

The logo for DigiCo, featuring the word "Digi" in a white sans-serif font above the word "Co" in a similar font. The letter "o" in "Co" is replaced by a white power button symbol (a circle with a vertical line and a dot).

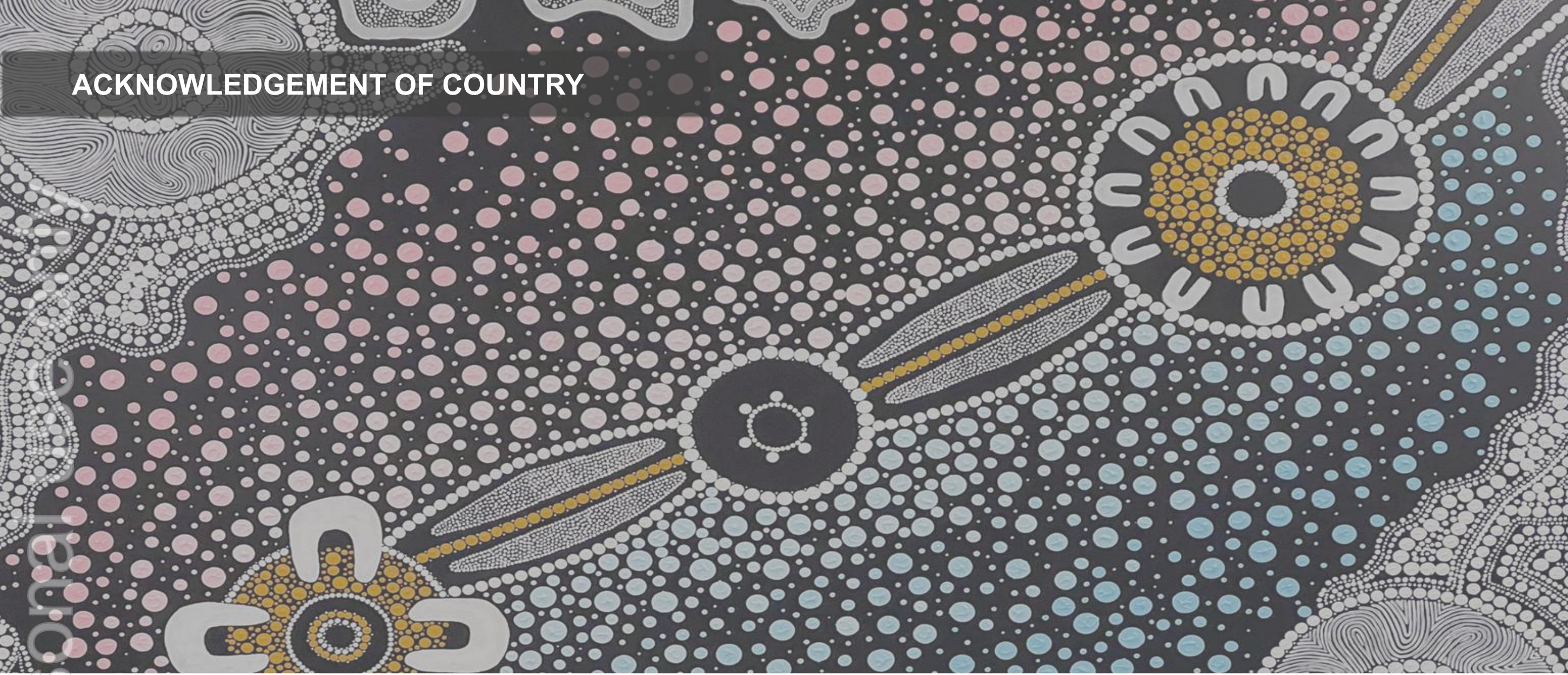
Infrastructure
REIT

Annual General Meeting

12 November 2025

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ACKNOWLEDGEMENT OF COUNTRY



DigiCo REIT acknowledges the Traditional Custodians of Country throughout Australia and celebrates their diverse culture and connections to land, sea and community. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples

