan - for acquisition of interest in Digital Osaka 2 (JPY floating rate loan)	-	-	-	46.4	80.2	82.1	89.6	82.3
Notes - for acquisition of interest in Digital Osaka 3 (JPY 1.97% fixed rate bond)	-	-	-	-	-	-	69.4	63.8
Revolving loans - for financing redevelopment of properties	-	-	-	-	-	-	-	9.7
Revolving loans #1 - for general working capital purposes	-	-	3.0	8.0	-	-	2.1	2.3
Revolving loans #2 - for general working capital purposes	-	-	-	-	-	-	-	1.9
Total loans & borrowings (w/o deducting unamortised txn costs)	350.0	499.9	505.7	558.9	472.3	552.3	675.1	670.5

Source: DCREIT, Federal Reserve Bank of New York, FPA

The interest rates of DCREIT's borrowings in FY2025 vs in FY2024 are shown in **Exhibit 17**.

Exhibit 17: Interest Rates of Borrowings (FY2025 vs FY2024)

	Nominal interest rate %	Financial year of maturity	Group and Trust Carrying amount US\$'000
2025			
USD floating rate bank borrowings	SOFR ⁽¹⁾ + margin	2030	171,001
EUR floating rate bank borrowings	EURIBOR ⁽²⁾ + margin	2027 – 2030	349,188
JPY floating rate bank borrowings	TONAR ⁽³⁾ + margin	2030	83,747
JPY fixed rate bond	1.97%	2030	63,810
			<u>667,746</u>
2024			
USD floating rate bank borrowings	SOFR ⁽¹⁾ + margin	2030	158,753
EUR floating rate bank borrowings	EURIBOR ⁽²⁾ + margin	2027 – 2030	308,461
JPY floating rate bank borrowings	TONAR ⁽³⁾ + margin	2030	81,449
			<u>548,663</u>

⁽¹⁾ Secured Overnight Financing Rate

⁽²⁾ Euro Interbank Offered Rate

⁽³⁾ Tokyo Overnight Average Rate

Source: DCREIT

Manager's fees:

Base fee rose by 109.4% to US\$4.2 million in 2H FY2025 from US\$2.0 million in 2H FY2024, while performance fee rose by 66.7% to US\$1.2 million in 2H FY2025 from US\$0.7 million in 2H FY2024, as shown in **Exhibit 18**. DCREIT noted, "The year-on-year increase is due to a temporary pause in the base and performance fees for the Frankfurt Facility for FY 2024. The base and performance fees for the Frankfurt Facility resumed in 2025 in accordance with the Trust Deed."

DCREIT noted in its AR for FY2025 that the base fee is "0.5% per annum of the value of all the assets of the Group ("Deposited Property")", while the performance fee is 3.5% per annum of NPI.

Exhibit 18: Manager's Fees (2H FY2025 vs 2H FY2024)

(in US\$ '000)	Actual		2H FY2025 vs 2H FY2024	
	2H FY2025	2H FY2024	Absolute Change	Change %
Manager's base fee	4,227	2,019	2,208	109.4%
Manager's performance fee	1,170	702	468	66.7%
Comparisons:				
Manager's base fee	4,227	2,019	2,208	109.4%
Total assets	2,245,399	2,014,669	230,730	11.5%
Base fee as a % of total assets (annualised)	0.4%	0.2%	-	-
Manager's performance fee	1,170	702	468	66.7%
Net Property Income ("NPI")	42,439	31,403	11,036	35.1%
Performance fee as a % of NPI	2.8%	2.2%	-	-

Source: DCREIT, FPA

Manager's fees from 1H FP2022 to 2H FY2025 are shown in **Exhibit 19**.

Exhibit 19: Manager's Fees (1H FP2022 to 2H FY2025)

(in US\$ '000)	Actual							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Manager's base fee	4,254	2,967	3,653	3,603	2,704	2,019	4,048	4,227
Manager's performance fee	1,411	941	1,143	1,148	857	702	1,307	1,170
Comparisons:								
Manager's base fee	4,254	2,967	3,653	3,603	2,704	2,019	4,048	4,227
Total assets	1,612,564	1,612,564	1,509,037	1,509,037	2,014,669	2,014,669	2,218,875	2,245,399
Base fee as a % of total assets (annualised)	0.5%	0.4%	0.5%	0.5%	0.3%	0.2%	0.4%	0.4%
Manager's performance fee	1,411	941	1,143	1,148	857	702	1,307	1,170
Net Property Income ("NPI")	40,327	33,976	35,152	27,898	30,429	31,403	46,300	42,439
Performance fee as a % of NPI	3.5%	2.8%	3.3%	4.1%	2.8%	2.2%	2.8%	2.8%

Source: DCREIT, FPA

Trustee's fee and other trust expenses:

Trustee's fee rose by 22.8% to US\$113,000 (nearest '000) in 2H FY2025 from US\$92,000 (nearest '000) in 2H FY2024, while other trust expenses fell by 32.7% to US\$1.4 million in 2H FY2025 from US\$2.0 million in 2H FY2024, as shown in **Exhibit 20**.

Exhibit 20: Trustee's fee and Other Trust Expenses (2H FY2025 vs 2H FY2024)

(in US\$ '000)	Actual		2H FY2025 vs 2H FY2024	
	2H FY2025	2H FY2024	Absolute Change	Change %
Trustee's fee	113	92	21	22.8%
Other trust expenses	1,373	2,041	(668)	(32.7%)

Trustee's fee as a % of total assets:

Trustee's fee	113	92	21	22.8%
Total Assets	2,245,399	2,014,669	230,730	11.5%
Trustee's fee as a % of total assets (annualised)	0.010%	0.009%	-	-

Source: DCREIT, FPA

Trustee's fee and other trust expenses from 1H FP2022 to 2H FY2025 are shown in **Exhibit 21**.

Exhibit 21: Trustee's fee and Other Trust Expenses (1H FP2022 to 2H FY2025)

(in US\$ '000)	Actual							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Trustee's fee	91	82	91	94	92	92	103	113
Other trust expenses	1,253	2,626	1,098	714	1,621	2,041	2,462	1,373
Trustee's fee as a % of total assets:								
Trustee's fee	91	82	91	94	92	92	103	113
Total assets	1,612,564	1,612,564	1,509,037	1,509,037	2,014,669	2,014,669	2,218,875	2,245,399
Trustee's fee as a % of total assets (annualised)	0.010%	0.010%	0.012%	0.012%	0.009%	0.009%	0.009%	0.010%

Source: DCREIT, FPA

Unrealised foreign exchange:

Unrealised foreign exchange loss was US\$0.3 million in 2H FY2025, vs unrealised foreign gain of US\$6.6 million in 2H FY2024, as shown in **Exhibit 22**. DCREIT noted, "Unrealised foreign exchange loss is primarily related to the revaluation loss of the Euro (€) and Japanese Yen (¥) denominated loans which appreciated against the United States Dollar (USD) in 2025." DCREIT also noted that, "Due to natural hedging, the Group applied hedge accounting and the effective portion of the unrealised foreign exchange cash flow hedge was recognised directly in foreign currency translation reserve in other comprehensive income."

Exhibit 22: Unrealised Foreign Exchange (1H FP2022 to 2H FY2025)

(in US\$ '000)	Actual							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Unrealised foreign exchange	-	(2,293)	(2,896)	174	1,996	6,601	(337)	(349)

Source: DCREIT, FPA

Share of result of associate(s):

Share of profit of associate(s) rose by 26.7% to US\$16.0 million in 2H FY2025 from US\$12.6 million in 2H FY2024. DCREIT noted, "Share of result of associates represents the 20% share of result of Digital Osaka 2 and the 20% post-acquisition earnings of Digital Osaka 3, which was acquired in March 2025." We note that results from FF were recorded under share of results of associate(s) until DCREIT acquired the additional 15.1% interest in FF in December 2024 (near the end of 2H FY2024).

Exhibit 23: Share of Result of Associate(s) (1H FP2022 to 2H FY2025)

(in US\$ '000)	Actual							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Share of result of associate(s)	-	(462)	2,078	(17,959)	3,959	12,642	2,853	16,013

Ownership of properties:

44520 Hastings Drive	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
8217 Linton Hall Road	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
43831 Devin Shafron Drive	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
3011 Lafayette Street	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
1500 Space Park Drive	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
2401 Walsh Avenue	90.0%	90.0%	90.0%	90.0%	-	-	-	-
2403 Walsh Avenue	90.0%	90.0%	90.0%	90.0%	-	-	-	-
371 Gough Road	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
200 North Nash Street	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
3015 Winona Avenue	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
Wilhelm-Fay-Straße ("Frankfurt Facility" or "FF")	-	25.0%	25.0%	25.0%	49.9%	65.0%	65.0%	65.0%
Digital Osaka 2	-	-	-	10.0%	20.0%	20.0%	20.0%	20.0%
Digital Osaka 3	-	-	-	-	-	-	20.0%	20.0%

Note: Ownerships of properties held by associates for each period are bolded.

Source: DCREIT, FPA

Remeasurement loss and fair value changes in derivatives:

Remeasurement loss fell to US\$3.7 million in 2H FY2025 from US\$11.1 million in 2H FY2024.

DCREIT noted, "In 2025, the Frankfurt Facility amended the shareholder loan with the Sponsor, Digital Realty, from a fixed to floating rate loan. As a result of the loan modification, a remeasurement loss was recognised to expense the remaining unamortised loan discount." Previously, DCREIT noted that the remeasurement loss in 2H FY2024 related to DCREIT's acquisition of an additional 15.1% interest in FF, which resulted FF being reclassified as a subsidiary from an associate, and the "previous equity interest held in the associate" being "remeasured to fair value at the acquisition date."

Meanwhile, fair value change in financial derivatives rose to US\$101,000 (nearest '000) in 2H FY2025 from US\$71,000 (nearest '000) in 2H FY2024. DCREIT noted, "The Group uses foreign exchange forward contracts to manage its income exposure to fluctuations in the Canadian Dollar and Japanese Yen. The change in fair value of the forward exchange contracts was recorded in the profit and loss statement."

Remeasurement loss and fair value changes in derivatives from 1H FP2022 to 2H FY2025 are shown in **Exhibit 24**.

