DigiCo Infrastructure REIT

FY26 RESULTS PRESENTATION

21 August 2026

Agenda

David Di Pilla
Non-Executive Director

Simon Mitchell
Co-Head and Chief Financial Officer

Ralph Goninan
Co-Head and Chief Development Officer

DigiCo Infrastructure REIT

Acknowledgement of Country

DigiCo Infrastructure REIT acknowledges the Traditional Custodians of Country throughout Australia and celebrates their diverse culture and 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.

Journey of Creation

Billy Reynolds (2024)

DigiCo Infrastructure REIT

Introduction & Result Overview

Executing with momentum

Delivering and funded to growth, with the leadership to execute

LEADERSHIP TRANSITION
Effective 21 August 2026

- Simon Mitchell and Ralph Goninan appointed Co-Heads of DGT, effective 21 August 2026
- Simon and Ralph retain their existing responsibilities as Chief Financial Officer and Chief Development Officer, respectively
- Reflects the significant leadership both executives have already provided in shaping strategy and delivering DGT's key priorities
- Provides continuity as DGT executes on its strategy and development pipeline

1 AHEAD OF GUIDANCE

Underlying EBITDA ahead of guidance

2 OPERATIONAL MOMENTUM

First 20MW at SYD1 completed on time and on budget

3 DEMAND ACCELERATING

LOIs[1] executed for the remaining 52MW of capacity at SYD1

4 BUILT FOR GROWTH

Advancing Adelaide brownfield expansion & evaluating greenfield opportunities

Notes:
1. Subject to execution of binding documentation.

FY26 highlights and key achievements

Achieved or exceeded FY26 guidance with strong operational wins and liquidity underpinning growth in FY27+

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FY26 UNDERLYING EBITDA	SYD1 SIGNED LOIs[1]	PRO FORMA LIQUIDITY[2]	AUS PLATFORM STABILISED EBITDA[5]
$127m	52MW	$1.2bn	~$250m

1 EARNINGS MOMENTUM

- **Underlying EBITDA of $127m** (above $125m guidance)
- **Distributions declared of 12.0 cps** (in line with guidance)

2 RECORD CUSTOMER DEMAND

- **Signed LOIs executed for remaining 52MW** with high-quality counterparties[1]
- **Agreement to extend KCM1/DAL1 leases to 2036** (10-year term)

3 ACCELERATED CAPACITY EXPANSION

- **52MW SYD1 expansion accelerated** and targeted to be delivered over FY27 and FY28
- **ADL1 15MW expansion underpinned by advanced** customer discussions
- **Australian Platform Stabilised EBITDA[5] expected to be ~$250m**

4 STRENGTHENED BALANCE SHEET

- **Sale of CHI1 and LAX assets** to reduce net debt from $1.6bn[3] to ~$0.5bn and reduce gearing from 39% to 18%[4]
- **Pro-forma liquidity of ~$1.2bn[2],** SYD1 88MW Project fully funded with no new equity required

Notes:
1. Subject to execution of binding documentation. **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); assumes 0.71 AUD/USD exchange rate. **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); assumes 0.71 AUD/USD exchange rate. **5.** 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 (refer to page 11 for further details).

Platform Growth

DGT strategic priorities

DGT is positioned for sustainable and funded Australian growth

Geographic focus	**Australian market prioritised** – capital redeployed post US Asset Sales into the supply-constrained domestic market, aligned with DigiCo's proven delivery track record
Project delivery	**SYD1 88MW Project accelerated** – 20MW Project completed; 52MW expansion is DigiCo's priority development
Capital management and funding	**Fully funded, no new equity required** – SYD1 88MW development funded by existing balance sheet capacity and committed facilities
Expansion and growth	**Brownfield-led expansion** – prioritising adaptive brownfield developments while evaluating greenfield sites with access to low-cost renewable power

FY26 | Outperform	FY27-28 | Deliver	FY28+ | Expand	BEYOND | Scale
First full year delivered ahead of guidance	*SYD1 88MW Project*	*Brownfield expansions*	*Greenfield expansions*

