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ASX RELEASE

21 August 2026

DIGICO DELIVERS FY26 RESULT AHEAD OF EBITDA GUIDANCE AND ACCELERATES SYD1 EXPANSION

DigiCo Infrastructure REIT (ASX: DGT) ("**DigiCo**" or "**DGT**") today released its results for the full year ended 30 June 2026, delivering Underlying EBITDA ahead of guidance and achieving significant operational milestones. Together with enhanced liquidity, these outcomes position DigiCo to fund growth initiatives and support the pathway to an Australian Platform Stabilised EBITDA of ~$250 million[1].

Operational & development highlights

- Record customer demand
- SYD1 88MW Project has been accelerated
  - 20MW upgrade is complete
  - LOIs signed for remaining 52MW capacity with high-quality customers[2]
  - Expansion accelerated to be delivered in phases over FY27 and FY28
- ADL1 15MW expansion underpinned by advanced customer discussions
- US asset sales on track
- Terms agreed to extend Kansas City ("**KCM1**") and Dallas Fort Worth ("**DAL1**") leases to 10-year terms expiring 2036

Financial highlights

- Underlying Revenue of $239 million and Underlying EBITDA of $127 million, above guidance of $125 million
- Adjusted FFO of $71 million
- DPS of 12.0 cents per security, in line with guidance
- Gearing of 39%, within the 35 – 45% target range, reducing to a pro-forma 18%[3] following completion of US asset sales
- $706 million of available liquidity, increasing to a pro-forma ~$1.2 billion[3]
- SYD1 88MW development fully funded

[1] Australian Platform Stabilised EBITDA represents management's estimate of annualised EBITDA once SYD1 and ADL1 reach stabilised occupancy and all contracted capacity is online and billing.
[2] Subject to execution of binding documentation.
[3] Pro-forma basis using net debt as at 30 June 2026 adjusted for anticipated net equity sale proceeds from US Asset Sales (after repayment of gross debt, and subject to selling and transaction costs and completion adjustments); assumes 0.71 AUD/USD exchange rate.

Strategic update

Following the decision to redeploy capital post US asset sales, DigiCo has prioritised its geographical strategy to Australia, concentrating capital and management attention on a supply-constrained market where DigiCo has demonstrated execution capability to rapidly respond to demand.

Record customer demand for near term data centre capacity in Sydney has enabled DigiCo to sign LOIs with high-quality customers for the remaining 52MW of capacity. To satisfy this demand, DigiCo has brought forward capacity expansion initiatives across its Australian platform, including the 52MW expansion at SYD1 and the 15MW expansion at ADL.

These projects will now be delivered in phases across FY27 and FY28 to support DigiCo's pathway to expected Australian Platform Stabilised EBITDA[4] of ~$250 million.

FY27 guidance

- FY27 Underlying EBITDA is expected to be between $120 – 125 million, inclusive of 2 months of CHI1 EBITDA
  - Excluding CHI1, FY27 Underlying EBITDA is expected to be between $110 – 115 million, representing 15 – 21% growth on a FY26 like-for-like basis
- Guidance incorporates minimal contribution from the 52MW expansion at SYD1 (first 10MW expected to be operational in late Q4 FY27)
- Capex in FY27 expected to be $300 – 500 million, largely driven by SYD1 52MW capacity expansion and expected to be 2H weighted
  - To be funded from existing cash reserves and undrawn debt facilities
- Distributions in FY27 expected to total 15.0 cents per security (25% growth on FY26)
  - Over the medium term, DigiCo expects to maintain its distribution policy of paying out 90 – 100% of FFO

Simon Mitchell said, *"DGT has delivered FY26 Underlying EBITDA ahead of guidance and has taken meaningful steps to strengthen the balance sheet, simplify the portfolio and focus its strategy on the supply-constrained Australian market. The divestment of lower-yielding US assets allows capital to be recycled into our highest conviction growth opportunity, the SYD1 88MW Project, which is fully funded, while maintaining balance sheet capacity and supporting securityholder distributions.*

"Once our SYD1 and ADL1 expansion projects are fully operational, DGT's Australian Platform is expected to generate approximately $250 million of stabilised EBITDA, providing a clear pathway to unlocking long-term value for securityholders."

Ralph Goninan said, "*Completion of the first 20MW stage at SYD1 is an important delivery milestone and demonstrates the capability of the DigiCo team. We are now progressing the next phase of capacity, with planning approvals secured, completed design and ECI works, appointment of delivery partners and a phased program of works.*

"With LOIs signed for the remaining 52MW expansion capacity, the economics of the project are underpinned by customer demand, with the first 10MW tranche targeted online by the end of FY27.

"By executing on these milestones and converting contracted capacity into earnings, we are building a clear track record that supports the long-term value proposition of the platform."

[4] Australian Platform Stabilised EBITDA represents management's estimate of annualised EBITDA once SYD1 and ADL1 reach stabilised occupancy and all contracted capacity is online and billing.

For additional information, please refer to the FY26 financial results presentation which was also released to the ASX today.

Investor and analyst briefing teleconference call

An investor and analyst briefing teleconference call, followed by a Q&A session, will be held on **Friday, 21 August 2026 at 10:00am (AEST)**.

Investors and analysts wishing to participate in the Q&A session can pre-register for the teleconference call via the following link: https://s1.c-conf.com/diamondpass/10055875-ctxtox.html.

A live webcast of the briefing will also be available at: https://webcast.openbriefing.com/dgt-fyr-2026/.

A playback of the FY26 results webcast will be made available on HMC Capital's website at www.hmccapital.com.au.

Please enter your name, email address and company to register for the webcast.

This announcement is approved for release by the Board of HMC Digital Infrastructure Ltd.

For more information, please contact:

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About DigiCo Infrastructure REIT
DigiCo Infrastructure REIT (DGT) is a diversified owner, operator and developer of data centres, with a broad investment mandate across Stabilised, Value-add and Development opportunities.

Important Notice - Forward-Looking Statements
This announcement contains certain forward-looking statements, which may include indications of, and guidance on, future earnings, financial position and performance. Forward-looking statements, opinions and estimates provided in this announcement are based on assumptions and contingencies that are subject to change without notice and involve known and unknown risks, uncertainties, assumptions, contingencies and other factors, many of which are beyond the control of DGT. Actual results, performance or achievements may differ materially from those expressed or implied in those statements and any projections and assumptions on which these statements are based.

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