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

11 November 2026

CHAIR AND CO-HEADS 2026 AGM ADDRESSES

DigiCo Infrastructure REIT (ASX: DGT) provides the attached Chair and Co-Heads addresses to the 2026 Annual General Meeting.

This announcement is approved for release by the Board.

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

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.

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)

Chair and Co-Heads' Address to 2026 Annual General Meeting of DigiCo Infrastructure REIT Securityholders

Welcome and Introduction

Good morning, everyone and welcome to the 2026 Annual General Meeting of DigiCo Infrastructure REIT.

My name is Joseph Carrozzi, and I am the Chair of HMC Digital Infrastructure Ltd, which I will refer to as the Company.

This 2026 Annual General Meeting is a combined annual general meeting of shareholders of the Company and a general meeting of unitholders of HMC Digital Infrastructure Trust. Together, this company and trust form the ASX-listed stapled entity, DigiCo Infrastructure REIT.

As a quorum of securityholders is present and it is now 11.30am, I declare the meeting open.

In the spirit of reconciliation, we would like to begin by acknowledging the Traditional Custodians of country throughout Australia and celebrate their diverse culture and their connections to land, sea and community. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

I would like to also acknowledge Remembrance Day and pay our respects to all those who have served and sacrificed for our country. Lest we forget.

Before I proceed to the formal aspects of the meeting, I would like to introduce my fellow directors – Rachel Grimes (who is also the chair of the Audit and Risk Committee), Stephanie Lai, Kelly O'Dwyer, and David Di Pilla. Our executive team are also seated in the audience this morning.

I would also like to introduce two directors of Equity Trustees Limited who are present with us today – Andrew Godfrey and David Warren. Equity Trustees Limited is the responsible entity of HMC Digital Infrastructure Trust.

On behalf of the Board, it is my pleasure to welcome you here today.

Agenda

In terms of the agenda today, I will provide a brief overview of key aspects of our 2026 result. I will then ask Ralph Goninan and Simon Mitchell, the Co-Heads of DigiCo Infrastructure REIT, to address you and provide a more detailed business update. We will then move to the formal business of the day.

In addition to considering the 2026 Annual Report, Securityholders will be asked to support three resolutions as set out in the Notice of Meetings, namely:

- the adoption of the Remuneration Report;
- the re-election of myself, Joseph Carrozzi AM, as a Director; and

- the re-election of Rachel Grimes AM as a Director.

These three resolutions are resolutions of the Company.

In addition, Stephen Mayne has submitted a nomination for election as a director. Having considered Mr Mayne's skills and experience, the Board has recommended that Securityholders vote against his election.

Voting on all resolutions will occur by way of poll. I now declare that poll open.

Once the votes are counted following closure of the meeting, the results will be released to the ASX.

I intend to vote any undirected proxies held by me, as Chair of the meeting, in favour of all resolutions, other than the resolution to elect Stephen Mayne as a director.

Chair Address

Before I invite our Co-Heads, Ralph Goninan and Simon Mitchell, to address you, I would like to reflect on the year that has been, and on the position from which DigiCo now looks to the future.

DGT Strategic priorities (Slide 5)

FY26 was our first full year as a listed entity and marked an important transition for DigiCo. During the year, we undertook targeted capital allocation initiatives aimed at enhancing Securityholder value. We identified the SYD1 project as a priority growth opportunity offering superior returns for unitholders and recycled capital from the US portfolio to accelerate and fund the project, refocusing the portfolio on Australia.

Our priorities are clear: to deliver our key projects, maintain discipline in how we allocate capital, and pursue growth where we believe we have a competitive advantage in Australia. This approach positions DigiCo to create long-term value for Securityholders.

Executing with momentum (Slide 6)

Underlying EBITDA for the year was $127 million, ahead of our guidance of $125 million, on Underlying Revenue of $239 million. Distributions of 12.0 cents per security were in line with guidance, supported by Adjusted FFO of $71 million.

We have also maintained a disciplined approach to the balance sheet. At 30 June 2026, available liquidity stood at $706 million, with gearing of 39% – comfortably within our target range of 35 to 45%. On completion of our U.S. asset sales, gearing is expected to fall to a pro-forma 18%, with pro-forma liquidity of approximately $1.2 billion. This gives us considerable financial flexibility as we enter a period of significant investment.

During the year we completed the 20MW upgrade at SYD1, on time and on budget, thereby extending the life of the asset and enhancing its efficiency. Group Billed IT Capacity reached 85MW, providing a stronger recurring earnings base and demonstrating the operational momentum achieved across the portfolio during the year.

In October, we announced what I regard as a defining milestone for DigiCo: the execution of a 15-year contract for 71MW of capacity at SYD1 with a global technology firm, supported by investment grade credit. With the remaining 17MW leased to our co-location customers, SYD1 is now fully contracted across its entire 88MW.