Executing the fully funded SYD1 88MW Project

Next 52MW expansion stage of the SYD1 Project has been optimised to deliver 10MW deployments to meet customer requirements

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KEY DEVELOPMENT MILESTONES & EXPANSION PROGRAM

FY26

1H

- ✓ SSDA approval for full 88MW Project
- ✓ 88MW Project design and Early Contractor Involvement ("ECI") completed

2H

- ✓ 20MW Project completed
- ✓ Laing O'Rourke appointed as integrated delivery partner for the 52MW expansion

FY27

- 10MW tranche targeted to be energised and income-producing by the end of FY27
- Delivery under fixed price lump sum D&C contract; structural works targeted to be completed and halls progressively ready for energisation

FY28

- Incremental and remaining 42MW targeted for delivery through FY28
- Optionality to accelerate tranches subject to customer requirements
- Full 88MW Project targeted for completion by the end of FY28

Powered, Approved Capacity

- ✓ SSDA planning approval secured
- ✓ Operating, grid-connected site with approved grid capacity sufficient for the full 88MW, including the 52MW expansion

Underpinned By Customer Demand

- ✓ 52MW expansion underpinned by LOIs with high-quality counterparties over long-dated contracts[1]
- ✓ 10MW deployment tranches aligned to customer requirements

Delivery De-Risked

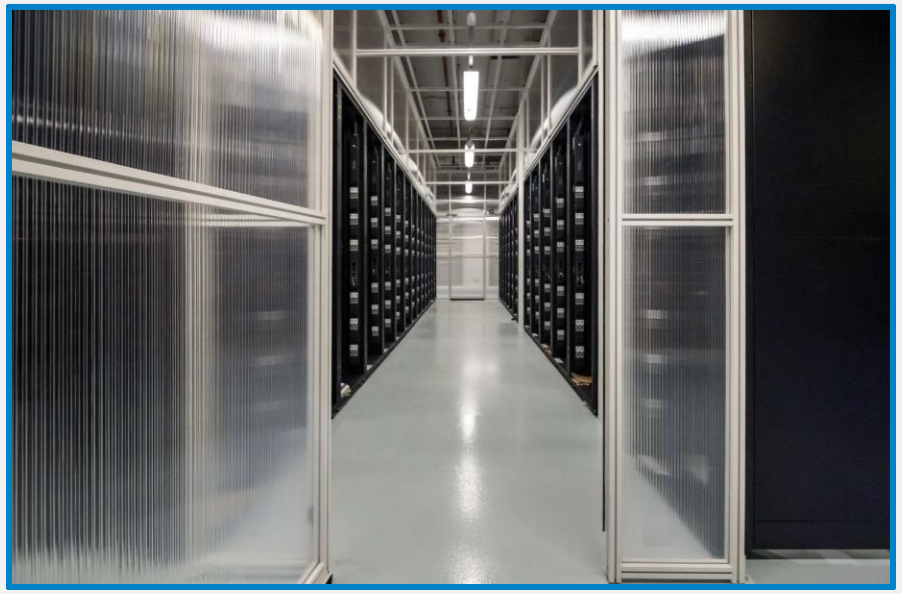
- ✓ Fixed price lump sum D&C contract with a tier-one delivery partner
- ✓ Design complete and ECI finalised; early works underway

Notes:
1. Subject to execution of binding documentation.

SYD1 delivering on the ground

Turning capacity into contracted billings

- 20MW delivered on schedule and within budget
- Proven execution capability
- Supply chain and contractors established
- Converting capacity into contracted billings



Australian growth projects

ADL1 15MW expansion underpinned by advanced customer demand discussions, complemented by a growing greenfield development pipeline

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ADL1 Project

- Brownfield expansion project to **deliver additional 15MW of IT Capacity** (up from 8MW)
- **In advanced customer discussions**
- Space can be used to **cater to a wide range of densities and security requirements**

Strategy	**Brownfield**
Planned IT Capacity	15MW

Other Greenfield Opportunities

- **Evaluation and planning on select greenfield sites**, targeting campus style facilities supporting multiple potential tenants
- **Pursuing differentiated opportunities** that are aligned with Federal Government's proposed new data centre framework