Exhibit 24: Remeasurement Loss and Fair Value Changes in Derivatives (1H FP2022 to 2H FY2025)

(in US\$ '000)	Actual							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Remeasurement loss	-	-	-	-	-	(11,144)	-	(3,687)
Fair value change in financial derivatives	-	-	-	-	-	71	(73)	101

Source: DCREIT, FPA

Net fair value change in investment properties:

Net fair value change in investment properties fell to US\$22.0 million in 2H FY2025 (and FY2025) from US\$251.6 million in 2H FY2024 (and FY2024). DCREIT noted, "Net fair value gain in investment properties amounted to \$22.0 million (FY 2024: \$251.7 million), mainly from a 3% increase in overall portfolio appraisal value."

Net fair value changes in investment properties from 1H FP2022 to 2H FY2025 are shown in **Exhibit 25**.

Exhibit 25: Net Fair Value Changes in Investment Properties (1H FP2022 to 2H FY2025)

(in US\$ '000)	Actual							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Net fair value change in investment properties	-	(28,805)	-	(139,197)	-	251,601	-	22,042

Valuation of properties (at share):

44520 Hastings Drive	286,200	288,900	288,900	289,530	289,530	372,600	372,600	384,300
8217 Linton Hall Road	234,900	252,000	252,000	204,390	204,390	218,790	218,790	-
43831 Devin Shafron Drive	45,090	49,680	49,680	50,220	50,220	56,160	56,160	57,330
3011 Lafayette Street	166,500	158,400	158,400	149,850	149,850	154,800	154,800	157,500
1500 Space Park Drive	101,700	103,500	103,500	91,260	91,260	101,070	101,070	90,900
2401 Walsh Avenue	100,800	99,000	99,000	99,000	-	-	-	-
2403 Walsh Avenue	62,280	61,200	61,200	61,200	-	-	-	-
371 Gough Road	182,970	158,036	158,036	124,908	124,908	122,446	122,446	131,148
200 North Nash Street	63,990	62,100	62,100	57,960	57,960	54,990	54,990	58,500
3015 Winona Avenue	52,020	48,600	48,600	35,280	35,280	44,550	44,550	48,600
Wilhelm-Fay-Straße ("Frankfurt Facility" or "FF")	-	148,826	148,826	139,120	277,684	391,021	391,021	465,732
Digital Osaka 2	-	-	-	55,302	110,604	107,628	107,628	113,270
Digital Osaka 3	-	-	-	-	-	-	86,667	89,995
Data centre properties	1,296,450	1,430,243	1,430,243	1,358,020	1,391,686	1,624,055	1,710,721	1,597,275

Note: Valuation bolded for each instance where DCREIT increased its ownership in the given property during the period.

Source: DCREIT, FPA

Profit before tax (as well as before fair value changes, remeasurement loss, and share of results):

Accordingly, profit before tax, fair value changes, remeasurement loss, and share of results, fell by 16.1% to US\$21.0 million in 2H FY2025 from US\$25.0 million in 2H FY2024 despite the rise in NPI, as shown in **Exhibit 26**, amid: (1) unrealised foreign exchange loss of US\$0.3 million in 2H FY2025 vs gain of US\$6.6 million in 2H FY2024; (2) finance income falling by US\$4.6 million y-o-y from loss of interest income from advance to an associate after DCREIT acquired the additional 15.1% interest in FF in December 2024; and (3) Manager's base fee rising by 109.4% y-o-y after DCREIT resumed base fee from FF in FY2025.

Profit before tax fell further by 80.1% to US\$55.4 million in 2H FY2025 from US\$278.2 million in 2H FY2024 amid net fair value gain in investment properties falling by US\$229.6 million y-o-y to US\$22.0 million in 2H FY2025.

Exhibit 26: Profit Before Tax (as well as Before Fair Value Changes, Remeasurement Loss, and Share of Results) (2H FY2025 vs 2H FY2024)

(in US\$ '000)	Actual		2H FY2025 vs 2H FY2024	
	2H FY2025	2H FY2024	Absolute Change	Change %
Net Property Income ("NPI")	42,439	31,403	11,036	35.1%
Finance income	377	4,975	(4,598)	(92.4%)
Finance expenses	(14,604)	(13,122)	(1,482)	11.3%
Manager's base fee	(4,227)	(2,019)	(2,208)	109.4%
Manager's performance fee	(1,170)	(702)	(468)	66.7%
Trustee's fee	(113)	(92)	(21)	22.8%
Other trust expenses	(1,373)	(2,041)	668	(32.7%)
Unrealised foreign exchange	(349)	6,601	(6,950)	(105.3%)
Profit before tax, fair value changes, remeasurement loss, and share of results	20,980	25,003	(4,023)	(16.1%)
Share of result of associate(s)	16,013	12,642	3,371	26.7%
Remeasurement loss	(3,687)	(11,144)	7,457	(66.9%)
Fair value change in financial derivatives	101	71	30	42.3%
Net fair value change in investment properties	22,042	251,601	(229,559)	(91.2%)
Profit before tax	55,449	278,173	(222,724)	(80.1%)

Source: DCREIT, FPA

Profit before tax (as well as before fair value changes, remeasurement loss, and share of results) from 1H FP2022 to 2H FY2025 is shown in **Exhibit 27**.

Exhibit 27: Profit Before Tax (as well as Before Fair Value Changes, Remeasurement Loss, and Share of Results) (1H FP2022 to 2H FY2025)

(in US\$ '000)	Actual							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Net Property Income ("NPI")	40,327	33,976	35,152	27,898	30,429	31,403	46,300	42,439
Other income	-	1,423	-	-	2,056	-	-	-
Finance income	-	121	3,112	2,994	6,132	4,975	400	377
Finance expenses	(3,827)	(6,815)	(12,307)	(13,883)	(12,000)	(13,122)	(14,790)	(14,604)
Manager's base fee	(4,254)	(2,967)	(3,653)	(3,603)	(2,704)	(2,019)	(4,048)	(4,227)
Manager's performance fee	(1,411)	(941)	(1,143)	(1,148)	(857)	(702)	(1,307)	(1,170)
Trustee's fee	(91)	(82)	(91)	(94)	(92)	(92)	(103)	(113)
Other trust expenses	(1,253)	(2,626)	(1,098)	(714)	(1,621)	(2,041)	(2,462)	(1,373)
Unrealised foreign exchange	-	(2,293)	(2,896)	174	1,996	6,601	(337)	(349)
Profit before tax, fair value changes, remeasurement loss, & share of results	29,491	19,796	17,076	11,624	23,339	25,003	23,653	20,980
Share of result of associate(s)	-	(462)	2,078	(17,959)	3,959	12,642	2,853	16,013
Remeasurement loss	-	-	-	-	-	(11,144)	-	(3,687)
Fair value change in financial derivatives	-	-	-	-	-	71	(73)	101
Net fair value change in investment properties	-	(28,805)	-	(139,197)	-	251,601	-	22,042
Profit before tax	29,491	(9,471)	19,154	(145,532)	27,298	278,173	26,433	55,449

Source: DCREIT, FPA

Tax expense:

Tax expense fell by 77.8% to US\$7.6 million in 2H FY2025 from US\$34.1 million in 2H FY2024, as shown in **Exhibit 28**, amid the fall in profit before tax. DCREIT noted, "Tax expense comprises (i) current income tax for the Canadian, German, and Japanese entities, (ii) withholding taxes incurred on the receipt of dividend income from the Osaka asset, and (iii) deferred taxes which arise from temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes."

Exhibit 28: Tax Expense (2H FY2025 vs 2H FY2024)

(in US\$ '000)	Actual		2H FY2025 vs 2H FY2024	
	2H FY2025	2H FY2024	Absolute Change	Change %
Tax expense	7,568	34,066	(26,498)	(77.8%)
Divide by: Profit before tax	55,449	278,173	(222,724)	(80.1%)
Effective tax rate	13.6%	12.2%	-	-

Source: DCREIT, FPA

Tax expense from 1H FP2022 to 2H FY2025 is shown in **Exhibit 29**.

Exhibit 29: Tax Expense (1H FP2022 to 2H FY2025)

(in US\$ '000)	Actual							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Tax expense	3,794	9,345	6,874	(16,522)	5,955	34,066	7,551	7,568
Divide by: Profit before tax	29,491	(9,471)	19,154	(145,532)	27,298	278,173	26,433	55,449
Effective tax rate	12.9%	(98.7%)	35.9%	11.4%	21.8%	12.2%	28.6%	13.6%

Source: DCREIT, FPA

Profit after tax:

Accordingly, profit after tax fell by 80.4% to US\$47.9 million in 2H FY2025 from US\$244.1 million in 2H FY2024, as shown in **Exhibit 30**.

Exhibit 30: Profit After Tax (2H FY2025 vs 2H FY2024)

(in US\$ '000)	Actual		2H FY2025 vs 2H FY2024	
	2H FY2025	2H FY2024	Absolute Change	Change %
Profit before tax	55,449	278,173	(222,724)	(80.1%)
Tax expense	(7,568)	(34,066)	26,498	(77.8%)
Profit after tax	47,881	244,107	(196,226)	(80.4%)

Source: DCREIT, FPA

Profit after tax from 1H FP2022 to 2H FY2025 is shown in **Exhibit 31**.

Exhibit 31: Profit After Tax (1H FP2022 to 2H FY2025)

(in US\$ '000)	Actual							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Profit before tax	29,491	(9,471)	19,154	(145,532)	27,298	278,173	26,433	55,449
Tax expense	(3,794)	(9,345)	(6,874)	16,522	(5,955)	(34,066)	(7,551)	(7,568)
Profit after tax	25,697	(18,816)	12,280	(129,010)	21,343	244,107	18,882	47,881

Source: DCREIT, FPA

Profit attributable to unitholders and Earnings Per Unit (“EPU”):

Profit attributable to Non-Controlling Interests (“NCI”) relate to subsidiaries not fully owned by DCREIT. After deducting profit attributable to NCI from profit after tax, profit attributable to Unitholders fell by 80.9% to US\$35.6 million in 2H FY2025 from US\$186.8 million in 2H FY2024, as shown in **Exhibit 32**.

Accordingly, we estimate that diluted EPU (in U.S. cents) similarly fell by 81.2% to 2.66 in 2H FY2025 from 14.13 in 2H FY2024, as also shown in **Exhibit 32**.