"Journey of Creation" Artwork by Billy Reynolds

Agenda

1. Welcome and Introduction	03
2. Chair Address	05
3. CEO Address	07
4. Formal Business	16

Presenters



Joseph Carrozzi AM
Chair



Chris Maher
Chief Executive Officer

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Welcome & Introduction

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DGT Board of Directors



Joseph Carrozzi AM
*Independent Non-Executive
Chair*



David Di Pilla
*Non-Executive Director and
HMC Capital Managing Director & Group CEO*



Michael Juniper
Non-Executive Director



Rachel Grimes AM
*Independent Non-Executive Director
& Chair of Audit and Risk Committee*



Stephanie Lai
*Independent Non-Executive
Director*



The Hon. Kelly O'Dwyer
Non-Executive Director

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Chair Address

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Key achievements since IPO

DGT has exceeded its PDS guidance and is well positioned to capitalise on the unprecedented growth in customer demand across the platform

GUIDANCE	OUTCOME
<p>1 \$97m FY25 EBITDA IPO Guidance and Distribution</p>	<ul style="list-style-type: none"> ▪ \$99m FY25 Annualised EBITDA (ahead of PDS guidance) ▪ 10.9c FY25 distribution per security (paid in-line with PDS guidance) ▪ Run-Rate Annualised EBITDA of at least \$180m by Jul-26
<p>2 Jun-26 Contracted Australian IT Capacity Target of 27MW</p>	<ul style="list-style-type: none"> ▪ Materially exceeded FY26 guidance of 27MW ▪ 41MW expected by Jun-26 (95% growth from Jun-25 across the Australian portfolio)
<p>3 SYD1 Development Milestones</p>	<ul style="list-style-type: none"> ▪ SYD1 has been granted Certified Strategic status under HCF (achieved on 8-Aug-25) ▪ Previous 9MW project has been upsized to 20MW to support recent customer wins ▪ SSSA draft conditions have been received, with approval expected before year end
<p>4 US Development Milestones</p>	<ul style="list-style-type: none"> ▪ CH11 FY26 rental payments commenced on time (Phase 1 and 2 in Jul-25 and Aug-25 respectively), Phase 3 on track to be delivered in Q4 FY26 ▪ LAX1 Development approval expected Q2 FY26

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CEO Address

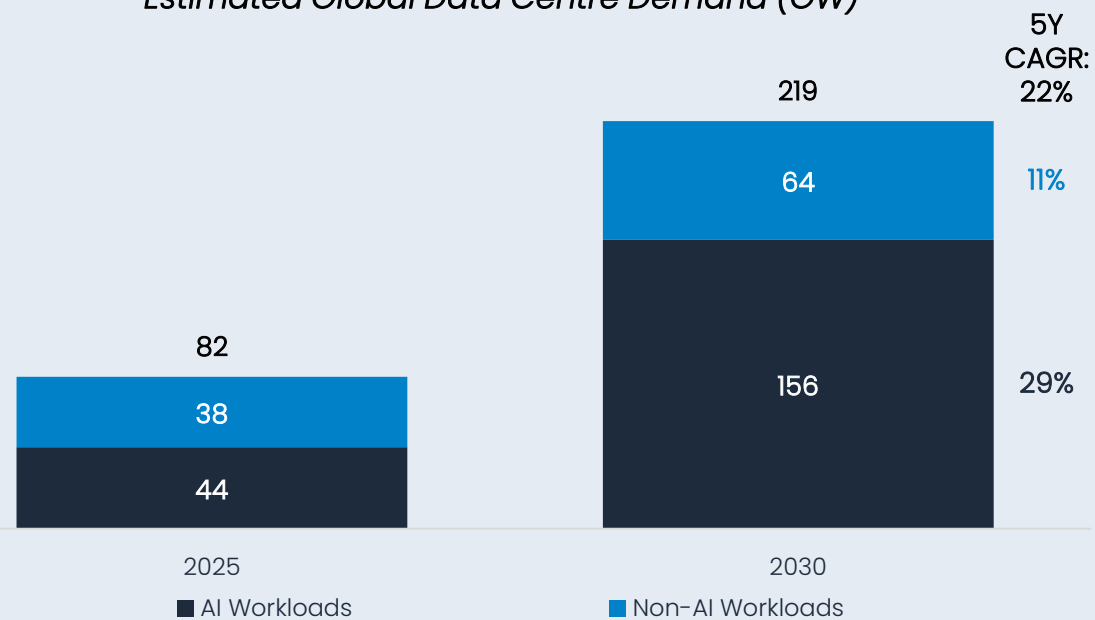
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AI adoption is catalysing the next wave of data centre demand