Strategy	**Greenfield**
Incremental IT Capacity	1GW+

Pathway to stabilised EBITDA

Identified capacity underpins a pathway to ~$250m of Australian Platform Stabilised EBITDA[3]

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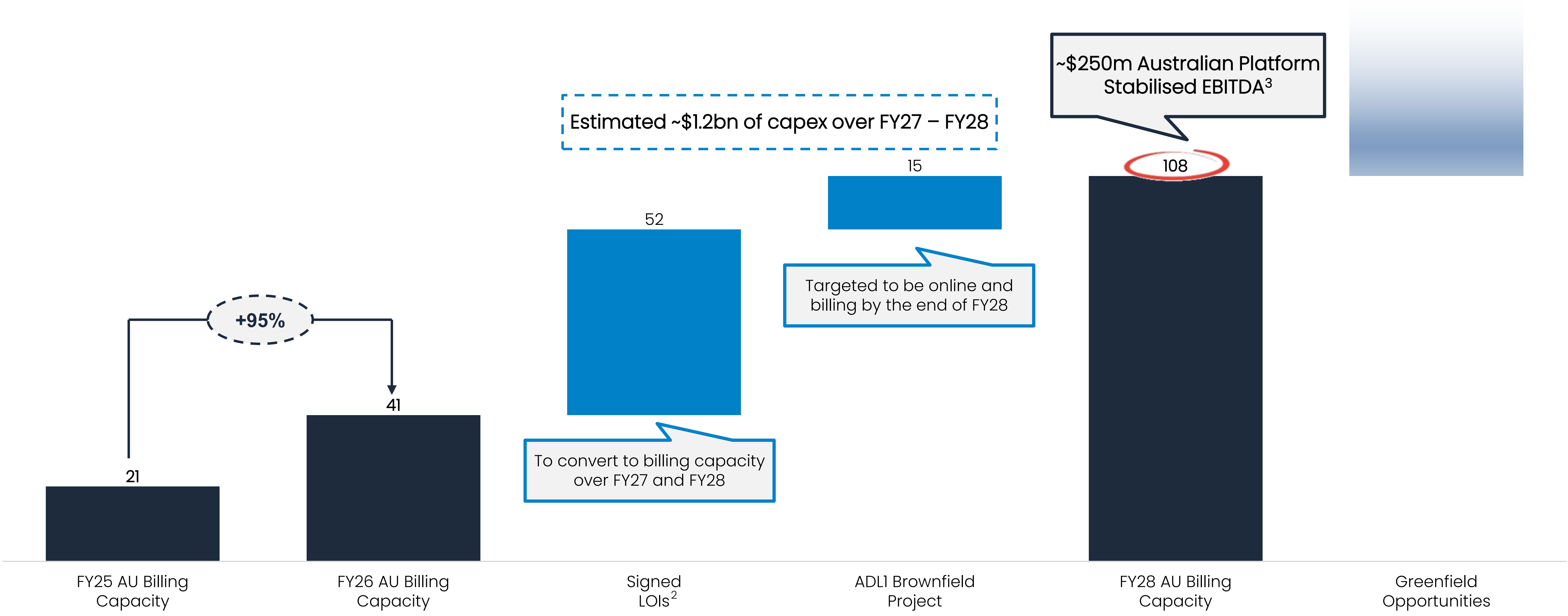
Australian Billing Capacity (MW)[1]



Notes:
1. End of period billing capacity. 2. Subject to execution of binding documentation. 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.

