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as responsible entity for the
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ASX RELEASE

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DIGICO DELIVERS FY25 RESULTS AHEAD OF PROSPECTUS & PDS FORECASTS

DigiCo Infrastructure REIT (**ASX: DGT**) today released its results for the period ended 30 June 2025. Key highlights for the period include:

Investment highlights

- In August 2025, SYD1 was granted 'Certified Strategic' data centre status under the Australian Government Hosting Certification Framework (HCF). 'Certified Strategic' is the highest level of certification under the Australian Government HCF process and reinforces DGT's role as a cornerstone of Australia's critical digital infrastructure
- DGT now has a national footprint of HCF-certified sites across both NSW and QLD, with ADL1 underway and expected by Q2 FY26
- Senior industry hires across sales, commercial & asset management teams to expand the data centre team, drive commercial execution, enhance customer delivery and position the business for growth

Development highlights

- SYD1 development underway with 9MW of liquid cooled capacity on track for delivery in early Q4 FY26
- LAX1 on track for development approval in Q2 FY26
- CHI1 Phase 1 and 2 contractual rent billing commenced. Phase 3 rent billing to commence in August 2026

Operational highlights

- 2.6MW of renewals for key customers at a 8.2% average premium to passing
- Billing IT Capacity of 53MW, Contracted IT Capacity of 65MW & Installed IT Capacity of 76MW
- Future Expansion IT Capacity of up to 156MW¹
- Planned IT Capacity of up to 232MW²
- Australian pipeline and demand has exceeded expectations since acquisition

Financial highlights

- FY25 annualised underlying EBITDA of \$99m, ahead of Prospectus & PDS (PDS) guidance
- FY25 DPS of 10.9c per security in line with PDS
- \$740m of available liquidity comprising existing cash (\$425m) and undrawn capex facilities (\$315m) providing significant capacity for growth

FY26 outlook

- The Australian business is now well positioned to secure the significant customer demand in the sector following SYD1 HCF certification and the 9MW expansion works in SYD1 which are underway. DigiCo

¹ Future Expansion IT Capacity is the IT Capacity that can be developed based on DigiCo management estimates and having regard to due diligence undertaken and assessment of industry factors such as secured power supply, physical area and feasibility studies.

² Planned IT Capacity is the total of Installed IT Capacity and Future Expansion IT Capacity.

is targeting to have Contracted IT Capacity of 27MW by June 2026, which would represent 30% growth from June 2025 across the Australian business

- The US business will benefit from the CHI1 contracted rental ramp up, which is expected to deliver incremental ~\$40m of EBITDA in FY26³. FFO to benefit from increased EBITDA, partly offset by cash interest payments on the CHI1 debt facility
- FY26 EBITDA growth will ultimately be dependent on the timing of new contract commencements, renewals and remixing of existing capacity in the Australian business
- Growth capex in FY26 expected to be in the range of \$100 – 120m primarily driven by completion of the SYD1 9MW expansion project and continued progression of the 88MW D&O project
- Distributions in FY26 expected to be in line with policy of 90 – 100% payout of FFO

Management changes

- Chris Maher has been appointed Chief Executive Officer (CEO) as the organisation shifts from integration towards accelerated growth and development
- Damon Reid, who formerly served as CEO, has transitioned into the role of Chief Operating Officer (COO) to focus on operational execution and delivery across the Australian portfolio

Chief Executive Officer, Chris Maher said, *"FY25 has been a pivotal year for DigiCo, delivering strong financial performance, achieving key strategic milestones, and positioning the business for growth. The granting of 'Certified Strategic' status for SYD1 under the Australian Government Hosting Certification Framework marks a significant achievement, reinforcing our role as a cornerstone of Australia's sovereign digital infrastructure. This certification not only strengthens our competitive position but also opens substantial new growth opportunities with federal government and enterprise customers in highly regulated sectors."*

"Our sales pipeline has materially exceeded expectations at the time of acquisition, supported by surging demand in AI, hyperscale cloud, and enterprise segments. The commencement of the SYD1 9MW expansion, alongside progress in major developments such as Los Angeles and Chicago, ensures we are well positioned to meet this demand. These projects are designed to deliver high-quality, high-density capacity that support our customers' most advanced workloads, including AI and high-performance computing."

"We have also invested in strengthening our operating platform, making senior industry hires across sales, commercial, and asset management. These appointments bring deep sector experience, enhance our execution capabilities, and broaden our relationships across hyperscale, enterprise, and government customer segments. The combination of experienced leadership, a highly connected asset base, and a diversified development pipeline provides a strong platform for sustainable long-term growth."

Chief Financial Officer, Simon Mitchell said, *"We finished FY25 ahead of PDS guidance, with annualised EBITDA of \$99 million, liquidity of \$740 million, and gearing at the lower end of our 35–45% target range. This robust capital position provides the flexibility to progress our SYD1 development program, advance our U.S. campus developments and execute on capital partnering initiatives that will enhance balance sheet capacity for future growth."*

"Looking ahead to FY26, we expect to deliver earnings growth underpinned by contracted rental uplifts in the U.S., accelerated leasing momentum in Australia, and the delivery of key development milestones. Demand fundamentals across our target segments remain strong and our portfolio is strategically positioned in high-growth, supply-constrained markets. DigiCo remains focused on executing our growth strategy with discipline, while delivering sustainable value creation for securityholders."

³ Based on AUDUSD of 0.65.
DigiCo Infrastructure REIT



For additional information please refer to the FY25 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 **Monday, 18 August 2025 at 11:00am (AEST)**. Investors and analysts wishing to participate can pre-register for the call at: <https://s1.c-conf.com/diamondpass/10048138-zdpo2w.html>

The following webcast link will be available: <https://webcast.openbriefing.com/dgt-fyr-2025/>

A playback of the FY25 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 232MW of planned IT capacity, including 76MW of installed IT capacity and a 156MW development pipeline.

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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