ACCELERATION OF DEMAND FOR AI, DRIVING RAPID MARKET SHIFT

Estimated Global Data Centre Demand (GW)¹



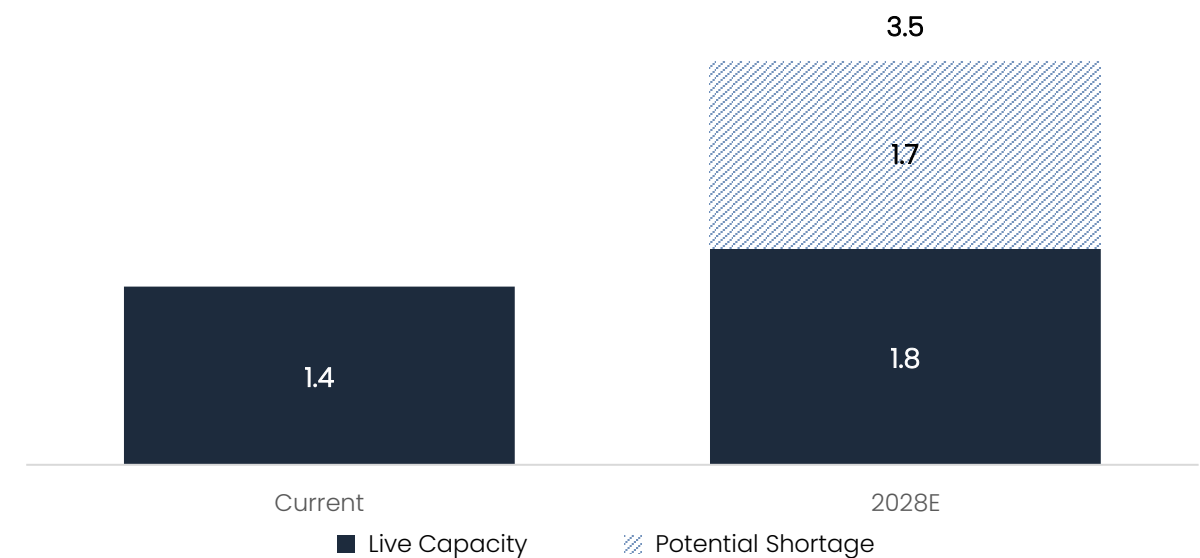
- ✓ Global data centre demand is surging to record levels, fuelled by the rapid adoption of AI and high-performance computing workloads, exponentially accelerating deployment schedules

Notes: 1. McKinsey Quarterly Report, April 2025. 2. CBRE Research, May 2025.