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Financial Results

Earnings summary

FY26 Underlying EBITDA of $127m, above $125m guidance

$m, unless otherwise stated[8]	FY26[7]	FY25[5,6]
Colocation & rental revenue[1]	175.9	73.3
Interconnection revenue	29.3	18.8
Power and other revenue	33.7	12.3
Underlying revenue	**238.9**	**104.4**
Data centre and asset management expenses	(56.1)	(22.9)
Power costs	(23.3)	(11.8)
Management fees	(22.2)	(11.6)
Corporate costs and other	(10.7)	(5.2)
Total operating costs	**(112.3)**	**(51.5)**
Underlying EBITDA[2]	**126.6**	**52.9**
Interest expense	(69.3)	(34.1)
Interest revenue	11.0	8.7
Scrip paid management fees	22.2	11.6
FFO[3]	**90.5**	**39.1**
CHI1 pre-completion interest payments	(19.7)	–
Adjusted FFO[4]	**70.8**	**39.1**

Commentary

- Underlying Revenue of $239m with strong growth in the 2H from Australian assets
- Underlying EBITDA of $127m, above $125m guidance
- Adjusted FFO of $71m after net interest expense of $58m and before scrip settled management fees of $22m
  - Includes pre-completion rent received of $37m in FY26 Underlying EBITDA relate to CHI1 and SYD1
- Corresponding CHI1 pre-completion interest payments of $20m included in Adjusted FFO
- Net interest expense of $58m reflects phased completion of CHI1 and investment in SYD1 20MW project
- Distribution of 12.0 cps reflects 94% payout of Adjusted FFO

Notes:
1. Straight line rental revenue and expense has been removed from this breakdown given net neutral impact. **2.** Underlying EBITDA represents statutory net profit/(loss) after tax adjusted for depreciation and amortisation, derecognition of property, plant and equipment, net finance costs, interest income, fair value movements, tax expense/(benefit), pre-completion rental income and other items considered non-cash, non-recurring, financing, taxation, valuation or capital in nature. **3.** FFO represents the Stapled Group's underlying and recurring earnings from its operations and is determined by adjusting the statutory net profit or loss for items which are non-cash, unrealised or capital in nature. The accounting policies adopted for internal reporting to the CODM are consistent with those adopted in the consolidated financial statements. **4.** Adjusted FFO includes interest costs attributable to the portion of CHI1 receiving pre-completion rental income. **5.** Average exchange rate for FY25 was 0.63. **6.** For the period from 1 November 2024 to 30 June 2025. **7.** Average exchange rate for FY26 was 0.68. **8.** See page 24 for a detailed reconciliation.

Balance sheet

Resilient portfolio valuation provides platform for growth

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$m, unless otherwise stated	Jun-26	Jun-25
Cash and cash equivalents	206	425
Trade and other receivables	17	19
Other current assets	76	178
Assets classified as held for sale	1,190	–
Total current assets	**1,489**	**622**
Property, plant & equipment	2,089	2,026
Investment properties	386	1,418
Intangible assets	361	382
Other non-current assets	78	117
Non-current assets	**2,914**	**3,942**
Total assets	**4,403**	**4,565**
Trade and other payables	152	89
Other current liabilities	86	74
Current liabilities	**238**	**162**
Borrowings	1,808	1,839
Other non-current liabilities	52	66
Non-current liabilities	**1,860**	**1,904**
Total liabilities	**2,098**	**2,067**
Net assets	**2,305**	**2,498**
Net debt[1]	1,630	1,455
Securities on issue (m)	558	551
Balance sheet NAV per security ($/s)[2]	4.13	4.53
Independent Portfolio Gross Asset Value ($bn)	4.1	4.0
Adjusted NAV per security ($/s)[3]	4.47	4.57

Commentary

- Cash balance of $206m and net debt of $1.6bn
- Balance Sheet Net Asset Value (NAV) per security of $4.13 impacted by adverse FX movements and accounting depreciation of Australian asset base
- Independent valuation for Australian and US portfolio of ~$4.1bn, with Australian portfolio 7% higher to $2.5bn
- Adjusted NAV (using independent valuation) largely flat at $4.47
- Full year capital expenditure of $178m[4], predominately driven by development spend on SYD1
- CHI1 and LAX assets classified as assets held for sale

Notes:
1. Net debt includes total borrowings (excluding unamortised establishment costs) less cash and cash equivalents. **2.** Balance sheet net asset value per security is calculated as net assets divided by the number of securities on issue. **3.** Adjusted NAV per security is calculated as independent portfolio gross asset value less net debt divided by total number of securities on issue as at Jun-25 and Jun-26, respectively. The AUD:USD exchange rate has been held flat across both periods at 0.69, consistent with the rate independently applied in the FY26 valuation. **4.** Capital expenditure represents development expenditure only and excludes capitalised interest, holding costs and other non-development capitalised costs

