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DigiCo 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

15 October 2026

DGT EXECUTES LONG-TERM 71MW CONTRACT AT SYD1

- **71MW leased[1] to a global technology firm with investment grade credit support**
- **SYD1 is 100% contracted across 88MW of total capacity**
- **Fixed price lump sum D&C Contract executed for the SYD1 52MW capacity expansion ("SYD1 Expansion")**
- **SYD1 Expansion fully funded with no new equity required**

DigiCo Infrastructure REIT (ASX: DGT) ("DigiCo" or "DGT") is pleased to announce that it has executed a 15-year[2] contract for 71MW of capacity at SYD1 with a global technology firm, with investment grade credit support.

The 71MW contract includes the reallocation of 20MW of existing contracted capacity to the new customer. The remaining 17MW of SYD1 capacity is leased to co-location customers, with renewal spreads across the Australian portfolio averaging ~8% since IPO.

The new 71MW contract increases the Weighted Average Lease Expiry[3] of DigiCo's Australian portfolio from ~3 years to greater than 10 years, with weighted average annual escalations of ~3%[4].

The first 10MW of the SYD1 Expansion is expected to be energised and income producing in late Q4 FY27, with the balance delivered progressively over FY28, aligned to customer requirements.

Simon Mitchell, Co-Head and Chief Financial Officer of DGT, said "*Execution of the 71MW contract at SYD1 is a key milestone for DGT, taking the site to 100% contracted across 88MW of total capacity. The 15-year agreement with a global technology firm provides long-term earnings visibility, supported by investment grade credit backing. It validates the quality of our infrastructure and strengthens the quality of cashflows from our portfolio.*

"When we acquired SYD1, our business plan was to fully lease and develop the site to 88MW over five years, and we now expect to reach that milestone well ahead of our original plan."

Laing O'Rourke continues as integrated delivery partner and will lead the overall delivery of the SYD1 Expansion, which involves the adaptive reuse of an established data centre asset with approved grid capacity and water access and State Significant Development Approval in place.

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[1] Subject to satisfaction of customary conditions and approvals.
[2] Plus renewal options.
[3] By contracted income (excluding electricity and other pass-through recoveries), pro forma as at 30 September 2026 assuming the full 88MW committed capacity is income-producing.
[4] Weighted by contracted income. Reflects fixed annual escalations / CPI-linked reviews assuming CPI of 3.0%.

Shape Australia Pty Ltd has been appointed as head contractor for the SYD1 Expansion on a fixed price lump sum Design & Construct Contract ("D&C Contract"). The D&C Contract is consistent with DigiCo's previously announced combined SYD1 and ADL1[5] capital expenditure estimate of $1.2 billion over FY27-FY28.

FY27 capital expenditure is expected to total $300 – 500 million and is expected to be weighted to the second half. The SYD1 Expansion remains fully funded from existing liquidity and available debt facilities together with proceeds from US asset sales.

Ralph Goninan, Co-Head and Chief Development Officer, said *"The D&C Contract supports a staged delivery aligned to our customer's capacity requirements. Works are being delivered within an operating data centre, with uptime maintained for existing customers throughout".*

Together with ADL1, the SYD1 Expansion is expected to materially increase DigiCo's contracted Australian capacity and underpin its previously announced pathway to approximately $250 million of Australian Platform Stabilised EBITDA[6].

DigiCo reaffirms FY27 Underlying EBITDA guidance of between $120 – 125 million, inclusive of two months of EBITDA contribution from CHI1 prior to completion of its sale.

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 portfolio and broad investment mandate across stabilised, value-add and development opportunities.

[5] Brownfield development project to deliver additional 15MW of IT Capacity, underpinned by advanced customer discussions.
[6] 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.

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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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