Exhibit 32: Profit Attributable to Unitholders and Earnings Per Unit (2H FY2025 vs 2H FY2024)

(in US\$ '000 unless otherwise stated)	Actual*		2H FY2025 vs 2H FY2024	
	2H FY2025	2H FY2024	Absolute Change	Change %
Profit after tax attributable to Unitholders	35,629	186,754	(151,125)	(80.9%)
Profit after tax attributable to Non-Controlling Interest (“NCI”)	12,252	57,353	(45,101)	(78.6%)
Profit after tax	47,881	244,107	(196,226)	(80.4%)
Weighted average number of Units — Basic EPU ('000)	1,304,211	1,300,392	3,819	0.3%
Weighted average number of Units — Diluted EPU ('000)	1,341,032	1,321,588	19,444	1.5%
Basic EPU (U.S. cents) (estimate)	2.73	14.36	(11.63)	(81.0%)
Diluted EPU (U.S. cents) (estimate)	2.66	14.13	(11.47)	(81.2%)

* unless indicated as estimate. Note: DCREIT noted that diluted EPU (in U.S. cents) was 2.16 in 2H FY2025 and 14.14 for 2H FY2024. However, we estimate that diluted EPU (in U.S. cents) was 2.66 for 2H FY2025 by [profit attributable to Unitholders of US\$35,629,000 and weighted average number of units (diluted) of 1,341,031,902], and 14.13 for 2H FY2024 instead, based on figures provided by DCREIT.

Source: DCREIT, FPA

Profit attributable to Unitholders and EPU from 1H FP2022 to 2H FY2025 are shown in **Exhibit 33**.

Exhibit 33: Profit Attributable to Unitholders and Earnings Per Unit (1H FP2022 to 2H FY2025)

(in US\$ '000 unless otherwise stated)	Actual*							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Profit after tax attributable to Unitholders	22,319	(20,781)	9,073	(117,658)	18,627	186,754	12,069	35,629
Profit after tax attributable to Non-Controlling Interest (“NCI”)	3,378	1,965	3,207	(11,352)	2,716	57,353	6,813	12,252
Profit after tax	25,697	(18,816)	12,280	(129,010)	21,343	244,107	18,882	47,881
Weighted average number of Units — Basic EPU ('000)	1,127,302	1,120,946	1,118,825	1,123,956	1,304,262	1,300,392	1,298,704	1,304,211
Weighted average number of Units — Diluted EPU ('000)	1,129,688	1,130,694	1,134,223	1,142,626	1,326,527	1,321,588	1,327,500	1,341,032
Basic EPU (U.S. cents) (estimate)	1.98	(1.85)	0.81	(10.47)	1.43	14.36	0.93	2.73
Diluted EPU (U.S. cents) (estimate)	1.98	(1.84)	0.80	(10.30)	1.40	14.13	0.91	2.66

* unless indicated as estimate.

Source: DCREIT, FPA

Distribution Per Unit (“DPU”):

DPU was 1.80 for 2H FY2025, unchanged from 1.80 for 2H FY2024, as shown in **Exhibit 34**.

Exhibit 34: Dividend Per Unit and Distribution Adjustments (1H FP2022 to 2H FY2025)

(in US\$ '000 unless otherwise stated)	Actual							
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025
Profit after tax attributable to Unitholders	22,319	(20,781)	9,073	(117,658)	18,627	186,754	12,069	35,629
Property-related non-cash items	(4,829)	(1,452)	(1,327)	4,093	(295)	(17)	(317)	(1,035)
Manager's fees paid/payable in units	5,665	3,908	4,797	4,750	3,561	2,721	5,355	5,397
Trustee fee	91	82	91	94	92	92	103	113
Amortisation of upfront debt-related transaction costs	378	357	732	733	767	2,598	567	578
Deferred tax expense, net of NCI	-	-	6,163	(17,163)	4,811	33,639	5,979	7,226
(after item 38) Net deferred tax expense (Distribution, FP2022-FY2023 variant)	3,094	8,861	-	-	-	-	-	-
Remeasurement loss	-	-	-	-	-	11,144	-	3,687
Fair value change in derivatives, net of NCI	-	-	-	-	-	(71)	72	(100)
Fair value change in investment properties, net of NCI	-	27,392	-	125,357	-	(197,464)	-	(16,546)
Share of result of associates	-	462	(2,078)	17,959	(3,959)	(12,642)	(2,853)	(16,013)
Unrealised foreign exchange	-	2,336	2,895	(173)	(1,995)	(6,601)	336	338
Amortisation of shareholder loan interest expense	-	-	-	-	-	-	1,403	430
Other(s)	(2)	367	1,134	2,012	977	3,252	660	3,768
Net distribution adjustments	4,397	42,313	12,407	137,662	3,959	(163,349)	11,305	(12,157)
Income available for distribution to Unitholders	26,716	21,532	21,480	20,004	22,586	23,405	23,374	23,472
Number of Units in issue at end of period ('000)	1,127,275	1,120,892	1,118,740	1,123,853	1,304,139	1,300,294	1,298,544	1,304,010
DPU (U.S. cents)	2.37	1.92	1.92	1.78	1.80	1.80	1.80	1.80

Source: DCREIT, FPA

DCREIT's financial performance in 2H FY2025 vs in 2H FY2024 is shown in **Exhibit 35**.

Exhibit 35: Financial Performance (2H FY2025 vs 2H FY2024)

(in US\$ '000 unless otherwise stated)	Actual*		2H FY2025 vs 2H FY2024	
	2H FY2025	2H FY2024	Absolute Change	Change %
Rental (and colocation) income	59,434	36,906	22,528	61.0%
Utilities reimbursements	18,892	8,508	10,384	122.0%
Other recovery and operating income	8,934	8,598	336	3.9%
Gross Revenue	87,260	54,012	33,248	61.6%
Utilities	(23,774)	(9,563)	(14,211)	148.6%
Property taxes and insurance expenses	(3,167)	(3,256)	89	(2.7%)
Repairs and maintenance	(5,705)	(2,376)	(3,329)	140.1%
Property management fees	(1,777)	(1,047)	(730)	69.7%
Other property expenses	(10,398)	(6,367)	(4,031)	63.3%
Property expenses	(44,821)	(22,609)	(22,212)	98.2%
Net Property Income ("NPI")	42,439	31,403	11,036	35.1%
Other income	-	-	-	n.m.
Finance income	377	4,975	(4,598)	(92.4%)
Finance expenses	(14,604)	(13,122)	(1,482)	11.3%
Manager's base fee	(4,227)	(2,019)	(2,208)	109.4%
Manager's performance fee	(1,170)	(702)	(468)	66.7%
Trustee's fee	(113)	(92)	(21)	22.8%
Other trust expenses	(1,373)	(2,041)	668	(32.7%)
Unrealised foreign exchange	(349)	6,601	(6,950)	(105.3%)
Profit before tax, fair value changes, remeasurement loss, & share of results	20,980	25,003	(4,023)	(16.1%)
Share of result of associate(s)	16,013	12,642	3,371	26.7%
Remeasurement loss	(3,687)	(11,144)	7,457	(66.9%)
Fair value change in financial derivatives	101	71	30	42.3%
Net fair value change in investment properties	22,042	251,601	(229,559)	(91.2%)
Profit before tax	55,449	278,173	(222,724)	(80.1%)
Tax expense	(7,568)	(34,066)	26,498	(77.8%)
Profit after tax	47,881	244,107	(196,226)	(80.4%)
Attributable to:				
Profit after tax attributable to Unitholders	35,629	186,754	(151,125)	(80.9%)
Profit after tax attributable to Non-Controlling Interest ("NCI")	12,252	57,353	(45,101)	(78.6%)
Profit after tax	47,881	244,107	(196,226)	(80.4%)
Weighted average number of Units — Basic EPU ('000)	1,304,211	1,300,392	3,819	0.3%
Weighted average number of Units — Diluted EPU ('000)	1,341,032	1,321,588	19,444	1.5%
Basic EPU (U.S. cents) (estimate)	2.73	14.36	(11.63)	(81.0%)
Diluted EPU (U.S. cents) (estimate)	2.66	14.13	(11.47)	(81.2%)
DPU (U.S. cents)	1.80	1.80	-	-

* unless indicated as estimate. n.m. = not meaningful.

Source: DCREIT, FPA

FINANCIAL PROJECTIONS

(I) REVENUE & NPI PROJECTIONS

We begin by assuming no divestment of any existing properties nor any further acquisition, and projecting annualised rent:

- **44520 Hastings Drive:** We assume that annual rent step-up rose to 2.8% from 2.0% after WALE (in years) rose to 8.4 in 4Q FY2024 from 0.7 in 3Q FY2024 (suggesting lease renewal). Thus, we assume that annualised rent will rise by 2.8% q-o-q in 3Q FY2026 & 3Q FY2027, the same q-o-q increase as in 3Q FY2025.
- **8217 Linton Hall Road:** DCREIT noted in its presentation for 4Q FY2025 that the pro-forma annualised rent when the new lease begins on 1 December 2026 would be US\$18,079,000 (nearest '000). However, DCREIT also reiterated later that the new agreement was “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.” Thus, we assume that annualised rent will be US\$13,311,000 [previous annualised rent of US\$9,860,000 (nearest '000) × 1.35] for the purpose of our revenue & NPI projections, when new lease begins on 1 December 2026.
- **43831 Devin Shafron Drive:** WALE was 0.3 years as at end-4Q FY2025, so current lease may expire by end of 1Q or 2Q FY2026. In our [previous update report \(dated April 2025\)](#), we estimated that the property has been leased solely to a “Global Cloud Provider” since end-1Q FY2022. Given that vacancy in the Northern Virginia market has remained below 1% and rent increases are expected to continue in 2026 (as mentioned on page 3), we assume that the tenant will renew its current lease at the current rate and annual step-up.
- **3011 Lafayette Street and 1500 Space Park Drive:** Given that both of their WALEs are above 2.0 years as at end-4Q FY2025, we assume that their respective current leases will continue and annual rent step-ups will remain as is.
- **371 Gough Road:** Given the volatility in historical annualised rent, we assume that annualised rent from 1Q FY2026 to 4Q FY2027 will remain the same as at end-4Q FY2025.
- **200 North Nash Street:** WALE was 1.1 years as at end-4Q FY2025, so current leases may expire in 2027. While Los Angeles vacancy has remained around 5.0% from 4Q 2024 to 4Q 2025 (as shown in **Exhibit 2** on page 4), we assume that tenants will renew their leases or DCREIT will find new tenants before current leases expire. We also assume that, without rent step-ups, the annualised rent will remain the same as at end-4Q FY2025, and that there will be step-ups. Given that historical annual step-ups were around 1.0–3.0% for properties which had regular step-ups (e.g., 44520 Hastings Drive or 43831 Devin Shafron Drive), we assume that annual step-up will be 2.0% (middle of 1.0–3.0% range).
- **3015 Winona Avenue & Frankfurt Facility:** Similarly, we assume that annual rent step-up will be 2.0%.
- **Digital Osaka 2 & 3:** We exclude associates from group-level projections of revenue and NPI.