Capital management and funding

Pro forma liquidity of ~$1.2bn

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$m, unless otherwise stated	Jun-26 Pro Forma[8]	Jun-26	Jun-25
Debt Summary			
Facility limit (bank debt)	1,631	2,144	2,193
Drawn debt[1]	1,123	1,835	1,878
Net debt[2]	474	1,630	1,455
Weighted average tenor (years)[3]	2.6 years	3.0 years	4.0 years
Liquidity			
Cash at bank	676	206	425
Senior facility undrawn	500	309	315
Cash and undrawn debt	**1,176**	**515**	**740**
Key Debt Metrics			
Gearing[4]	18.5%	38.9%	35.1%
Debt hedged	100%	100%	100%
Weighted average debt cost (% p.a.)[5]	6.0%	6.0%	6.0%

Commentary

- Upsized capex facility from $300m to $500m
- Total liquidity (cash and undrawn debt) $706m
- Pro-forma liquidity of $1.2bn[6] post US asset sales. Net equity proceeds expected to be ~$470m
- SYD1 development cost fully funded by pro-forma liquidity
- 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-25 assumes an exchange rate of 0.65 AUD/USD and 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 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); 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.

US portfolio update

US sales processes are on-track and focused on re-deploying capital to accretive Australian developments

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1 CHI1

- Sale expected to complete by the end of Q1 FY27
- All 3 phases now occupied by the tenant

2 LAX1/2

- Conditional agreement to sell the LAX1 and LAX2 sites
- Expect sale to move to unconditional and close in Q2 FY27

3 KCM1/DAL1

- Agreement with tenant to extend lease to 2036 (10-year term)
- Original lease terms remain unchanged (extensions and escalation)

Agreed asset sales expected to deliver ~$470m[1] of net proceeds

Significantly enhances value and optionality

Notes:
1. Net equity proceeds after repayment of gross debt and subject to selling and transaction costs and completion adjustments.

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Outlook and Guidance

Outlook and guidance

FY27 Underlying EBITDA guidance of $120 – 125m

$120 – 125m	$300 – 500m	15.0c
FY27 Underlying EBITDA	Growth capex	FY27 DPS

- FY27 Underlying EBITDA is expected to be $120 – 125m, inclusive of 2 months of CHI1 EBITDA
  - Excluding CHI1, 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

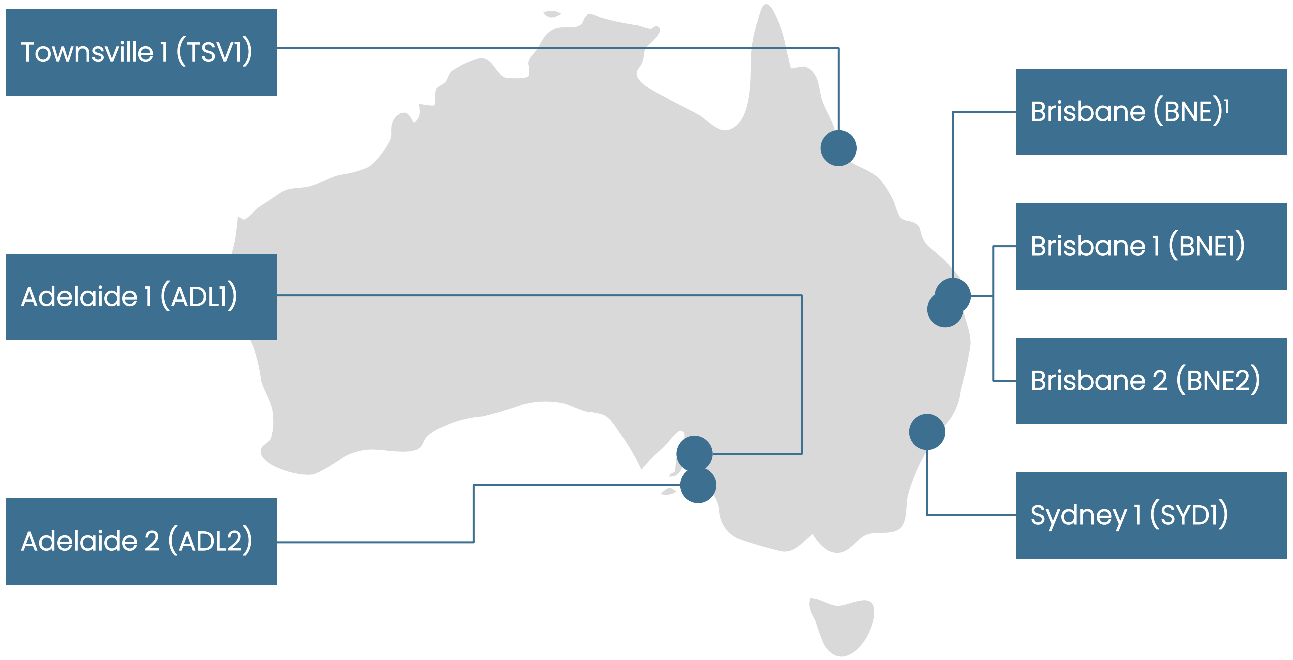
Notes:
Guidance assumes 0.71 AUD/USD exchange rate.

