



HMC Digital Infrastructure Ltd (ACN 682 024 924) and
Equity Trustees Limited (ACN 004 031 298; AFSL 240975)
as responsible entity for the
HMC Digital Infrastructure Trust (ARSN 682 160 578)

ASX RELEASE

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DIGICO ANNOUNCES CUSTOMER WINS AND PROVIDES EARNINGS GUIDANCE

DigiCo Infrastructure REIT (ASX:DGT) (**DGT** or **DigiCo**) is pleased to announce customer wins across its Australian data centre platform from a combination of Hyperscale, Neocloud, Enterprise and Government customers. These new customer wins are primarily at the SYD1 site, however they also include new signings at our Brisbane and Adelaide sites.

These wins will increase Australian Contracted IT Capacity to 41MW by June 2026. This represents a significant increase on the previous June 2026 run-rate target of 27MW provided in August 2025.¹

Based on strong market demand for larger and denser deployments, DGT is accelerating the expansion of SYD1 and utilisation of its 120MVA of allocated power. DGT has capitalised on the flexibility of the SYD1 design to reshape and materially expand the 9MW project, delivering additional high-density capacity to serve these customers by mid-2026. Work has commenced to deliver the expanded IT load at SYD1, with preparations also underway to bring forward further capacity during FY27.

Financial Guidance and Outlook Update

Revenue recognition for these customer wins is expected to phase in over 2H FY26. After taking account of this phasing and targeted remixing of contracted capacity with some existing customers at SYD1, DGT provides the following updated guidance for FY26:

- Underlying EBITDA of \$120-125m
- Growth capital expenditure of \$160-180m, reflecting the larger capacity expansion at SYD1, to be funded through existing cash reserves and undrawn debt facilities
- Distributions totalling 12c per security²

Group Billed IT Capacity is expected to reach at least 85MW³ by July 2026, following the full phasing of these new customer wins and contractual completion of the remaining 12MW at CHI1. These known contracted billings are expected to equate to an annualised run-rate EBITDA of at least \$180m from July 2026.

Chief Executive Officer, Chris Maher said, *“As we noted at our FY25 results, the Australian pipeline, customer demand and scale of deployments has continued to track ahead of expectations at the time of the IPO in December 2024. DigiCo is uniquely positioned to meet surging demand for high-density AI infrastructure - where performance, latency and connectivity are critical. As a result, we are targeting*

¹ This also represents a significant increase on the 21MW of Contracted IT Capacity reported at June 2025

² This represents 90-100% payout of forecast FFO in line with the Prospectus & PDS guidance

³ Made up of 44MW in North America and 41MW in Australia

accelerated delivery of the full 88MW SYD1 D&O project earlier than expected, and have reshaped our FY26 works program to deliver additional capacity sooner and capture this growth.”

“Our engagement with potential capital partners also continues given the strong demand signals over the medium-term. DigiCo is well placed to advance these discussions having achieved ‘certified strategic’ status for SYD1 under the Australian Government hosting certification framework (HCF), contracted sales momentum and the accelerated development program.”

The announcement was approved for release by the Board of HMC Digital Infrastructure Ltd.

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About DigiCo Infrastructure REIT

DigiCo Infrastructure REIT (DGT) is a diversified owner, operator and developer of data centres, with a global portfolio and broad investment mandate across Stabilised, Value-add and Development opportunities. The REIT’s portfolio consists of 13 data centres across key Australian and North American markets with 238MW of planned IT capacity, including 76MW of installed IT capacity and a 162MW development pipeline.

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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