AUSTRALIA'S CURRENT SUPPLY PIPELINE IS EXPECTED TO FALL WELL SHORT OF MEETING DEMAND GROWTH

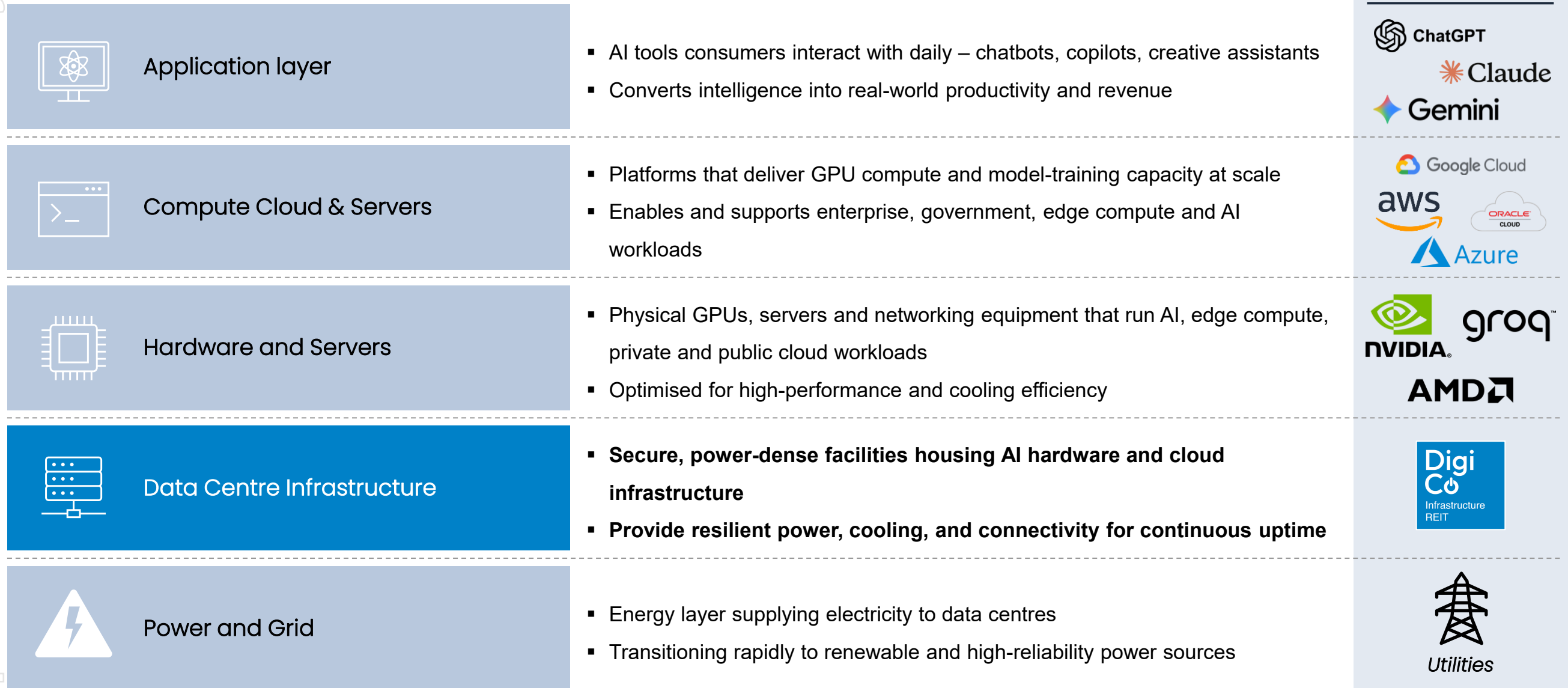
Australia Data Centre Live Capacity v.s. Forecast Demand (GW)²



- ✓ Australia's forecast data centre demand is expected to reach 3.5GW, potentially resulting in a capacity shortfall of ~1.7GW by 2028

DigiCo in the data centre value chain

DigiCo operates in the core infrastructure layer of the AI and Data Centre value chain which is the backbone of the digital infrastructure ecosystem