Accordingly, we project annualised rent from 1Q FY2026 to 4Q FY2027, as shown in **Exhibit 36**.

Exhibit 36: Projected Annualised Rent (1Q FY2026 to 4Q FY2027)

(in US\$ '000 unless otherwise stated)	Actual								Projection							
	1Q FY2024	2Q FY2024	3Q FY2024	4Q FY2024	1Q FY2025	2Q FY2025	3Q FY2025	4Q FY2025	1Q FY2026	2Q FY2026	3Q FY2026	4Q FY2026	1Q FY2027	2Q FY2027	3Q FY2027	4Q FY2027
Annualised rent (at end of period):																
44520 Hastings Drive	13,961	13,961	14,104	14,309	14,309	14,309	14,712	14,712	14,712	14,712	15,124	15,124	15,124	15,124	15,547	15,547
8217 Linton Hall Road	9,762	9,762	9,860	9,860	9,860	9,860	-	-	-	-	-	13,311	13,311	13,311	13,311	13,444
43831 Devin Shafron Drive	1,676	1,727	1,727	1,727	1,727	1,779	1,779	1,779	1,832	1,832	1,832	1,832	1,832	1,887	1,887	1,887
3011 Lafayette Street	12,425	12,425	12,425	12,425	12,672	12,672	12,672	12,672	12,925	12,925	12,925	12,925	13,184	13,184	13,184	13,184
1500 Space Park Drive	4,224	4,224	4,308	4,308	4,308	4,308	4,394	4,394	4,394	4,394	4,482	4,482	4,482	4,482	4,572	4,572
2401 Walsh Avenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2403 Walsh Avenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
371 Gough Road	11,468	9,449	9,316	12,688	11,163	11,565	11,295	11,337	11,337	11,337	11,337	11,337	11,337	11,337	11,337	11,337
200 North Nash Street	2,719	2,719	2,719	5,403	5,754	5,798	5,893	5,380	5,468	5,468	5,468	5,468	5,597	5,597	5,597	5,597
3015 Winona Avenue	2,183	2,183	2,183	3,253	3,809	4,038	4,275	4,385	4,473	4,473	4,473	4,473	4,562	4,562	4,562	4,562
Wilhelm-Fay-Straße ("Frankfurt Facility" or "FF")	11,060	22,655	24,109	30,551	30,841	33,039	33,469	33,521	34,191	34,191	34,191	34,191	34,875	34,875	34,875	34,875
Portfolio Total (excluding associates; adj. for acquisition timings)	58,418	56,450	56,642	72,607	94,443	97,368	88,489	88,180	89,299	89,353	89,852	94,338	104,305	104,360	104,873	105,006

Quarter-on-quarter ("Q-o-q") change in annualised rent:

44520 Hastings Drive	-	-	1.0%	1.5%	-	-	2.8%	-	-	-	2.8%	-	-	-	2.8%	-
8217 Linton Hall Road	-	-	1.0%	-	-	-	(100.0%)	n.a.	n.a.	n.a.	n.a.	n.a.	-	-	-	1.0%
43831 Devin Shafron Drive	-	3.0%	-	-	-	3.0%	-	-	-	3.0%	-	-	-	3.0%	-	-
3011 Lafayette Street	2.0%	-	-	-	2.0%	-	-	-	2.0%	-	-	-	2.0%	-	-	-
1500 Space Park Drive	-	-	2.0%	-	-	-	2.0%	-	-	-	2.0%	-	-	-	2.0%	-
2401 Walsh Avenue	(100.0%)	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
2403 Walsh Avenue	(100.0%)	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
371 Gough Road	(1.8%)	(17.6%)	(1.4%)	36.2%	(12.0%)	3.6%	(2.3%)	0.4%	-	-	-	-	-	-	-	-
200 North Nash Street	2.5%	-	-	98.7%	6.5%	0.8%	1.6%	(8.7%)	2.0%	-	-	-	2.0%	-	-	-
3015 Winona Avenue	2.0%	-	-	49.0%	17.1%	6.0%	5.9%	2.6%	2.0%	-	-	-	2.0%	-	-	-
Wilhelm-Fay-Straße ("Frankfurt Facility" or "FF")	5.3%	104.8%	6.4%	26.7%	0.9%	7.1%	1.3%	0.2%	2.0%	-	-	-	2.0%	-	-	-

n.a. = not available.

Source: DCREIT, FPA

Thereafter, we estimate the rent per period from 1H FP2022 to 2H FY2025 based on annualised rent, as shown in **Exhibit 37**. We note that the estimated rent per period as a percentage of NPI remained between 95.3% and 97.3% in 1H & 2H FY2025 after DCREIT acquired the additional 15.1% interest in FF in December 2024 (2H FY2024).

We assume that the percentage from 1H FY2026 to 2H FY2027 will be the average of 1H & 2H FY2025, thus project NPI to be US\$42.7 million in 1H FY2026, US\$44.5 million in 2H FY2026 (totalling US\$87.2 million in FY2026), US\$49.6 million in 1H FY2027, and US\$50.7 million in 2H FY2027 (totalling US\$100.3 million in FY2027), as shown in **Exhibit 37**.

Exhibit 37: Projected Net Property Income (1H FY2026 to 2H FY2027)

(in US\$ '000 unless otherwise stated)	Actual*								Projection			
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
(A) Total annualised rent (adjusted for acquisition of properties or additional interest):												
1Q	63,879	-	62,613	-	58,418	-	94,443	-	89,299	-	104,305	-
2Q	63,911	-	64,770	-	56,450	-	97,368	-	89,353	-	104,360	-
3Q	-	64,088	-	65,132	-	56,642	88,489	89,852	89,852	94,338	104,873	105,006
4Q	-	60,867	-	65,096	-	72,607 [^]	88,180	94,338	94,338	-	-	-
(B) Days in period (# of days):												
1Q	123	-	90	-	91	-	90	-	90	-	90	-
2Q	91	-	91	-	91	-	91	-	91	-	91	-
3Q	-	92	-	92	-	92	92	92	92	92	92	92
4Q	-	92	-	92	-	92	92	92	92	92	92	92
Estimated rent per period [A * B ÷ (366 days for FY2024 or 365 days otherwise)]:												
1Q	21,526	-	15,439	-	14,564	-	23,287	-	22,019	-	25,719	-
2Q	15,934	-	16,148	-	14,074	-	24,275	-	22,277	-	26,018	-
3Q	-	16,154	-	16,417	-	14,277	22,304	22,648	22,648	23,778	26,434	26,467
4Q	-	15,342	-	16,408	-	18,251	22,226	23,778	23,778	-	-	-
(C) Estimated rent per period	37,460	31,496	31,587	32,825	28,638	32,528	47,563	44,530	44,296	46,426	51,737	52,901
vs NPI:												
Net Property Income ("NPI")	40,327	33,976	35,152	27,898	30,429	31,403	46,300	42,439	42,668	44,483	49,572	50,687
Divide by: (C) Estimated rent per period	37,460	31,496	31,587	32,825	28,638	32,528	47,563	44,530	44,296	46,426	51,737	52,901
NPI as a % of C	107.7%	107.9%	111.3%	85.0%	106.3%	96.5%	97.3%	95.3%	96.3%	95.8%	95.8%	95.8%

* unless indicated as estimate. ^ adjusted figures (i.e., estimates).

Source: DCREIT, FPA

Meanwhile, estimated rent as a percentage of gross revenue fell to below 60.0% after DCREIT acquired the additional 15.1% interest in FF in December 2024, as shown in **Exhibit 38**.

We assume that the percentage from 1H FY2026 to 2H FY2027 will be the average of 1H & 2H FY2025, thus project revenue to be US\$84.7 million in 1H FY2026, US\$88.8 million in 2H FY2026 (totalling US\$173.6 million in FY2026), US\$99.0 million in 1H FY2027, and US\$101.2 million in 2H FY2027 (totalling US\$200.2 million in FY2027), as also shown in **Exhibit 38**.

Exhibit 38: Projected Gross Revenue (1H FY2026 to 2H FY2027)

(in US\$ '000)	Actual*								Projection			
	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
(C) Estimated rent per period	37,460	31,496	31,587	32,825	28,638	32,528	47,563	44,530	44,296	46,426	51,737	52,901
Gross Revenue	60,057	54,893	53,387	49,204	48,262	54,012	88,892	87,260	84,746	88,821	98,983	101,209
C as a % of revenue	62.4%	57.4%	59.2%	66.7%	59.3%	60.2%	53.5%	51.0%	52.3%	52.3%	52.3%	52.3%

* unless indicated as estimate.

Source: DCREIT, FPA

(II) EARNINGS PROJECTION**Other income:**

DCREIT earned other income in only two periods (2H FP2022 and 1H FY2024) from 1H FP2022 to 2H FY2025. We assume that other income will be nil from 1H FY2026 to 2H FY2027.

Finance income:

We assume that cash & cash equivalents from 1H FY2026 to 2H FY2027 will remain the same as at end-2H FY2025.

To estimate the annualised effective interest on interest income for 1H FY2026 to 2H FY2027, we note that in the Summary of Economic Projections released by the U.S. Federal Open Market Committee (“FOMC”) on 18 March 2026, [the median federal funds rate projection was noted to be 3.4% at end-2026 and 3.1% at end-2027](#). The U.S. FOMC also [maintained the target federal funds range at 3.50–3.75% in March 2026](#).

However, J.P. Morgan noted in February 2026, [“the Fed is projected to hike rates by 25 bp in the third quarter of 2027, bringing the upper band for the policy rate back up to 4%.”](#) In a CNBC interview on 20 March 2026, J.P. Morgan also indicated that it [expected no rate cut in 2026 and a rate hike in 2027](#).

In the [“Letter to Shareholders” published in April 2026](#), J.P. Morgan CEO Jamie Dimon noted too, “because of the war in Iran, we additionally face the potential for significant ongoing oil and commodity price shocks, along with the reshaping of global supply chains, which may lead to stickier inflation and ultimately higher interest rates than markets currently expect.”

