Digi Co Infrastructure REIT

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

6 May 2026

SALE OF CHI1 AND STRENGTHENED BALANCE SHEET

- **Binding US$750m sale of Chicago (CHI1) asset at a ~5% premium to purchase price**
- **Net debt to reduce from $1.5bn[1] to ~$0.5bn[2], increasing available liquidity to ~$0.9bn[2], and reducing gearing from 36% to 17%[2]**
- **Strengthened balance sheet ensures funding for highly accretive and accelerated SYD1 88MW project**
- **US asset sales are expected to be materially FFO accretive from FY27**
- **Intention to explore capital management initiatives including returning excess capital via enhanced distributions**

DigiCo Infrastructure REIT ("**DGT**") is strengthening its capital position to support its long-term growth strategy and to enhance securityholder returns. This is being delivered through:

- US asset sales to release capital and reduce gearing, and
- Redeployment of capital into, and acceleration of, the higher-returning SYD1 development

Together, these initiatives materially strengthen the balance sheet, enhance securityholder returns, and provide financial flexibility to explore capital management initiatives, including returning any excess capital through enhanced distributions. This is consistent with the strategic update announced at DGT's 1H FY26 results which identified capital recycling as a lever to close the discount to NAV. The release of capital from the US asset sales will enable DGT to deploy capital into the SYD1 expansion, which is DGT's most compelling growth opportunity.

US Asset Sales (CHI1 facility and LAX1 and LAX2 sites)

DGT has entered into a binding agreement, with a third party North American fund manager with vast experience in data centres, to sell its Chicago (CHI1) facility for US$750m, representing a ~5% premium to the November 2024 purchase price, a passing yield of 5.8% and in-line with the all-in carrying cost of the asset. The transaction is expected to reach financial close in Q1 FY27.

Additionally, DGT has determined that monetising the LAX1 and LAX2 sites is in the best interests of securityholders. DGT is exploring options to realise value for these assets and will keep investors informed on developments.

The Kansas City (KCM1) and Dallas Fort Worth (DAL1) data centres continue to deliver strong stabilised asset returns. As such, DGT will continue to actively manage these assets with a focus on maximising value for securityholders over the medium term.

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[1] As at 31 December 2025.
[2] Pro-forma basis using actual net debt as at 30 April 2026 adjusted for anticipated sale proceeds from CHI1. Assumes 0.71 AUD/USD exchange rate.

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Balance Sheet & Liquidity

The CHI1 sale is expected to release net cash proceeds of ~$360m[3] post repayment of asset level debt and increase available liquidity to ~$0.9bn[4]. Pro forma net debt is expected to reduce from $1.5bn as at 31 December 2025 to ~$0.5bn[4], with gearing reduced from 36% to 17%[4] over the same period.

This strengthened balance sheet position ensures DGT is well funded to progress the entire SYD1 88MW project while maintaining gearing within the target range. The accelerated SYD1 project remains highly accretive for securityholders.

Capital Management

Given the expected proceeds from US asset sales and lower gearing, DGT intends to explore capital management initiatives, including distributing any excess capital through enhanced distributions in the short term above Funds From Operations (**FFO**). Over the medium term, DGT continues to maintain its distribution policy of paying out 90-100% of FFO and is committed to delivering sustainable and growing returns to securityholders.

SYD1 Update

DGT confirms that practical completion for the first 15MW of the 20MW upgrade has been achieved, with the remaining 5MW on track to be delivered prior to 30 June 2026. This milestone highlights DGT's capability to successfully execute complex upgrades within a live operating facility and demonstrates contracting momentum following SYD1 achieving 'Certified Strategic' status under the Australian Government's Hosting Certification Framework.

The SYD1 development program continues to be underpinned by sustained customer demand and the asset's position as a globally relevant, network dense colocation facility in a Tier 1 market, with deep interconnection capability supporting ~120 networks.

Chris Maher, Interim CEO of DGT said: *"The release of capital from CHI1 provides additional financial flexibility and capacity to accelerate the delivery of the SYD1 development program. The 88MW project has progressed further, with design and tender documentation for the expansion continuing to advance, the 70% design milestone now achieved and a head contractor to be appointed in Q3 CY2026. The remaining capacity is planned to be delivered progressively over the next three years, with 10MW of capacity targeting delivery in Q2 CY2027. The demand pipeline for the remaining capacity is strong and expected to generate attractive returns."*

[3] Assuming sale proceeds from CHI1 and 0.71 AUD/USD exchange rate.
[4] Pro-forma basis using actual net debt as at 30 April 2026 adjusted for anticipated sale proceeds from CHI1. Assumes 0.71 AUD/USD exchange rate.

Financial Outlook

DGT reaffirms its previous FY26 Underlying EBITDA guidance of $125m[5].

The US asset sales are expected to be materially FFO accretive from FY27[6] and significantly reduce gearing from 36% to 17%[7]. As a result, DGT's strengthened balance sheet can ensure funding for its highly accretive SYD1 expansion which is expected to deliver strong EBITDA and FFO growth over the next 4 years. This supports the proposed increased distribution and delivers an enhanced yield and growth proposition for investors.

This announcement is 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.

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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Financial Information
All financial information in this announcement is in Australian dollars ($ or AUD) unless otherwise stated.

[5] Including full-year contribution from CHI1 and assuming 0.69 AUD/USD exchange rate.
[6] Including anticipated sale proceeds from CHI1. Assumes 0.71 AUD/USD exchange rate.
[7] Pro-forma basis using actual net debt as at 30 April 2026 adjusted for anticipated sale proceeds from CHI1. Assumes 0.71 AUD/USD exchange rate.