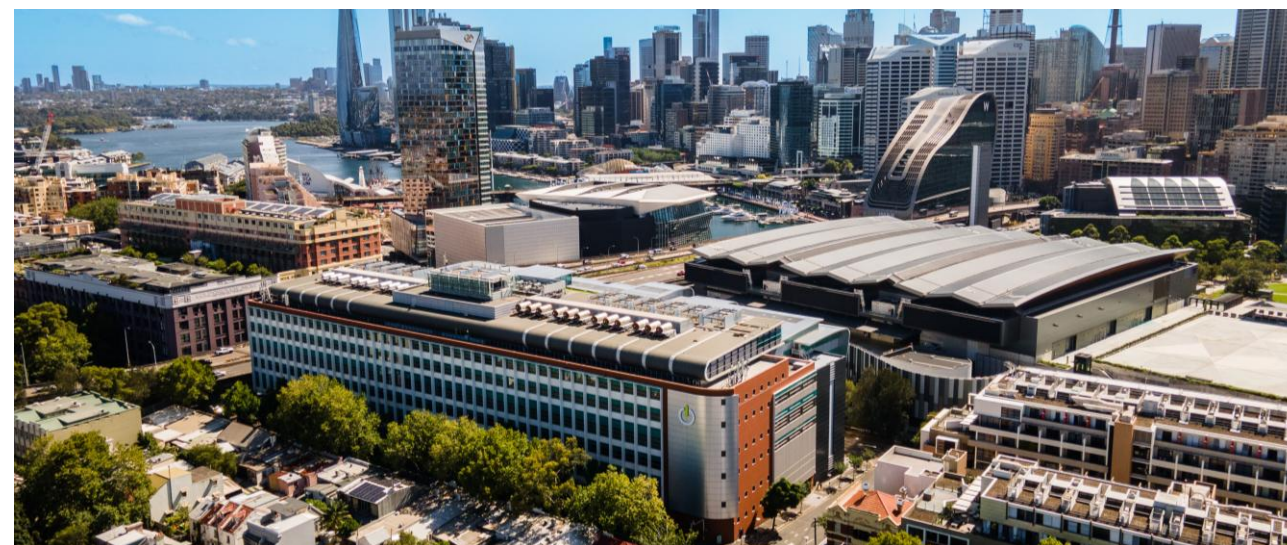
SYD1 88MW D&O program has been accelerated

The D&O project design has been strategically optimised to deliver contiguous, high density space catering to large-scale deployments

Status Update

- ✓ Previous 9MW project has been upsized to 20MW to support recent customer wins, highlighting the flexibility of the SYD1 design to deliver additional high-density capacity
- ✓ Delivery of the full 88MW D&O project to be accelerated with delivery targeted within 3 years
- ✓ SSDA has been submitted to the NSW Government to enable the full 88MW expansion under the SYD1 D&O program. Draft conditions have now been received, with approval expected before year end
- ✓ Incremental yield on cost targeted at ~12%+

SYD1 Facility



Strong customer interest in Los Angeles development

Los Angeles development on track to commence construction in 2026

Status Update

- ✓ LAX1 Development approval expected Q2 FY26, targeting first construction delivery in 2H calendar year 2028
- ✓ Timeline expects demolition to commence in Q3 FY26 with core and shell construction commencing in 1H FY27 for a two-year construction timeframe
- ✓ LAX1 and LAX2 remain on track for 66MW of capacity from two adjacent independent data centres
- ✓ Significant pre-construction interest in LAX1 from multiple US hyperscalers
- ✓ LAX2 to be progressed further in 2026

LAX1 Renderings



Other growth projects unlocking further capacity expansion

Discussions underway with customers to cornerstone 8MW ADL1 expansion and 20MW BNE3 development



ADL1

- Expansion project to deliver additional 8MW of IT Capacity
- Project to support Hyperscale and Co-location workloads
- Space will be used to cater to a wide range of densities and security requirements

Key Metrics

Strategy	Development
Planned IT Capacity	8MW
Design Tier	Tier III (Existing) Tier IV (Expansion)



BNE3¹

- In discussions with Brisbane Airport Corporation (“BAC”), to develop an additional campus site adjacent to existing facility at BNE2
- Current greenfield site is ~10k sqm that is expected to deliver 20MW of IT Capacity

Key Metrics

Strategy	Development
Planned IT Capacity	20MW
Design Tier	Tier IV

Notes: 1. Note BNE3 has been renamed (previously BNE4 at time of PDS), given location is physically adjacent to BNE1 & BNE2.