When SYD1 was acquired, our plan was to fully lease and develop the site over five years. We now expect to achieve that well ahead of schedule, demonstrating the quality of the asset and of the team that manages it.

For the Board, the priority is prudent delivery of this growth with appropriate oversight of funding, construction risk and key delivery milestones. Ralph will shortly outline the delivery arrangements and timetable.

In the United States, we completed the expansion at Chicago 1, de-risking the asset with contracted rental income in place. Having realised that value, we sold Chicago 1, with the transaction completing on 10 September 2026, and continue to progress the sale of our Los Angeles assets. We also agreed terms to extend the leases at our Kansas City and Dallas facilities to 10-year terms expiring in 2036.

These transactions are an important part of DigiCo's strategic positioning. They allow us to redeploy capital from lower-yielding U.S. assets into SYD1, reduce portfolio complexity, and concentrate our resources on Australia's supply-constrained market, where we know the operating environment and have demonstrated our ability to respond effectively to customer demand.

Complementing SYD1 is our Adelaide 1 expansion, which will add a further 15MW of IT capacity. Taken together, SYD1 and ADL1 provide a clear pathway to approximately $250 million of Australian Platform Stabilised EBITDA by the end of FY28, once both assets reach stabilised occupancy and all contracted capacity is online and billing.

The Board is confident that we have the right leadership in place to execute this strategy. In August, Ralph Goninan and Simon Mitchell were appointed Co-Heads of DigiCo, while retaining their responsibilities as Chief Development Officer and Chief Financial Officer, respectively. Their appointments provide valuable continuity at an important time for the business.

Strong leadership must be supported by clear accountability and effective governance. The Board remains actively engaged with management on the execution of SYD1 and ADL1, the deployment of capital and the opportunities that will shape DigiCo's longer-term growth. We will continue to hold management accountable for delivering against the commitments we make to Securityholders and maintaining the financial and operating discipline required to create sustainable long-term value.

Responsible operations and growth (Slide 7)

The structural drivers of demand for cloud, artificial intelligence and high-performance computing remain strong, even as sentiment within the data centre and AI-related sectors has shifted. DigiCo has been affected by broader market volatility, and I understand the frustration many of you feel. We remain focused on what we can control: executing the opportunities in front of us to create long-term value.

Importantly, many of the risks weighing on the broader sector are not present in our business. The SYD1 expansion is fully funded, with no new equity required; its cash flows are underpinned by a 15-year contract with investment grade credit support; and power, water access and planning approvals are secured. The Board and management team remain resolutely focused on delivery, and we are confident that consistent execution will, over time, be reflected in the value the market ascribes to DigiCo.

We recognise that social licence and community acceptance must be earned. We must engage proactively and collaboratively with governments and local communities to build greater understanding of the essential role that data centres play in modern life and the Australian economy.

In line with evolving federal and state government standards, our sustainability strategy focuses on responsible development and early community engagement to support sustainable long-term growth. At SYD1, this includes the adaptive reuse and optimisation of an existing building, reducing the need for new construction and the associated embodied carbon.

Our priorities include seeking to match 100% renewable energy for new greenfield developments, increasing renewable energy adoption across our existing portfolio, and developing a community impact plan by the end of FY27. By managing our impacts responsibly, we can reduce development risk, build trust, and create enduring value for our securityholders, communities and broader stakeholders.

In closing, on behalf of the Board, I thank our Securityholders, customers, staff and partners for their continued support. Our more focused business, high-quality contracted growth and development program give DigiCo a clear pathway to sustainable, long-term earnings growth.

It is now my pleasure to invite our Co-Heads, Ralph Goninan and Simon Mitchell, to address the meeting.

Co-Heads' Address

Ralph Goninan – Co-Head and Chief Development Officer

Thank you, Joseph, and good morning, everyone. Simon and I are pleased to address you as Co-Heads of DigiCo. We thank the Board for its confidence and recognise the responsibility we share to deliver for Securityholders.

FY26 was a year of tangible operational delivery for DigiCo, and the priority now is executing the next stage of growth.

DigiCo provides the resilient power, cooling and connectivity that enables enterprise, government and AI workloads to operate securely and reliably. Our established facilities and development pipeline position us to meet a broad range of customer requirements, including the larger, higher density deployments required by high-performance computing. With a compelling demand backdrop, our role is to deliver safe, reliable capacity on time, on budget and in accordance with our customers' requirements.

SYD1: delivering the next 52MW expansion (Slide 9)

We have already demonstrated our delivery capability at SYD1, completing the first 20MW upgrade during FY26 on time and on budget. We are now building on that experience as we move into the next phase of expansion.

The next 52MW stage of SYD1 has been substantially de-risked across the critical inputs to delivery.