Supplementary Information – Portfolio Update

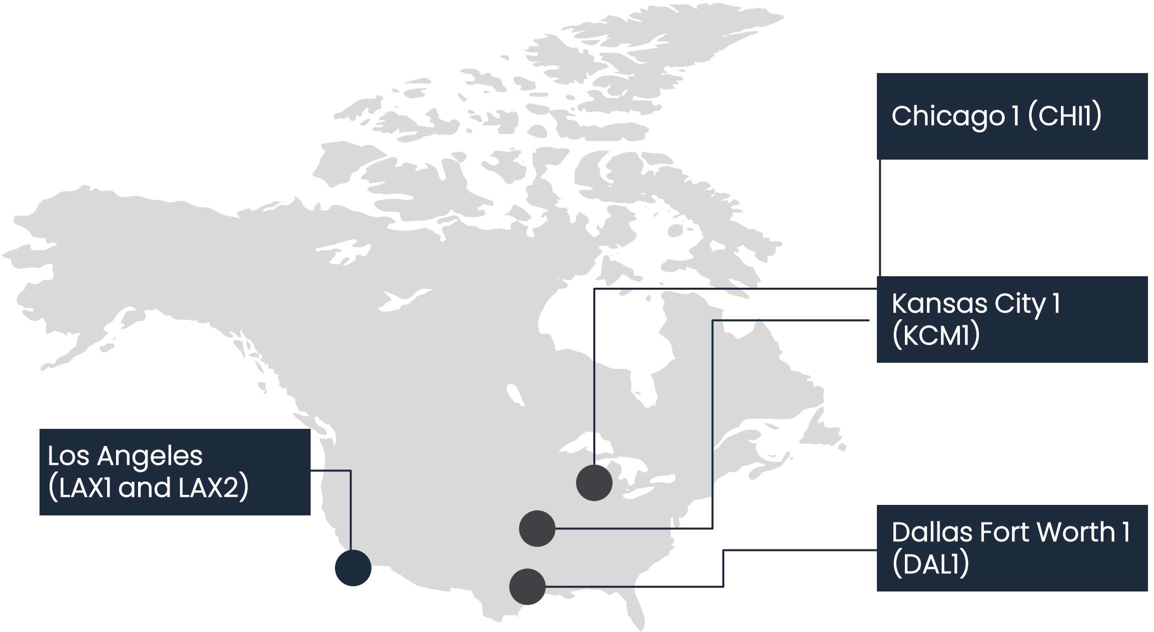
Portfolio

Focusing on higher growth Australian data centre platform via capital recycling and scale back of US operations

Australia



North America



Notes:
1. BNE has been renamed (previously was BNE3 at time of PDS).

