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

10 September 2026

CHI1 SALE COMPLETES

DigiCo Infrastructure REIT (ASX: DGT) (**DigiCo** or **DGT**) confirms that completion of the sale of its Chicago data centre facility ("CHI1") has occurred. The CHI1 transaction was originally announced on 6 May 2026.

The sale of the LAX 1 and 2 assets (announced 12 June 2026) are in the final stages of due diligence.

Proceeds from the sale of CHI1 and LAX1 and 2[1] (together, US asset sales) will increase proforma liquidity to $1.2bn[2], reduce net debt from $1.6bn to ~$0.5bn[3] and reduce gearing to 18%[4]. This enhanced balance sheet capacity provides full funding for the SYD1 88MW project.

Simon Mitchell, Co-Head and Chief Financial Officer of DGT, said "*The US asset sales reflect the continued execution of our capital recycling strategy and enable DGT to fully fund delivery of the SYD1 88MW project".*

The release of this announcement was authorised by the Board of HMC Digital Infrastructure Ltd.

For more information, please contact:

INVESTOR ENQUIRIES
Renee Jacob
Investor Relations
+61 407 328 092
renee.jacob@hmccapital.com.au

MEDIA ENQUIRIES
Jim Kelly
Corporate Communications
+61 412 549 083
jim.kelly@sodali.com

[1] Sale of the LAX 1 and 2 assets are subject to final due diligence.
[2] Pro-forma based on cash as at 30 June 2026, senior undrawn debt facilities (including additional capacity from a facility upsize 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); AUD/USD hedged exchange rate 0.71.
[3] As at 30 June 2026.
[4] 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); AUD/USD hedged exchange rate 0.71.

About DigiCo Infrastructure REIT
DigiCo Infrastructure REIT (DGT) is a diversified owner, operator and developer of data centres, with a 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.

No guarantee, representation or warranty, express or implied, is made as to the accuracy, likelihood of achievement or reasonableness of any forecasts, prospects, returns, statements or tax treatment in relation to future matters contained in this announcement. The forward-looking statements are based only on information available to DGT as at the date of this announcement. Except as required by applicable laws or regulations, DGT does not undertake any obligation to provide any additional or updated information or revise the forward-looking statements or other statements in this announcement, whether as a result of a change in expectations or assumptions, new information, future events, results or circumstances.