DigiCo value creation

Unlocking capital through recycling to invest in highly value accretive opportunities

DigiCo strategic priorities

Leasing Momentum

- **+95% growth** in Australian IT Contracted Capacity to 41MW as at June 2026 (up from 21MW)
- **Proven leasing traction** across Hyperscale, Neocloud, Enterprise and Government customers



AUS Development

- SYD1 88MW project accelerated to 3 year deployment timeline
- Discussions underway with customers to cornerstone 8MW ADL1 expansion and 20MW BNE3 development

US Development

- LAX1 development approvals expected in Q2 FY26
- Construction commencement expected 1H FY27
- **Substantial interest** from hyperscale customers

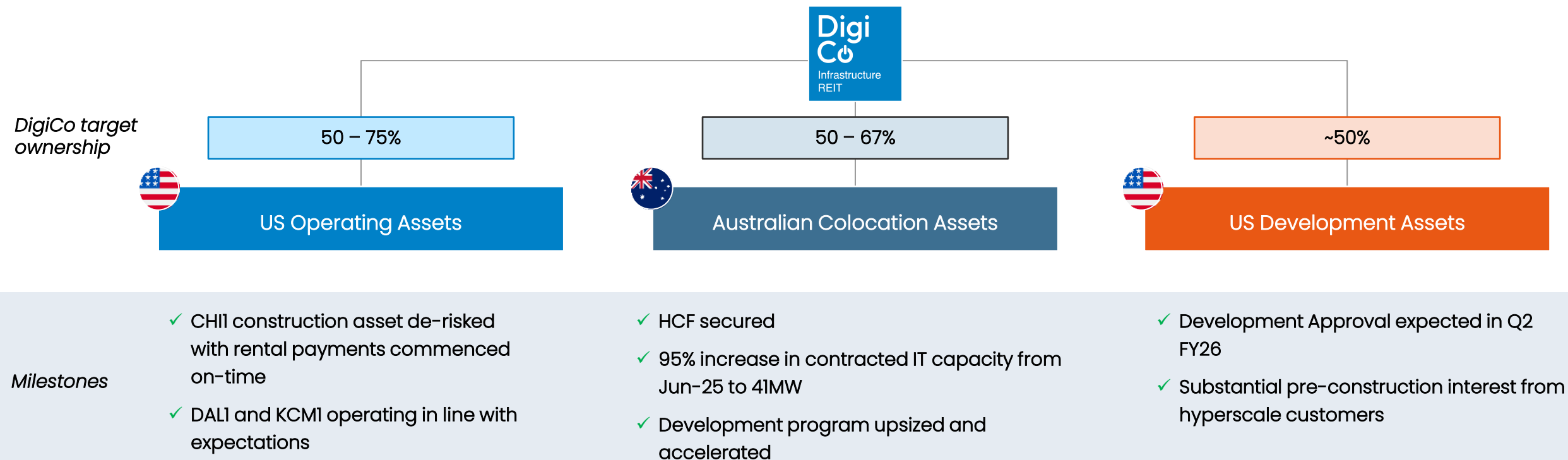
Funding levers

- Existing Liquidity**
 - ~\$700m of existing liquidity available across cash and undrawn facilities¹
- US Refinancing**
 - CH11 de-risked with rental payments commenced
 - **Debt refinancing underway** with significant improvements in size, tenor and pricing expected
- AU & US Capital Partnering**
 - Following delivery of key milestones, DigiCo advancing sell-down of minority interest in Australian data centre platform and US operational assets
 - 25 – 50% sell-down of assets in AUS and US platforms to release \$0.5bn – \$1bn of equity proceeds

>\$1bn+ in potential funding for highly value accretive opportunities

Capital partnering initiatives

Recycling capital to fund higher-return development projects



Following achievement of key milestones in the US operating asset portfolio and Australian colocation asset portfolio, DGT has appointed advisors to assist with capital partnering objectives across these portfolios

