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## **Dividend and Distribution Policy**

**DigiCo Infrastructure REIT**

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# DigiCo REIT

## Dividend and Distribution Policy

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### 1. Overview

#### Policy

- 1.1 The Digital Infrastructure REIT (defined below) has adopted a dividend and distribution policy which is formulated based on a range of factors including:
- (a) general business and financial conditions;
  - (b) the certainty of the portfolio cash flow having regard to vacancy rates in the portfolio and the average duration and the timing of significant occupancy agreement expiries;
  - (c) medium term capital expenditure requirements of the portfolio;
  - (d) whether DigiCo StapleCo (defined below) has identified value-accretive investment opportunities including, among other things, acquisitions;
  - (e) taxation considerations;
  - (f) working capital requirements;
  - (g) the RE's statutory, fiduciary and non-delegable duties; and
  - (h) other factors that the Board (defined below) considers relevant.

For the purposes of this Policy, HMC Digital Infrastructure Ltd (**DigiCo StapleCo**) and Equity Trustees Limited as responsible entity (**RE**) for HMC Digital Infrastructure Trust (**DigiCo Trust**) are **Digital Infrastructure REIT** or **DigiCo REIT** (and, together with any entities owned and controlled, either beneficially or legally, by DigiCo REIT are the **Group**). The board of directors of DigiCo StapleCo is the **Board**.

For the purposes of this Policy, **Distribution** refers to a distribution in respect of a unit in the DigiCo Trust and a dividend in respect of a share in DigiCo StapleCo.

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### 2. Bi-Annual Distributions

- 2.1 The DigiCo REIT intends to make Distributions on a bi-annual basis. The first Distribution, post IPO, will be made for the period from the date the securities are allotted to 30 June 2025. Distributions will be determined with reference to DigiCo REIT's Funds from Operations (**FFO**), with a target range for Distributions of between 90% and 100% of FFO once the portfolio is fully stabilised.
- 2.2 Distributions will not be made from the DigiCo Trust where, to do so, would breach one or more provisions of the constitution of the DigiCo Trust, breach a statutory, common law, fiduciary or non-delegable obligation or duty (as applicable) of the RE or a condition on the RE's Australian financial services licence. However, if such circumstances arise, the RE will notify the Board as soon as reasonably practicable after becoming aware of the relevant circumstances.

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### 3. Monitoring of the Policy

- 3.1 The Board will continue to monitor the appropriateness of this policy to ensure that it meets the ongoing objectives of the DigiCo REIT and is in the best interests of Securityholders (as a whole), and will amend this policy to the extent necessary.

<b>Policy Owner</b>	Group General Counsel and Company Secretary
<b>Version</b>	1.0
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<b>Classification</b>	Internal and External Use
<b>Team</b>	Legal, Compliance and Governance
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