Portfolio update

High-quality customer base with long-term relationships that support stable and growing cashflows

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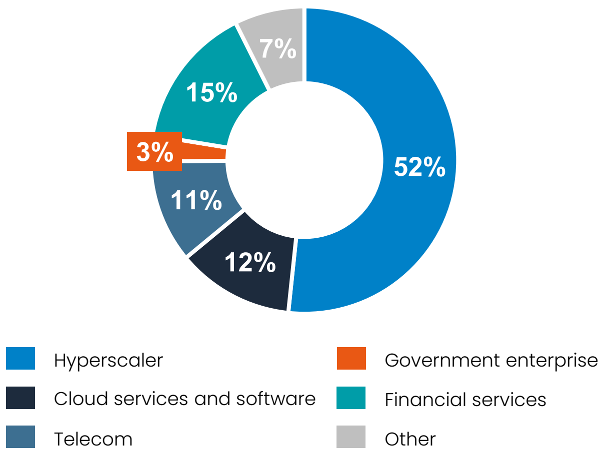
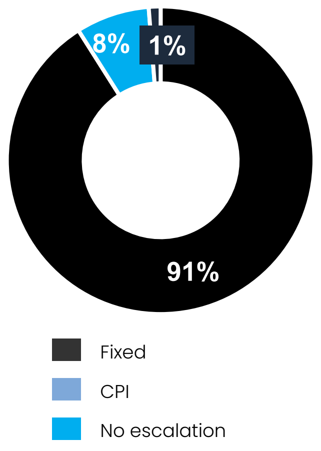
Portfolio summary statistics

Metric	North America	Australia	Total Portfolio
Number of Properties	5	7	**12**
Independent Valuation[1]	$1.6bn	$2.5bn	**$4.1bn**
Billing IT Capacity	44MW	41MW	**85MW**
Contracted IT Capacity[2]	44MW	41MW	**85MW**
Number of Customers	2	>550	**>550**

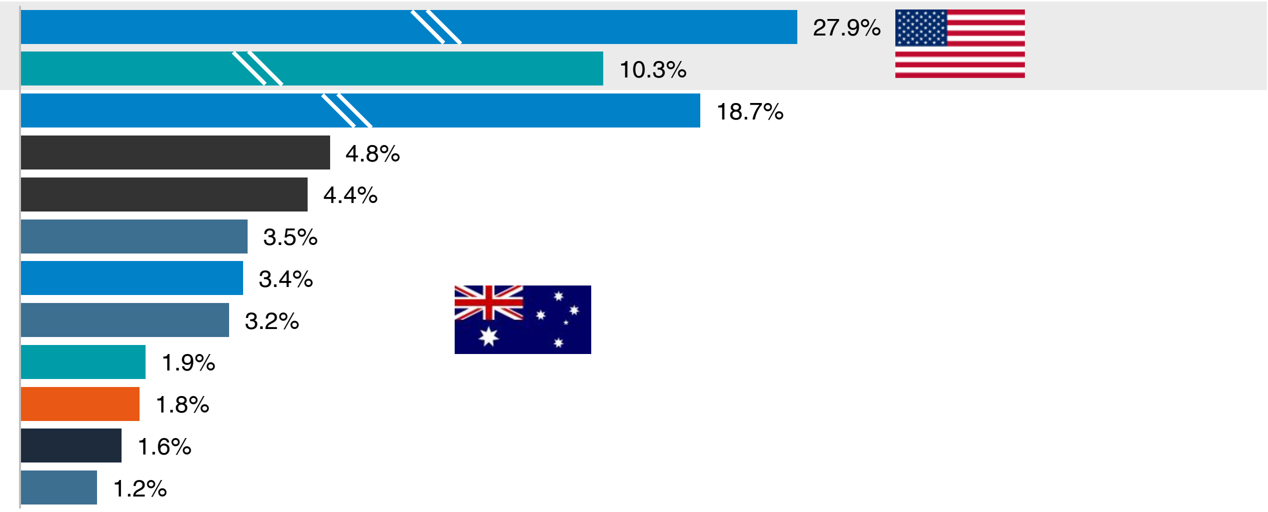
Sector mix[3]



Service fee escalations[3]



Top 10 customers – by gross income (%)[3]



Notes:
1. Independent valuation as at June 2026 which reflects independent valuation of DGT's entire portfolio comprising Australian and US assets. 2. Excludes LOIs. 3. Calculated using annual recurring revenue for the month of June 2026 and includes US business (pro-forma for CHI1 at 32MW).