Potential for a 25-50% sell-down to release \$0.5 to \$1.0bn of equity proceeds which would be recycled into higher returning development projects

US Development Asset portfolio will look to target a capital partner once DA has been finalised and the data center has been tenanted

Outlook

Driving scale and strengthening returns through capital recycling

- **Following recent customer wins, Australian Contracted IT Capacity is expected to be 41MW by June 2026, which would represent 95% growth from June 2025 across the Australian business**
- The US business will benefit from the CHII contracted rental ramp up, which is expected to deliver incremental ~\$40m of EBITDA in FY26¹. FFO to benefit from increased EBITDA, partly offset by cash interest payments on the CHII debt facility
- **Underlying FY26 EBITDA is expected to be \$120 - 125m**
- **Group Billed IT capacity is expected to reach at least 85MW by July 2026, following full phasing of new customer wins and contractual completion of remaining 12MW at CHII**
- **These known contracted billings are expected to equate to an annualised run-rate EBITDA of at least \$180m from July 2026**
- Growth capex in FY26 expected to be in the range of \$160 – 180m primarily reflecting the larger capacity expansion at SYD1, funded through existing cash reserves and undrawn debt facilities
- Distributions in FY26 expected to be 12 cents per security, in line with policy of 90 – 100% payout of FFO



Note: 1. Based on AUD/USD of 0.65.

An aerial night view of a city, likely London, featuring a large stadium with a distinctive diamond-patterned roof in the foreground. The city lights and a complex highway interchange are visible in the background.

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Formal Business

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Financial Report, Directors' Report and Auditor's Report

To receive and consider the Financial Report, Directors' Report and Auditor's Report for the year ended 30 June 2025.

Resolution 1 – Remuneration Report

To consider and, if thought fit, to pass the following non-binding resolution as an **ordinary resolution**:

“That the Remuneration Report for the year ended 30 June 2025 be adopted.”

Note: Resolution 1 is advisory only and does not bind the Directors of the Company.

Resolution 1 – Proxy Voting Results

For:	99.32%
Open:	0.14%
Against:	0.54%

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Resolution 2 – Election of Director – Michael Juniper

To consider and, if thought fit, to pass the following resolution as an **ordinary resolution**:

“That Michael Juniper, being eligible, be elected as a Director of the Company.”

Resolution 2 – Proxy Voting Results

For:	98.72%
Open:	0.14%
Against:	1.14%

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Resolution 3 – Appointment of KPMG as Auditor

To consider and, if thought fit, to pass the following resolution as an **ordinary resolution**:

“That, for the purpose of section 327B of the Corporations Act 2001 (Cth) and for all other purposes, KPMG, having been nominated by a Securityholder and consented in writing to act as auditor of the Company, be appointed immediately.”

Resolution 3 – Proxy Voting Results

For:	98.42%
Open:	0.13%
Against:	1.45%

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Glossary

Term	Meaning
ADL	Adelaide (used in site names like ADL1, ADL2)
AI	Artificial Intelligence
BAC	Brisbane Airport Corporation
BNE	Brisbane (used in site names like BNE, BNE1, BNE2, BNE3)
CHI	Chicago (used in site name CH1)
DAL	Dallas Fort Worth (used in site name DAL1)
DGT	DigiCo Infrastructure REIT
D&O	Design and Optimisation (used in SYD1 development context)
EBITDA	Earnings Before Interest, Taxes, Depreciation, and Amortisation
FFO	Funds From Operations
FY	Financial Year
GW	Gigawatt
HCF	Hosting Certification Framework
IT	Information Technology
KCM	Kansas City (used in site name KCM1)
LAX	Los Angeles (used in site names LAX1, LAX2)
MW	Megawatt
PDS	DGT's Replacement Prospectus and Product Disclosure Statement dated 5 December 2024
QLD	Queensland

Term	Meaning
REIT	Real Estate Investment Trust
SYD	Sydney (used in site name SYD1)
Tier III / IV	Data centre design tiers (Uptime Institute standards)

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