We adopt J.P. Morgan’s interest rate view and assume that the U.S. FOMC will raise the target federal funds range by 25 basis points near the end of 3Q 2027. Thereafter, we assume that the Effective Federal Funds Rate (“EFFR”) will remain the same before rising by 0.25% after the rate hike, and that the effective interest on interest income will trend with the average EFFR throughout. Accordingly, finance income from 1H FY2026 to 1H FY2027 would be around half of that in full-year FY2026, before rising in FY2027 after the assumed rate hike.

Our projections of finance income in FY2026 & FY2027 are shown in **Exhibit 39**.

Exhibit 39: Projected Finance Income (FY2026 & FY2027)

(in US\$ '000 unless otherwise stated)	Actual				Projection	
	FP2022	FY2023	FY2024	FY2025	FY2026	FY2027
Interest income from advance to an associate	117	5,665	8,619	-	-	-
Interest income from cash and cash equivalents	4	441	2,488	777	635	654
Finance income	121	6,106	11,107	777	635	654

Effective interest on interest income:

Interest income from cash and cash equivalents	4	441	2,488	777	635	654
Cash and cash equivalents at end of the period	25,241	12,101	44,115	29,863	29,863	29,863
Effective interest on interest income	0.0%	3.6%	5.6%	2.6%	2.1%	2.2%

Effective Federal Funds Rate (“EFFR”; average)	1.6%	5.0%	5.1%	4.2%	3.6%	3.7%
--	------	------	------	------	------	------

Source: DCREIT, Federal Reserve Bank of New York, FPA

Finance expenses:

We assume that total loans & borrowings and shareholder loan from 1H FY2026 to 2H FY2027 will remain the same as at end-2H FY2025. We also assume that the annualised effective interest on interest expense of borrowings and of shareholder loan will trend with the average EFFR from 1H FY2026 to 2H FY2027. Thereafter, we assume that amortisation of upfront debt-related transaction costs and of shareholder loan interest expense from 1H FY2026 to 2H FY2027 will remain the same as in 2H FY2025. We also assume that dividends on preferred units in 1H FY2026 & 1H FY2027 (2H FY2026 & 2H FY2027) will be the same as that in 1H FY2025 (2H FY2025).

Our resulting projections of finance expenses from 1H FY2026 to 2H FY2027 are shown in **Exhibit 40**.

Exhibit 40: Projected Finance Expenses (1H FY2026 to 2H FY2027)

(in US\$ '000)	Actual								Projection			
	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Interest expense on borrowings	3,133	6,450	11,567	13,143	11,225	10,274	11,073	11,678	10,136	10,136	10,136	10,974
Amortisation of upfront debt-related transaction costs (Note 3)	320	357	732	733	767	2,598	567	578	578	578	578	578
Interest expense on shareholder loan	-	-	-	-	-	243	1,739	1,911	1,627	1,627	1,627	1,781
Amortisation of shareholder loan interest expense (Note 3)	-	-	-	-	-	-	1,403	430	430	430	430	430
Dividends on preferred units	6	8	8	7	8	7	8	7	8	7	8	7
Finance expenses	3,459	6,815	12,307	13,883	12,000	13,122	14,790	14,604	12,779	12,778	12,779	13,770
Effective interest on interest expense:												
Interest expense on borrowings	3,133	6,450	11,567	13,143	11,225	10,274	11,073	11,678	10,136	10,136	10,136	10,974
Total loans & borrowings (w/o deducting unamortised txn costs)	350,000	499,870	505,726	558,915	472,338	552,349	675,138	670,517	670,517	670,517	670,517	670,517
Effective interest on interest expense - borrowings (annualised)	1.8%	2.6%	4.6%	4.7%	4.8%	3.7%	3.3%	3.5%	3.0%	3.0%	3.0%	3.3%
Interest expense on shareholder loan	-	-	-	-	-	243	1,739	1,911	1,627	1,627	1,627	1,781
Shareholder loan	-	-	-	-	-	105,174	121,133	123,333	123,333	123,333	123,333	123,333
Effective interest on interest expense - shareholder loan (annualised)	-	-	-	-	-	0.5%	2.9%	3.1%	2.6%	2.6%	2.6%	2.9%
Effective Federal Funds Rate ("EFFR"; average)	0.4%	2.9%	4.8%	5.3%	5.3%	5.0%	4.3%	4.1%	3.6%	3.6%	3.6%	3.9%

Source: DCREIT, Federal Reserve Bank of New York, FPA

Manager's fees:

We assume that total assets from 1H FY2026 to 2H FY2027 will remain the same as at end-2H FY2025. We also assume that base fee as a percentage of total assets, annualised (i.e., multiplied by two), and performance fee as a percentage of NPI, from 1H FY2026 to 2H FY2027, will remain the same as in 2H FY2025.

Our resulting projections of manager's fees from 1H FY2026 to 2H FY2027 are shown in **Exhibit 41**.

Exhibit 41: Projected Manager's Fees (1H FY2026 to 2H FY2027)

(in US\$ '000)	Actual								Projection			
	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Manager's base fee	4,254	2,967	3,653	3,603	2,704	2,019	4,048	4,227	4,227	4,227	4,227	4,227
Manager's performance fee	1,411	941	1,143	1,148	857	702	1,307	1,170	1,176	1,226	1,367	1,397
Comparisons:												
Manager's base fee	4,254	2,967	3,653	3,603	2,704	2,019	4,048	4,227	4,227	4,227	4,227	4,227
Total assets	1,612,564	1,612,564	1,509,037	1,509,037	2,014,669	2,014,669	2,218,875	2,245,399	2,245,399	2,245,399	2,245,399	2,245,399
Base fee as a % of total assets (annualised)	0.5%	0.4%	0.5%	0.5%	0.3%	0.2%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%
Manager's performance fee	1,411	941	1,143	1,148	857	702	1,307	1,170	1,176	1,226	1,367	1,397
Net Property Income ("NPI")	40,327	33,976	35,152	27,898	30,429	31,403	46,300	42,439	42,668	44,483	49,572	50,687
Performance fee as a % of NPI	3.5%	2.8%	3.3%	4.1%	2.8%	2.2%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%

Source: DCREIT, FPA

Trustee's fees and other trust expenses:

We assume that trustee's fee as an annualised percentage of total assets from 1H FY2026 to 2H FY2027 will remain the same as in 2H FY2025. We also assume that other trust expenses will remain the same as in 2H FY2025, as we assume no new acquisition (page 26) nor rise in borrowings (page 30), thus no additional expenses arising from such.

Our resulting projections of trustee's fees and other trust expenses from 1H FY2026 to 2H FY2027 are shown in **Exhibit 42**.

Exhibit 42: Projected Trustee's Fees and Other Trust Expenses (1H FY2026 to 2H FY2027)

(in US\$ '000)	Actual								Projection			
	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Trustee's fee	91	82	91	94	92	92	103	113	113	113	113	113
Other trust expenses	1,253	2,626	1,098	714	1,621	2,041	2,462	1,373	1,373	1,373	1,373	1,373
Trustee's fee as a % of total assets:												
Trustee's fee	91	82	91	94	92	92	103	113	113	113	113	113
Total assets	1,612,564	1,612,564	1,509,037	1,509,037	2,014,669	2,014,669	2,218,875	2,245,399	2,245,399	2,245,399	2,245,399	2,245,399
Trustee's fee as a % of total assets (annualised)	0.010%	0.010%	0.012%	0.012%	0.009%	0.009%	0.009%	0.010%	0.010%	0.010%	0.010%	0.010%

Source: DCREIT, FPA

Unrealised foreign exchange:

We assume no foreign exchange gain or loss from 1H FY2026 to 2H FY2027.

Share of result of associate(s):

We assume no change in associates of DCREIT after DCREIT acquired a 20.0% interest in Digital Osaka 3 in March 2025 (i.e., near end of 1H FY2025). Accordingly, we assume that share of result of associates in 2H FY2026 & 2H FY2027 (1H FY2026 & 1H FY2027) will be the same as that in 2H FY2025 (1H FY2024, during which DCREIT also had two associates instead of one).

Remeasurement loss, fair value change in derivatives, and net fair value change in investment properties:

We assume nil from 1H FY2026 to 2H FY2027.

Profit before tax:

Accordingly, we project profit before tax to be US\$27.3 million in 1H FY2026, US\$41.1 million in 2H FY2026 (totalling US\$68.4 million in FY2026), US\$34.0 million in 1H FY2027, and US\$46.2 million in 2H FY2027 (US\$80.1 million in FY2027), as shown in **Exhibit 43**.

Exhibit 43: Projected Profit Before Tax (1H FY2026 to 2H FY2027)

(in US\$ '000)	Actual								Projection			
	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Net Property Income ("NPI")	40,327	33,976	35,152	27,898	30,429	31,403	46,300	42,439	42,668	44,483	49,572	50,687
Other income	-	1,423	-	-	2,056	-	-	-	-	-	-	-
Finance income	-	121	3,112	2,994	6,132	4,975	400	377	318	318	318	336
Finance expenses	(3,827)	(6,815)	(12,307)	(13,883)	(12,000)	(13,122)	(14,790)	(14,604)	(12,779)	(12,778)	(12,779)	(13,770)
Manager's base fee	(4,254)	(2,967)	(3,653)	(3,603)	(2,704)	(2,019)	(4,048)	(4,227)	(4,227)	(4,227)	(4,227)	(4,227)
Manager's performance fee	(1,411)	(941)	(1,143)	(1,148)	(857)	(702)	(1,307)	(1,170)	(1,176)	(1,226)	(1,367)	(1,397)
Trustee's fee	(91)	(82)	(91)	(94)	(92)	(92)	(103)	(113)	(113)	(113)	(113)	(113)
Other trust expenses	(1,253)	(2,626)	(1,098)	(714)	(1,621)	(2,041)	(2,462)	(1,373)	(1,373)	(1,373)	(1,373)	(1,373)
Unrealised foreign exchange	-	(2,293)	(2,896)	174	1,996	6,601	(337)	(349)	-	-	-	-
Profit before tax, fair value changes, remeasurement loss, & share of results	29,491	19,796	17,076	11,624	23,339	25,003	23,853	20,980	23,317	25,083	30,031	30,143
Share of result of associate(s)	-	(462)	2,078	(17,959)	3,959	12,642	2,853	16,013	3,959	16,013	3,959	16,013
Remeasurement loss	-	-	-	-	-	(11,144)	-	(3,687)	-	-	-	-
Fair value change in financial derivatives	-	-	-	-	-	71	(73)	101	-	-	-	-
Net fair value change in investment properties	-	(28,805)	-	(139,197)	-	251,601	-	22,042	-	-	-	-
Profit before tax	29,491	(9,471)	19,154	(145,532)	27,298	278,173	26,433	55,449	27,276	41,096	33,990	46,156

Source: DCREIT, FPA

Tax expense:

Effective tax rate tended to be higher (lower) in 1H (2H) from 1H FY2023 to 2H FY2025, as shown in **Exhibit 44**. We assume that the effective tax rate in 1H FY2026 & 1H FY2027 (2H FY2026 & 2H FY2027) will be the average of 1H (2H) of FY2023 to FY2025.