- Grid capacity, water access and State Significant Development Approval are in place. SYD1 requires 120MVA of grid capacity for the full development, with 80MVA currently in place and the remaining 40MVA secured. The additional supply will be delivered through underground cabling from the nearby sub-station;
- SHAPE Australia, who completed the first 20MW expansion, has been appointed under a fixed-price, lump-sum Design and Construct contract; and
- Laing O'Rourke continues as integrated delivery partner, providing clear cost and schedule accountability.

These arrangements provide a disciplined delivery framework that prioritises service continuity for existing customers throughout the works.

The expansion will be delivered progressively in 10MW tranches to align with our customer's requirements. The first tranche is expected to be energised and income producing in late Q4 FY27, with the remaining capacity delivered progressively through FY28.

Our approach at SYD1 also demonstrates the value of adaptive reuse. By retaining the existing building footprint, we can bring capacity to market more quickly while extending the life and improving the efficiency of the asset.

Australian growth projects (Slide 10)

Beyond SYD1, our next brownfield project is the 15MW expansion at ADL1. We are advancing the project and customer discussions are well progressed. For the longer term, we are evaluating potential greenfield

opportunities against customer demand and the evolving Federal and State government regulations and standards for data centres. These opportunities aim to provide further capacity and support DigiCo's longer-term growth.

An operating model designed to support growth (Slide 11)

We have strengthened the organisation to support this delivery program, adding specialist engineering, project delivery, commercial and operational capability. The aim is to build the capability we need to deliver a larger portfolio, while maintaining discipline over how we add resources as the business expands.

As we grow, we remain focused on rigorous engineering and delivery standards, with safety central to both project delivery and the day-to-day operation of our facilities.

Customer requirements are equally important. Our delivery and operating decisions need to reflect customer needs, while also protecting service reliability as we bring additional capacity online.

Together, these priorities guide how we grow the business efficiently while maintaining high standards of safety, reliability and performance.

I will now hand over to Simon to take you through our financial performance and outlook.

Simon Mitchell – Co-Head and Chief Financial Officer

Thank you, Ralph, and good morning, everyone. As Co-Head and Chief Financial Officer, I will today focus on the financial discipline and earnings growth that support our commitment to delivering long-term value for Securityholders.

SYD1 fully contracted ahead of schedule (Slide 12)

Our customer profile strengthened materially during the year, improving both the quality and visibility of DigiCo's earnings. Group Billed IT Capacity reached 85MW, up from 53MW at the start of the year. We also recently announced a 15-year contract for 71MW at SYD1 which takes the facility to 100% contracted.

Counterparty strength remains key to our contracting approach, with our portfolio weighted to large technology, enterprise and government-related customers. The recently announced 71MW contract at SYD1 increases the weighted average lease expiry of DigiCo's Australian portfolio from around 3 years to greater than 10 years, with weighted average annual escalations of around 3%.

US asset sales strengthen liquidity to $1.2bn and fully fund SYD1 (Slide 13)

As Joseph mentioned, we have also taken decisive steps to strengthen the balance sheet and simplify the portfolio through recycling capital from our U.S. assets. At 30 June 2026, available liquidity was $706 million and gearing was 39%. Following completion of the U.S. asset sales, pro-forma liquidity is expected to increase to approximately $1.2 billion and gearing to reduce to approximately 18%.

The SYD1 88MW Project is fully funded through existing liquidity, available debt facilities and proceeds from the U.S. asset sales, with no new equity required.

The June independent valuations support the underlying value of the portfolio, with the Australian and US assets valued at approximately $4.1 billion providing an adjusted NAV of $4.47 per security. Importantly, this does not include the SYD1 52MW expansion.

The US asset sales provide further market support for these valuations and reinforce the quality and underlying value of DGT's portfolio.

Pathway to $250m Stabilised EBITDA (Slide 14)

The waterfall chart on slide 14 shows how we expect Australian Platform Stabilised EBITDA to build to approximately $250 million by the end of FY28 as additional capacity is progressively delivered. The 52MW expansion at SYD1 is the primary driver of this growth, supplemented by the proposed 15MW expansion at ADL1. This pathway relates solely to the Australian portfolio and excludes our operating US assets in Kansas City and Dallas.

Outlook and guidance (Slide 15)

For FY27, we expect Underlying EBITDA of between $120 and $125 million, inclusive of two months of contribution from Chicago 1 prior to its sale. Excluding the recently divested Chicago asset, this guidance represents strong underlying growth of 15% to 21%.

Distributions are expected to total 15.0 cents per security, an increase of 25% on FY26, while capital expenditure is expected to be between $300 and $500 million.

Our FY27 financial priorities are clear: preserve balance sheet capacity, allocate capital to the highest-return opportunities and convert contracted capacity into earnings and cashflow. Delivering against these priorities will support sustainable distributions and long-term value for Securityholders.

Thank you. I will now hand back to Joseph to conduct the formal business of the meeting.