



Infrastructure
REIT

Citi Australia Conference

20 October 2026

SYD1 Fully Contracted Ahead of Schedule

15-year contract¹ with a global technology firm, backed by investment grade credit support

Recently announced 71MW contract is a major milestone, validating DGT's targeted capital allocation strategy announced in Feb-26

Over the past 9 months, this strategy has been executed with over ~A\$1bn of U.S asset sales, enabling DGT to fully fund the SYD1 project and accelerate contracting well ahead of the original business plan

Key Highlights

- ✓ 15-year contract¹ with a global technology firm
- ✓ Investment grade credit backing
- ✓ SYD1 now 100% contracted across 88MW
- ✓ SYD1 project fully funded with no new equity required
- ✓ All planning approvals received and power and water secured
- ✓ Builder (Shape) appointed on fixed price lump sum D&C contract
- ✓ SYD1 expected to deliver attractive double-digit YOC
- ✓ Pathway to \$250m Australian Platform Stabilised EBITDA²

SYD1 Project is now 100% contracted across 88MW after securing a landmark 71MW contract



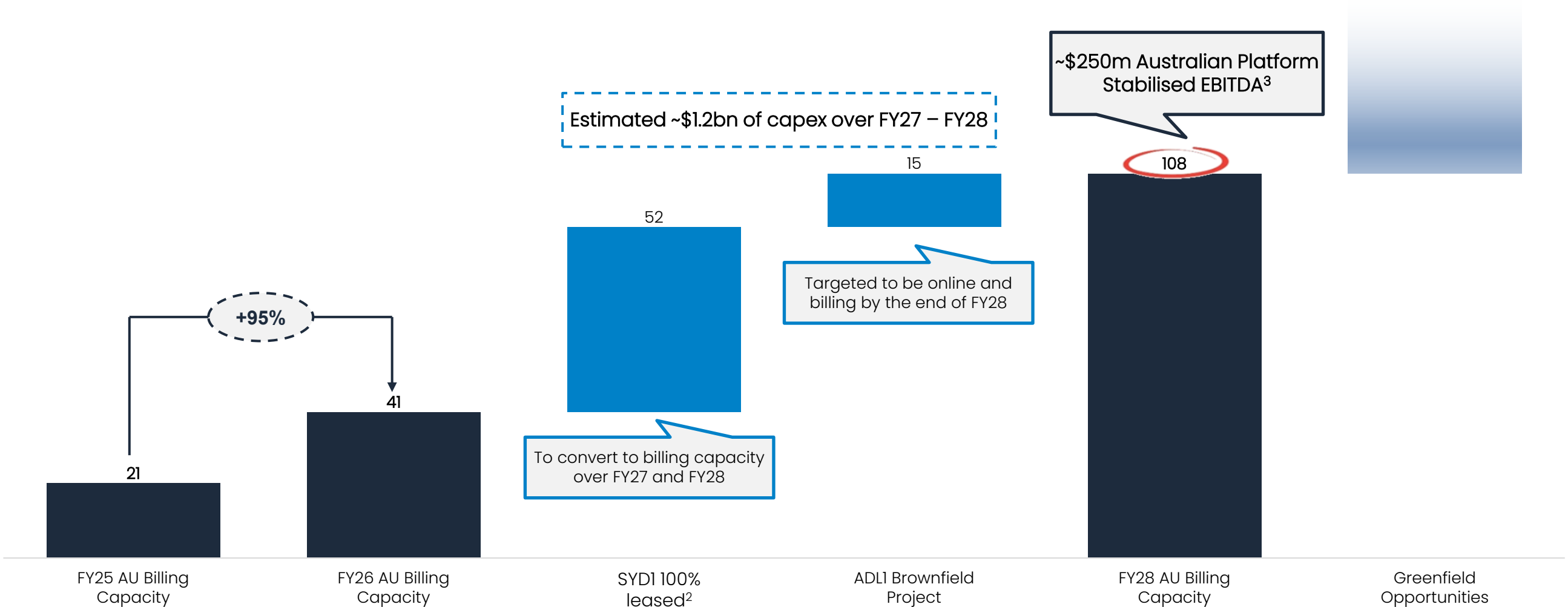
Notes:

1. Subject to satisfaction of customary conditions and approvals. 2. 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.