Exhibit 44: Projected Tax Expenses (1H FY2026 to 2H FY2027)

(in US\$ '000)	Actual								Projection			
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Tax expense	3,794	9,345	6,874	(16,522)	5,955	34,066	7,551	7,568	7,844	5,102	9,774	5,731
Divide by: Profit before tax	29,491	(9,471)	19,154	(145,532)	27,298	278,173	26,433	55,449	27,276	41,096	33,990	46,156
Effective tax rate	12.9%	(98.7%)	35.9%	11.4%	21.8%	12.2%	28.6%	13.6%	28.8%	12.4%	28.8%	12.4%

Source: DCREIT, FPA

Profit after tax:

Accordingly, we project profit after tax to be US\$19.4 million in 1H FY2026, US\$36.0 million in 2H FY2026 (totalling US\$55.4 million in FY2026), US\$24.2 million in 1H FY2027, and US\$40.4 million in 2H FY2027 (US\$64.6 million in FY2027), as shown in **Exhibit 45**.

Exhibit 45: Projected Profit After Tax (1H FY2026 to 2H FY2027)

(in US\$ '000)	Actual								Projection			
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Profit before tax	29,491	(9,471)	19,154	(145,532)	27,298	278,173	26,433	55,449	27,276	41,096	33,990	46,156
Tax expense	(3,794)	(9,345)	(6,874)	16,522	(5,955)	(34,066)	(7,551)	(7,568)	(7,844)	(5,102)	(9,774)	(5,731)
Profit after tax	25,697	(18,816)	12,280	(129,010)	21,343	244,107	18,882	47,881	19,433	35,994	24,216	40,425

Source: DCREIT, FPA

Profit attributable to Unitholders:

Profit attributable to Unitholders as a percentage of profit after tax generally fell from 110.4% in 2H FP2022 to 74.4% in 2H FY2025, as shown in **Exhibit 46**. We assume that the percentage from 1H FY2026 to 2H FY2027 will be 69.2%, the average of 1H & 2H FY2025 (i.e., period after the entity holding FF was reclassified as a subsidiary in December 2024).

Accordingly, we project profit attributable to unitholders to be US\$13.4 million in 1H FY2026, US\$24.9 million in 2H FY2026 (totalling US\$38.3 million in FY2026), US\$16.7 million in 1H FY2027, and US\$28.0 million in 2H FY2027 (US\$44.7 million in FY2027), as shown in **Exhibit 46**.

Exhibit 46: Projected Profit Attributable to Unitholders (1H FY2026 to 2H FY2027)

(in US\$ '000)	Actual								Projection			
	1H FP2022	2H FP2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
(A) Profit after tax attributable to Unitholders	22,319	(20,781)	9,073	(117,658)	18,627	186,754	12,069	35,629	13,441	24,895	16,749	27,960
(B) Profit after tax	25,697	(18,816)	12,280	(129,010)	21,343	244,107	18,882	47,881	19,433	35,994	24,216	40,425
A as a % of B	86.9%	110.4%	73.9%	91.2%	87.3%	76.5%	63.9%	74.4%	69.2%	69.2%	69.2%	69.2%

Source: DCREIT, FPA

Earnings Per Unit (“EPU”):

Total issued units fell to 1,296,025,914 as at 8 April 2026 from 1,304,009,914 as at 31 December 2025, amid DCREIT’s unit buy-backs. We assume that the weighted average number of units (basic) in 1H FY2026 will be the average of that as at 8 April 2026 and that as at 31 December 2025, then assume that the weighted average number of units (basic) from 2H FY2026 to 2H FY2027 will be the same as that as at 31 March 2026. We also assume that the weighted average number of units (diluted) will fall in line with the fall in the weighted average number of units (basic) throughout.

Accordingly, we project that diluted EPU (in U.S. cents) will be 1.01 in 1H FY2026, 1.87 in 2H FY2026 (totalling 2.87 in FY2026), 1.26 in 1H FY2027, and 2.10 in 2H FY2027 (3.35 in FY2027), as shown in **Exhibit 47**.

Dividend Per Unit (“DPU”):

We note that DPU (in U.S. cents) has remained at 1.80 from 1H FY2024 to 2H FY2025 amid:

1. DCREIT completing transactions in relation to Cyxtera’s bankruptcy in January 2024 (1H FY2024)
2. DCREIT acquiring the additional 15.1% interest in FF in December 2024 (2H FY2024), which it noted would be DPU accretive
3. DCREIT acquiring 20.0% interest in Digital Osaka 3 in March 2025 (1H FY2025), which it also noted would be DPU accretive
4. the expiry of the Linton Hall lease at end-June 2025 (end-1H FY2025), despite how DCREIT noted in January 2025 that “Every one month of downtime represents approximately 0.06 cents of DPU.”

Nonetheless, in April 2026, DCREIT noted that, “Upon commencement in December 2026, the Linton Hall lease-up is expected to drive double-digit DPU growth in 2027.” We note that a “double-digit DPU growth in 2027” may suggest: (1) DPU (in cents) may remain at 1.80 for each of 1H & 2H FY2026; and (2) DPU (in cents) could rise by minimally 0.18 (1.80 × minimum growth of 10.0%) to 1.98 for each of 1H & 2H FY2027.

Accordingly, we assume that DPU for 1H & 2H FY2026 will be 1.80 (totalling 3.60 in FY2026), while DPU for 1H & 2H FY2027 will be 1.98 (totalling 3.96 in FY2027), as also shown in **Exhibit 47**.

Exhibit 47: Projected Earnings Per Unit and Dividend Per Unit (1H FY2026 to 2H FY2027)

(in US\$ '000 unless otherwise stated)	Actual*								Projection			
	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Profit after tax attributable to Unitholders	22,319	(20,781)	9,073	(117,658)	18,627	186,754	12,069	35,629	13,441	24,895	16,749	27,960
Profit after tax attributable to Non-Controlling Interest (“NCI”)	3,378	1,965	3,207	(11,352)	2,716	57,353	6,813	12,252	5,992	11,099	7,467	12,465
Profit after tax	25,697	(18,816)	12,280	(129,010)	21,343	244,107	18,882	47,881	19,433	35,994	24,216	40,425
Weighted average number of Units — Basic EPU ('000)	1,127,302	1,120,946	1,118,825	1,123,956	1,304,262	1,300,392	1,298,704	1,304,211	1,300,119	1,296,026	1,296,026	1,296,026
Weighted average number of Units — Diluted EPU ('000)	1,129,688	1,130,694	1,134,223	1,142,626	1,326,527	1,321,588	1,327,500	1,341,032	1,336,939	1,332,847	1,332,847	1,332,847
Basic EPU (U.S. cents) (estimate)	1.98	(1.85)	0.81	(10.47)	1.43	14.36	0.93	2.73	1.03	1.92	1.29	2.16
Diluted EPU (U.S. cents) (estimate)	1.98	(1.84)	0.80	(10.30)	1.40	14.13	0.91	2.66	1.01	1.87	1.26	2.10
DPU (U.S. cents)	2.37	1.92	1.92	1.78	1.80	1.80	1.80	1.80	1.80	1.80	1.98	1.98

* unless indicated as estimate

Source: DCREIT, FPA

Our projections of DCREIT's performance in FY2026 & FY2027 are shown in **Exhibit 48**.

Exhibit 48: Projected Financial Performance (FY2026 & FY2027)

(in US\$ '000 unless otherwise stated)	Actual				Projection	
	FP2022	FY2023	FY2024	FY2025	FY2026	FY2027
Gross Revenue	114,950	102,591	102,274	176,152	173,568	200,193
Property expenses	(40,647)	(39,541)	(40,442)	(87,413)	(86,417)	(99,934)
Net Property Income ("NPI")	74,303	63,050	61,832	88,739	87,150	100,258
Other income	1,423	-	2,056	-	-	-
Finance income	121	6,106	11,107	777	635	654
Finance expenses	(10,642)	(26,190)	(25,122)	(29,394)	(25,557)	(26,549)
Manager's base fee	(7,221)	(7,256)	(4,723)	(8,275)	(8,454)	(8,454)
Manager's performance fee	(2,352)	(2,291)	(1,559)	(2,477)	(2,403)	(2,764)
Trustee's fee	(173)	(185)	(184)	(216)	(226)	(226)
Other trust expenses	(3,879)	(1,812)	(3,662)	(3,835)	(2,746)	(2,746)
Unrealised foreign exchange	(2,293)	(2,722)	8,597	(686)	-	-
Profit before tax, fair value changes, remeasurement loss, & share of results	49,287	28,700	48,342	44,633	48,401	60,174
Share of result of associate(s)	(462)	(15,881)	16,601	18,866	19,972	19,972
Remeasurement loss	-	-	(11,144)	(3,687)	-	-
Fair value change in financial derivatives	-	-	71	28	-	-
Net fair value change in investment properties	(28,805)	(139,197)	251,601	22,042	-	-
Profit before tax	20,020	(126,378)	305,471	81,882	68,373	80,146
Tax expense	(13,139)	9,648	(40,021)	(15,119)	(12,946)	(15,505)
Profit after tax	6,881	(116,730)	265,450	66,763	55,426	64,641
Attributable to:						
Profit after tax attributable to Unitholders	1,538	(108,585)	205,381	47,698	38,336	44,709
Profit after tax attributable to Non-Controlling Interest ("NCI")	5,343	(8,145)	60,069	19,065	17,091	19,932
Profit after tax	6,881	(116,730)	265,450	66,763	55,426	64,641
Weighted average number of Units — Basic EPU ('000)	1,120,917	1,123,905	1,300,343	1,304,111	1,297,458	1,296,026
Weighted average number of Units — Diluted EPU ('000)	1,130,694	1,142,626	1,321,588	1,341,032	1,334,279	1,332,847
Basic EPU (U.S. cents)	0.14	(9.66)	15.79	3.66	2.95	3.45
Diluted EPU (U.S. cents)	0.14	(9.50)	15.54	3.56	2.87	3.35
DPU (U.S. cents)	4.29	3.70	3.60	3.60	3.60	3.96

