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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 DELIVERS STRONG 1H FY26 RESULT AND ACCELERATES SYD1 EXPANSION

DigiCo Infrastructure REIT (**ASX: DGT**) today released its results for the half year ended 31 December 2025.

Operational & development highlights

- 22MW contract wins across Australian business, including 2MW in QLD. Existing capacity at SYD1 is now 100% contracted
- Contracted IT Capacity increased to 85MW (+95% growth in Australian business vs pc¹)
- Organisational redesign and cost-out expected to deliver operating expense savings of ~\$5 million per annum
- SYD1 88MW Expansion Project fully approved with SSDA and power secured and first 20MW project targeting completion in Q2 CY2026
- CHI1 Phase 3 on track for final completion in Q2 CY2026

Financial highlights

- Underlying Revenue of \$108 million (+12% on pc¹)
- Underlying EBITDA of \$57 million (+15% on pc¹)
- 1H FY26 DPS of 6.0 cents per security in line with guidance
- Gearing of 35.8%, at low end of 35–45% target range
- \$658 million of available liquidity across cash and undrawn debt lines, providing sufficient capacity to fund near term growth priorities

Strategic update

Board and Management focused on strategic initiatives to close the discount to Net Asset Value (“NAV”)

- Accelerating DGT’s most compelling growth opportunity
 - SYD1 existing capacity is now 100% contracted and broad-based demand has materially exceeded IPO expectations and validated the asset’s strategic value
 - The 88MW Project is expected to deliver a 15% yield on cost and ~\$1.50 of additional NAV per security²
 - As a result, the 88MW Project has been accelerated and will now be delivered in progressive stages over the next three years
- Aligning funding strategy
 - Existing liquidity to be primarily focused on delivering the 88MW project given the highly accretive return profile
 - Engagement with potential Australian capital partners progressing in lead up to appointing head contractor on the 88MW project and will opportunistically look to partner and recycle capital from

¹ Prior comparable period being 2H FY25, given IPO date of 13 December 2024

² Assumes ~6% capitalisation rate and incremental yield on cost target of ~15%

US assets into higher returning projects. Any capital partnering or recycling to be conducted at compelling value for securityholders while maintaining a sustainable level of gearing

Outlook

DigiCo reaffirms FY26 guidance:

- Underlying EBITDA of \$125 million, at the top end of previous guidance of \$120 – \$125 million despite foreign currency headwinds
- July 2026 run-rate EBITDA of \$180 million maintained despite foreign currency headwinds
- Growth capex expected to be \$160 – \$180 million, primarily driven by accelerated SYD1 expansion
- FY26 DPS of 12.0 cents per security, in line with policy of 90 – 100% payout of FFO

Chief Executive Officer, Michael Juniper said, *“DGT enters the second half of FY26 with strong momentum and a clear path to unlocking long term value. In the past six months, we have demonstrated the strength of our underlying platform, secured substantial new capacity, executed meaningful steps to simplify our operating model and materially accelerated our capacity expansion at SYD1.*

Every action we’re taking is about closing the gap between DGT’s NAV and security price to ensure our market valuation reflects the underlying value of our assets and growing earnings base. We are focused on delivering sustainable, high quality growth for our investors”.

For additional information please refer to the 1H FY26 financial results presentation which has also been released on 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, 20 February 2026 at 10:00am (AEDT)**. Investors and analysts wishing to participate can pre-register for the call at: <https://s1.c-conf.com/diamondpass/10052261-wew431.html>

The following webcast link will be available <https://webcast.openbriefing.com/dgt-hyr-2026/>

A playback of the 1H 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.

The release of this announcement was authorised 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 85MW of Contracted IT capacity.

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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