Pathway to \$250m Stabilised EBITDA

Identified capacity underpins a pathway to ~\$250m of Australian Platform Stabilised EBITDA³

Australian Billing Capacity (MW)¹



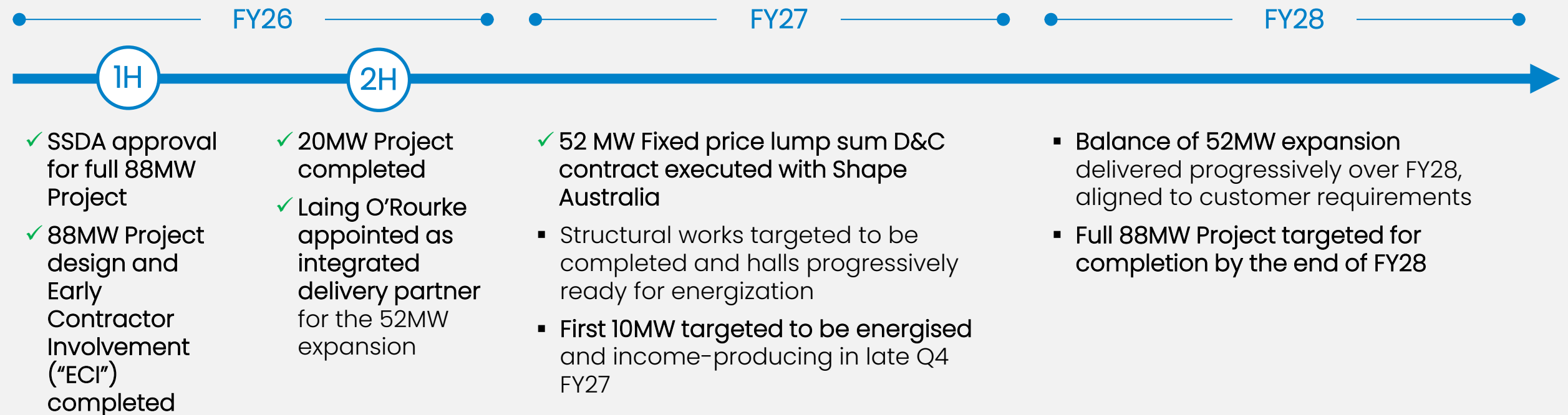
Notes:

1. End of period billing capacity. 2. Subject to satisfaction of customary conditions and approvals. 3. 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.

Executing the fully contracted, fully funded SYD1 88MW Project

De-risked development pathway: planning approved, power and water secured, 20MW delivered and 52MW expansion underway

KEY DEVELOPMENT MILESTONES & EXPANSION PROGRAM



Planning Approved, Powered and Water secured

Fully Contracted

Fully Funded

SYD1 fully funded with \$1.2bn of proforma liquidity

Capital recycling has enabled DGT to fully fund and accelerate its SYD1 Project

\$m, unless otherwise stated	Jun-26 Pro Forma ⁸	Jun-26
Debt Summary		
Facility limit (bank debt)	1,631	2,144
Drawn debt ¹	1,123	1,835
Net debt ²	474	1,630
Weighted average tenor (years) ³	2.6 years	3.0 years
Liquidity		
Cash at bank	676	206
Senior facility undrawn	500	309
Cash and undrawn debt	1,176	515
Key Debt Metrics		
Gearing ⁴	18.5%	38.9%
Debt hedged	100%	100%
Weighted average debt cost (% p.a.) ⁵	6.0%	6.0%

Commentary

- SYD1 development cost fully funded by pro-forma liquidity
- Upsized capex facility from \$300m to \$500m
- Total liquidity (cash and undrawn debt) \$706m
- Pro-forma liquidity of \$1.2bn⁶ post US asset sales. Net equity proceeds expected to be ~\$470m
- Gearing of 39% or 18%⁷ on a pro-forma basis
- Interest rate exposure fully hedged as at Jun-26 at 6.0% effective cost
- First debt maturity in FY29

Notes:

1. Jun-26 assumes an exchange rate of 0.69 AUD/USD. 2. Net debt includes total borrowings (excluding unamortised establishment costs) less cash and cash equivalents. 3. Weighted average debt tenor has been calculated based on the maturity dates of individual facilities, weighted by each facility's committed amount and assumes options to extend are exercised. 4. Gearing is defined as borrowings (excluding unamortised establishment costs) less cash and cash equivalents divided by total assets excluding cash and cash equivalents. 5. Excludes interest income and includes undrawn commitment fees. 6. Pro-forma based on cash as at 30 June 2026, senior undrawn debt facilities (including additional capacity from a facility upside completed post 30 June 2026) and 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. 7. 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. 8. Jun-26 Pro Forma reflects the US Asset Sales, after repayment of gross debt and subject to selling and transaction costs and completion adjustments; assumes an AUD/USD exchange rate of 0.71.