Source: DCREIT, FPA

VALUATION ANALYSIS

(I) PEER COMPARISON ANALYSIS

We performed a peer comparison analysis to review how DCREIT is faring against industry peers in terms of current valuation metrics. Below, we list the selected peers to compare with DCREIT (along with a brief description of each peer) as follows:

i. Mapletree Industrial Trust (“MIT”; SGX:ME8U)

MIT’s market capitalisation is S\$5.9 billion as at 16 April 2026. According to MIT, its strategy is to invest in assets “used primarily for industrial purposes in Singapore and income-producing real estate used primarily as data centres worldwide beyond Singapore, as well as real estate-related assets.” MIT added that, “As at 31 December 2025, MIT’s total assets under management was S\$8.5 billion, which comprised 55 properties in North America (including 13 data centres held through the joint venture with Mapletree Investments Pte Ltd), 79 properties in Singapore and two properties in Japan.” MIT also noted that data centres comprised 58.3% of its Asset Under Management (“AUM”) as at 31 December 2025.

ii. Keppel DC REIT (“KDCREIT”; SGX:AU8U)

KDCREIT’s market capitalisation is S\$5.8 billion as at 16 April 2026. According to KDCREIT, its strategy is to invest in assets “primarily used for data centre purposes, as well as real estate and assets necessary to support the digital economy.” KDCREIT noted that its AUM was approximately \$6.2 billion as at 31 December 2025, and that its portfolio comprised “25 data centres strategically located in key data centre hubs across 10 countries in Asia Pacific and Europe.”

iii. NTT DC REIT (SGX:NTDU)

NTT DC REIT’s market capitalisation is US\$1.0 billion as at 16 April 2026. According to NTT DC REIT, its strategy is to invest in assets “located globally which are used primarily for data center purposes, as well as assets necessary to support the digital economy.” NTT DC REIT also noted that its portfolio had “an appraised value of approximately US\$1.5 billion as at 30 September 2025, with a design IT load of approximately 90.7 megawatts”, and that its portfolio “comprises six carrier neutral, Tier III-equivalent assets with stringent operational and technical specifications”. NTT DC REIT noted too that its portfolio is “diversified across the United States (Northern Virginia and Northern California), Austria (Vienna) and Singapore, with an optimal mix of hyperscale and colocation customer contracts.”

The results of our peer comparison analysis are shown in **Exhibit 49**.

Exhibit 49: Peer Comparison Analysis

Company	Currency	Stock Symbol	Price as at 17 Apr '26	Market Cap (\$\$/US\$ million)	TTM Diluted EPU (SG/US cents)	P/E	TTM DPU (SG/US cents)	Dividend Yield (%)	NAV per Unit (\$\$/US\$)	P/B
Digital Core REIT (“DCREIT”)	USD	DCRU	0.520	673.9	3.56	14.6 x	3.60	6.92%	0.80	0.65 x
Peer companies:										
Mapletree Industrial Trust (“MIT”)	SGD	ME8U	2.060	5,877.9	11.51	17.9 x	12.98	6.30%	1.69	1.22 x
Keppel DC REIT (“KDCREIT”)	SGD	AJBU	2.350	5,735.7	18.71	12.6 x	10.71	4.56%	1.71	1.38 x
NTT DC REIT	USD	NTDU	0.955	983.9	(0.05)	n.m.	3.31	3.46%	0.97	0.98 x
Peer average						15.2 x		4.77%		1.19 x

Note: Market capitalisation based on [unit price × total issued units excluding treasury units (most recent source)]. Trailing Twelve-Month (“TTM”) Diluted EPU based on most recent financials. DPU and NAV per unit based on last disclosed figures. Peer averages exclude nil and not meaningful (n.m.) figures. TTM EPU and TTM DPU for NTT DC REIT annualised by [1H results × 183 (excl. 28 to 31 Mar) ÷ 187 (days in 1H) × 2], as 1H ends on 30 September but starts on 28 March instead of 1 April and 2H results not out yet.

Source: SGX stock screener, respective companies, FPA

(a) P/E multiple

Based on **Exhibit 49**, DCREIT's P/E multiple of 14.6x is lower than the peer average P/E of 15.2x. This suggests that DCREIT is undervalued at its current unit price. Adopting a relative valuation approach, we estimate a target price of US\$0.542 if DCREIT is to trade at the peer average P/E of 15.2x, as follows:

$$\begin{aligned} \text{Estimated target price (P/E multiple)} &= \text{Peer average P/E} \times \text{TTM diluted EPU} \\ &= 15.2 \times \text{US\$0.0356} \\ &= \text{US\$0.542} \end{aligned}$$

The estimated target price of US\$0.542 implies an upside potential of 4.2% from the current unit price of US\$0.520.

(b) P/B multiple

Based on **Exhibit 49**, DCREIT's P/B multiple of 0.65x is lower than the peer average P/B of 1.19x. This suggests that DCREIT is undervalued at its current unit price. Adopting a relative valuation approach, we estimate a target price of US\$0.955 if DCREIT is to trade at the peer average P/B of 1.19x, as follows:

$$\begin{aligned} \text{Estimated target price (P/B multiple)} &= \text{Peer average P/B} \times \text{NAV per unit} \\ &= 1.19 \times \text{US\$0.80} \\ &= \text{US\$0.955} \end{aligned}$$

The estimated target price of US\$0.955 implies an upside potential of 83.7% from the current unit price of US\$0.520.

(c) Dividend yield

Based on **Exhibit 49**, DCREIT's dividend yield of 6.92% is more attractive than the peer average yield of 4.77%. This suggests that DCREIT is undervalued at its current unit price. Adopting a relative valuation approach, we estimate a target price of US\$0.754 if DCREIT is to trade at the peer average yield of 4.77%, as follows:

$$\begin{aligned} \text{Estimated target price (Dividend yield)} &= \frac{\text{TTM DPU}}{\text{Peer average yield}} \\ &= \frac{\text{US\$0.0360}}{4.77\%} \\ &= \text{US\$0.754} \end{aligned}$$

The estimated target price of US\$0.754 implies an upside potential of 44.8% from the current unit price of US\$0.520.

(d) Overall

From our analysis, DCREIT seems to be undervalued in terms of its P/E multiple, P/B multiple, and dividend yield. By averaging our estimated target prices based on P/E multiple, P/B multiple, and dividend yield, we derive a target price of US\$0.750, as follows:

$$\begin{aligned}\text{Target Price} &= \frac{1}{3} \times [\text{Estimated Target Price (P/E multiple)} + \text{Estimated Target Price (P/B multiple)} \\ &\quad + \text{Estimated Target Price (Dividend yield)}] \\ &= \frac{1}{3} \times [\text{US\$0.542} + \text{US\$0.955} + \text{US\$0.754}] \\ &= \text{US\$0.750}\end{aligned}$$

The target price of US\$0.750 implies an upside potential of 44.2% from the current unit price of US\$0.520.

POTENTIAL CATALYSTS

(I) RENT REVERSION AMID LEASE RENEWAL

We note that the lease for 43831 Devin Shafron Drive will expire in April 2026, and assume in our projections that the tenant would renew. We also note that the WALE of 200 North Nash Street was 1.1 years as at end-4Q FY2025, which suggests that some leases may expire soon. Should existing tenants renew their leases or DCREIT secure new leases for each property, rental may rise higher than the current levels. Accordingly, NPI and DPU may rise above our projections.

(II) HIGHER-THAN-EXPECTED RISE IN DPU FROM LINTON HALL LEASEUP

In April 2026, DCREIT noted that, "Upon commencement in December 2026, the Linton Hall lease-up is expected to drive double-digit DPU growth in 2027." Accordingly, we assume that DPU (in U.S. cents) would rise by 10% (or 0.36), the minimum "double-digit" growth, to 3.96 for FY2027, from 3.60 for FY2026.

DCREIT reiterated too that the new agreement was "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." Thus, DCREIT may earn higher DPU from Linton Hall under the new (vs the previous) lease.

We note that DCREIT noted in January 2025 that "Every one month of downtime" after the expiry of the previous Linton Hall lease on 30 June 2025 would represent "approximately 0.06 cents of DPU" (around 0.72 U.S. cents for one year). Hence, upon the new lease commencing, DPU in FY2027 may exceed 3.96 U.S. cents, as shown in **Exhibit 50**.

Exhibit 50: Potential Rise in Dividend Per Unit (1H FY2026 to 2H FY2027)

(in US\$ '000 unless otherwise stated)	Actual								Projection			
	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Profit after tax attributable to Unitholders	22,319	(20,781)	9,073	(117,858)	18,627	186,754	12,069	35,629	13,441	24,895	16,749	27,960
Property-related non-cash items*	(4,829)	(1,452)	(1,327)	4,093	(295)	(17)	(317)	(1,035)	(495)	(495)	(495)	(495)
Manager's fees paid/payable in units	5,665	3,908	4,797	4,750	3,561	2,721	5,355	5,397	5,403	5,453	5,594	5,624
Trustee fee	91	82	91	94	92	92	103	113	113	113	113	113
Amortisation of upfront debt-related transaction costs	378	357	732	733	767	2,598	567	578	578	578	578	578
Deferred tax expense, net of NCI	3,094	8,861	6,163	(17,163)	4,811	33,639	5,979	7,226	7,160	4,658	8,923	5,231
Remeasurement loss	-	-	-	-	-	11,144	-	3,687	-	-	-	-
Fair value change in derivatives, net of NCI	-	-	-	-	-	(71)	72	(100)	-	-	-	-
Fair value change in investment properties, net of NCI	-	27,392	-	125,357	-	(197,464)	-	(16,546)	-	-	-	-
Share of result of associates	-	462	(2,078)	17,959	(3,959)	(12,642)	(2,853)	(16,013)	(3,959)	(16,013)	(3,959)	(16,013)
Unrealised foreign exchange	-	2,336	2,895	(173)	(1,995)	(6,601)	336	338	-	-	-	-
Amortisation of shareholder loan interest expense	-	-	-	-	-	-	1,403	430	430	430	430	430
Other(s)	(2)	367	1,134	2,012	977	3,252	660	3,768	660	3,768	660	3,768
Net distribution adjustments	4,397	42,313	12,407	137,662	3,959	(163,349)	11,305	(12,157)	9,891	(1,508)	11,844	(763)
Income available for distribution to Unitholders	26,716	21,532	21,480	20,004	22,586	23,405	23,374	23,472	23,331	23,387	28,592	27,197
Number of Units in issue at end of period	1,127,275	1,120,892	1,118,740	1,123,853	1,304,139	1,300,294	1,298,544	1,304,010	1,296,026	1,296,026	1,296,026	1,296,026
DPU (U.S. cents) (potential rise in DPU)	2.37	1.92	1.92	1.78	1.80	1.80	1.80	1.80	1.80	1.80	2.20	2.10
DPU (U.S. cents) (assumed by us)	2.37	1.92	1.92	1.78	1.80	1.80	1.80	1.80	1.80	1.80	1.98	1.98

^ Projections adjusted by us such that DPU (in U.S. cents) would be 1.80 for 1H & 2H FY2026 as assumed by us.