Outlook and guidance

FY27 Underlying EBITDA guidance of \$120 – 125m

\$120 – 125m

FY27 Underlying EBITDA

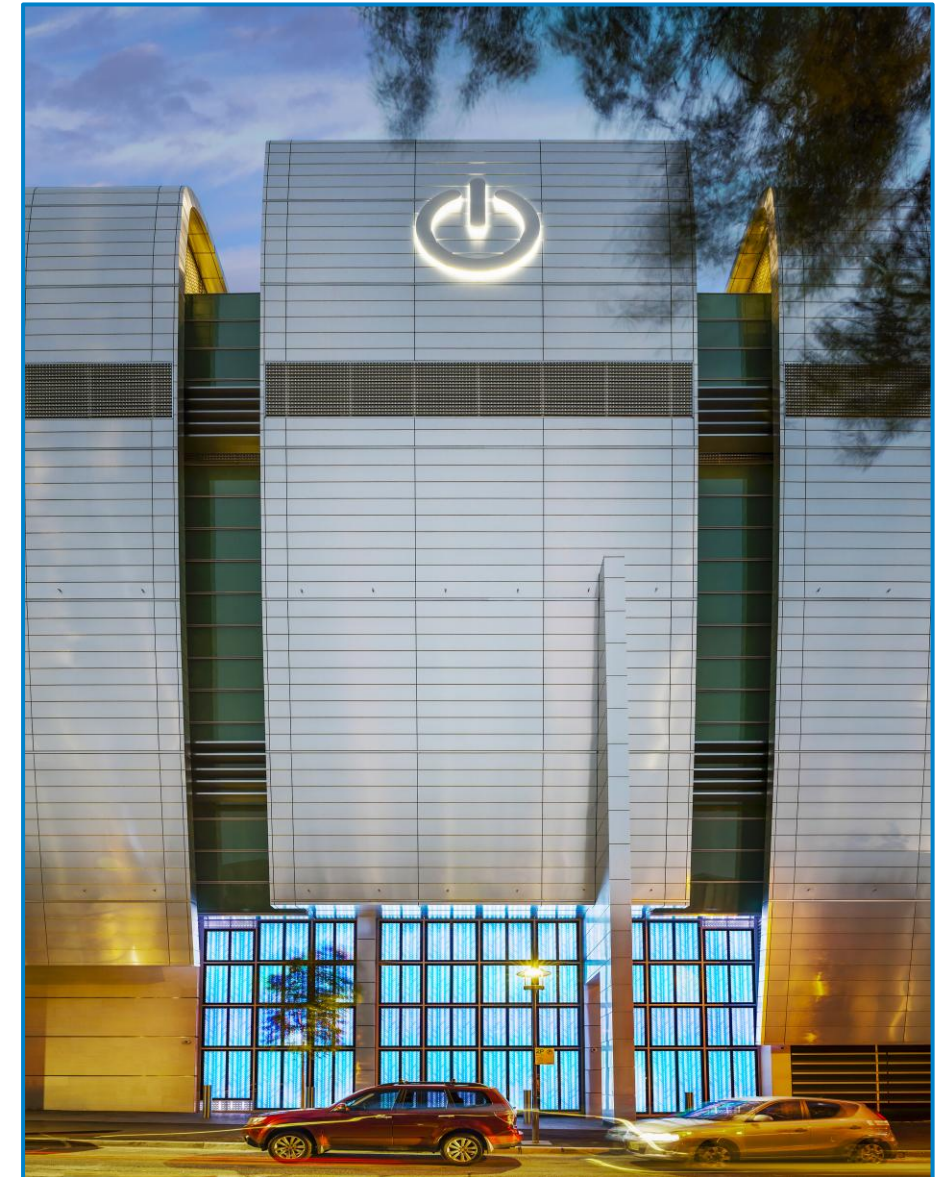
\$300 – 500m

Growth capex

15.0c

FY27 DPS

- FY27 Underlying EBITDA is expected to be \$120 – 125m, inclusive of 2 months of CHII EBITDA
 - Excluding CHII, FY27 Underlying EBITDA is expected to be between \$110 – 115m, 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 – 500m, largely driven by SYD1 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, DGT expects to maintain its distribution policy of paying out 90 – 100% of FFO



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