Source: DCREIT, FPA

(III) ACCRETIVE ACQUISITION OF DATA CENTRES

In March 2025, DCREIT acquired a 20.0% interest in Digital Osaka 3. DCREIT noted that the acquisition was "expected to be approximately 1.8% accretive to Digital Core REIT's distribution per Unit". Should DCREIT complete more accretive acquisition without an accompanying dilution of Units, DPU may rise.

INVESTMENT RECOMMENDATION

DCREIT's P/E multiple of 14.6x is lower than the peer average P/E of 15.2x. Adopting a relative valuation approach, we estimate a target price of US\$0.542 if DCREIT is to trade at the peer average P/E of 15.2x.

Based on DCREIT's NAV per unit of US\$0.80 as at 31 December 2025, DCREIT is currently trading at a P/B multiple of 0.65x which represents a discount of approximately 35% to NAV. In contrast, the peer average P/B of 1.19x represents a premium of approximately 19% to NAV. We estimate a target price of US\$0.955 if DCREIT is to trade at the peer average P/B of 1.19x.

DCREIT's dividend yield of 6.92% seems more attractive relative to the peer average yield of 4.77%. Adopting a relative valuation approach, we estimate a target price of US\$0.754 if DCREIT is to trade at the peer average yield of 4.77%.

From our analysis, DCREIT seems to be undervalued in terms of its P/E multiple, P/B multiple, and dividend yield. By averaging our estimated target prices based on P/E multiple, P/B multiple, and dividend yield, we derive a target price of US\$0.750, as follows:

$$\begin{aligned} \text{Target Price} &= \frac{1}{3} \times [\text{Estimated Target Price (P/E multiple)} + \text{Estimated Target Price (P/B multiple)} \\ &\quad + \text{Estimated Target Price (Dividend yield)}] \\ &= \frac{1}{3} \times [\text{US\$0.542} + \text{US\$0.955} + \text{US\$0.754}] \\ &= \text{US\$0.750} \end{aligned}$$

The target price of US\$0.750 implies an upside potential of 44.2% from the current unit price of US\$0.520.

However, we note that DCREIT has a smaller market capitalisation (US\$673.9 million) than its peer companies (MIT: S\$5.9 billion; KDCREIT: S\$5.8 billion; NTT DC REIT: US\$1.0 billion) as at 17 April 2026. Shares or units of smaller firms may have lower trading volume and may thus be subject to an illiquidity discount, which could be between 20% and 30% for a private firm.

As DCREIT is a publicly listed REIT, we apply a smaller illiquidity discount of 15% to reflect the risks involved in investing in DCREIT's units which may be less liquid than its peers. Thus, we derive our adjusted target price of US\$0.638 as follows:

$$\begin{aligned} \text{Adjusted target price} &= \text{Target price} \times (1 - \text{illiquidity discount}) \\ &= \text{US\$0.750} \times (1 - 15\%) \\ &= \text{US\$0.638} \end{aligned}$$

The adjusted target price of US\$0.638 implies an upside potential of 22.7% from the current unit price of US\$0.520.

The upside potential may be supported by the potential for DPU (in U.S. cents) in FY2027 to exceed 3.96, after the new Linton Hall lease commences in December 2026. Accordingly, in view of the upside potential, a buy recommendation may be warranted.

We also recognise that there are risks to our target price, which we discuss in the next section.

RISKS TO TARGET PRICE

(I) DOWNTIME AFTER NON-RENEWAL OF EXPIRING LEASES

As mentioned on page 38, we note that the lease for 43831 Devin Shafron Drive will expire in April 2026, and the tenant may renew. We also note that the WALE of 200 North Nash Street was 1.1 years as at end-4Q FY2025, which may suggest that some leases may expire soon. Should existing tenant(s) choose to not renew their leases, and DCREIT be unable to find a new tenant in time, DCREIT may not earn rental income from the respective properties during the downtime. Thus, NPI and DPU may fall below our projections.

(II) POTENTIAL GLOBAL ECONOMIC SLOWDOWN

According to the International Monetary Fund (“IMF”), global GDP growth is “projected to slow to 3.1 percent in 2026 and 3.2 percent in 2027” from 3.4% in 2025, should the U.S.-Israeli war against Iran remain “limited in duration and scope”. IMF also noted in April 2026 that downside risks “dominate the outlook”, and “A longer or broader conflict, worsening geopolitical fragmentation, a reassessment of expectations surrounding artificial-intelligence-driven productivity, or renewed trade tensions could significantly weaken growth and destabilize financial markets.”

On 19 April 2026, CNN reported that Iran, alleging “repeated breaches of trust” by the U.S., “reimposed restrictions on the passage of ships” through the Strait of Hormuz.

Accordingly, should the Middle Eastern conflict drag on, growth may fall below IMF’s projections and dampen business sentiment. Demand for the services of DCREIT’s colocation tenants could fall, thereby discouraging them from renewing their existing leases when the leases expire. DCREIT’s NPI and DPU may thus fall below our projections.

(III) REDUCTION OF UNITHOLDINGS BY SUBSTANTIAL UNITHOLDERS

We note that, over the last twelve months, Cohen & Steers (inclusive of both Cohen & Steers, Inc, and Cohen & Steers Capital Management, Inc) and Daiwa Securities Group generally reduced their unitholdings in DCREIT, as shown in **Exhibit 51**. While the reductions may be due to redemption of shares or units in their respective underlying fund(s), it may be possible that either or both substantial unitholders have had concerns on DCREIT provided that there was no other major buying interest. Accordingly, caution may be warranted when dealing in DCREIT’s units especially if substantial unitholders continue to reduce their unitholdings in the future.

Exhibit 51: Change in Substantial Unitholders’ Unitholdings (Last Twelve Months)

Transaction date	Substantial Unitholder	Acquisition/Disposal of units	Volume	Unit price (US\$)	Value (in US\$)	Total interest (before)		Total interest (after)	
						Units	%	Units	%
20 May 2025	Franklin Resources, Inc.	"client termination of its investment agreement and subsequent transfer of assets"	6,292,600	n.a.	n.a.	66,680,600	5.14%	60,388,000	4.65%
28 May 2025	Daiwa Securities Group Inc.	Disposal via market transaction	200,000	0.4915	98,300	65,078,183	5.01%	64,878,183	5.00%
28 May 2025	Daiwa Securities Group Inc.	Disposal via market transaction	20,000	0.4925	9,850	64,878,183	5.00%	64,858,183	4.99%
19 Sept 2025	Cohen & Steers, Inc	Disposal via market transaction	1,000,000	0.5100	510,000	118,026,463	9.05%	117,026,463	8.97%
10 Oct 2025	Cohen & Steers, Inc	Acquisition via market transaction	2,189,800	0.4625	1,012,782	116,351,654	8.92%	118,541,454	9.09%
26 Nov 2025	Cohen & Steers, Inc	Disposal via off-market transaction	2,626,807	0.4900	1,287,135	119,267,410	9.15%	116,640,603	8.95%
17 Dec 2025	Cohen & Steers, Inc	Acquisition via market transaction	1,466,600	0.4955	726,700	116,269,541	8.92%	117,736,141	9.03%
23 Dec 2025	Cohen & Steers, Inc	Disposal via market transaction	1,518,100	0.4950	751,460	117,517,841	9.01%	115,999,741	8.90%
08 Apr 2026	Cohen & Steers Capital Management, Inc	Disposal via market transaction	971,700	0.5060	491,680	104,483,663	8.06%	103,511,963	7.99%
10 Apr 2026	Cohen & Steers Capital Management, Inc.	Acquisition via market transaction	545,600	0.5100	278,256	103,372,363	7.98%	103,917,963	8.02%
14 Apr 2026	Cohen & Steers Capital Management, Inc.	Disposal via market transaction	619,100	0.5180	320,694	103,978,763	8.02%	103,359,663	7.98%

n.a. = not available.

Source: SGX, FPA

DISCLOSURES/DISCLAIMERS

This report is prepared for general circulation. It does not have regard to the specific investment objectives, financial situation and the particular needs of any recipient hereof. Advice should be sought from a financial adviser regarding the suitability of the investment product, taking into account the specific investment objectives, financial situation or particular needs of any person in receipt of the recommendation, before the person makes a commitment to purchase the investment product.

This report is confidential. This report may not be published, circulated, reproduced or distributed in whole or in part by any recipient of this report to any other person without the prior written consent of FPA Financial Corporation Pte Ltd (“FPA”). This report is not directed to or intended for distribution to or use by any person or any entity who is a citizen or resident of or located in any locality, state, country or any other jurisdiction as FPA may determine in its absolute discretion, where the distribution, publication, availability or use of this report would be contrary to applicable law or would subject FPA and its connected persons (as defined in the Financial Advisers Act, Chapter 110 of Singapore) to any registration, licensing or other requirements within such jurisdiction.

The information or views in the report (“Information”) have been obtained or derived from sources believed by FPA to be reliable. However, FPA makes no representation as to the accuracy or completeness of such sources or the Information and FPA accepts no liability whatsoever for any loss or damage arising from the use of or reliance on the Information. FPA and its connected persons may have issued other reports expressing views different from the Information and all views expressed in all reports of FPA and its connected persons are subject to change without notice. FPA reserves the right to act upon or use the Information at any time, including before its publication herein.