Sustainability

Supporting long-term value creation through resilient infrastructure, community engagement and responsible growth

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Strategy & Reporting Update

Strategy

- In line with evolving federal and state government standards, DigiCo is developing a sustainability strategy to support the sustainable growth of next-generation digital infrastructure and delivery long-term value for investors, customers, communities and other stakeholders. An updated strategy will be provided in 2026.

Reporting

- As a 'Group 1' entity under the Australian Sustainability Reporting Standards' (ASRS) climate disclosure requirements, DigiCo has released its first Australian Accounting Standards Board (AASB) S2 Climate-related Financial Disclosures for FY26

FY26 Activities

Environment

- Progressed adaptive reuse at SYD1 to extend the life of existing infrastructure, reduce embodied carbon, and minimise development-related environmental impacts
- Completed the SYD1 20MW upgrade, extending asset life and improving efficiency of the asset through the deployment of energy-efficient equipment and optimisation of chiller plant performance.

Social

- DigiCo maintains a commitment to gender diversity and has 60% female representation on the Board of Directors
- Inaugural Modern Slavery Statement for DigiCo published in December 2025, with next iteration due to be published later this year

Governance

- Continuing to protect critical infrastructure through strong governance, cyber security, data protection and risk management practices
- SYD1 granted 'Strategic Certification' status under the Australian Government's Hosting Certification Framework (HCF) by the Department of Home Affairs, representing the highest level of assurance available under the framework

Sustainability Focus Areas

As part of DigiCo's sustainability strategy update, the following areas are being prioritised:

Energy Efficiency & Renewable Energy Adoption	Advancing lower-carbon infrastructure through renewable energy and efficiency initiatives and adaptive reuse and repurpose
Water Conservation	Prioritising efficient water use through cooling technology selection and exploring recycled water and alternative water solutions for future developments
Community Impact	Strengthening community impact through local engagement and initiatives aligned with the development and operation of our assets

Supplementary Information – Other

Underlying EBITDA and FFO reconciliation

$m, unless otherwise stated	FY26	Dec-24 to Jun-25
Underlying EBITDA[1]	**126.6**	**52.9**
Depreciation and amortisation	(105.4)	(59.0)
Derecognition of property, plant and equipment	(31.2)	–
Net finance costs	(83.9)	(41.0)
Pre-completion rent received	(37.3)	–
Fair value movements	(10.7)	(28.6)
Interest income	11.0	8.7
Tax benefit	37.2	5.6
Other	(7.1)	(6.5)
NPAT	**(100.8)**	**(67.9)**
Depreciation and amortisation	105.4	59.0
Derecognition of property, plant and equipment	31.2	–
Fair value movements	10.7	28.6
Pre-completion rent received	37.3	–
Scrip paid management fees	22.2	11.6
Amortisation of capitalised debt establishment fees	10.9	5.5
Other	10.8	7.9
Tax benefit	(37.2)	(5.6)
FFO[2]	**90.5**	**39.1**
CHI1 pre-completion interest payments	(19.7)	–
Adjusted FFO[3]	**70.8**	**39.1**

Notes:
1. Underlying EBITDA represents statutory net profit/(loss) after tax adjusted for depreciation and amortisation, derecognition of property, plant and equipment, net finance costs, interest income, fair value movements, tax expense/(benefit), pre-completion rental income and other items considered non-cash, non-recurring, financing, taxation, valuation or capital in nature. 2. FFO represents the Stapled Group's underlying and recurring earnings from its operations and is determined by adjusting the statutory net profit or loss for items which are non-cash, unrealised or capital in nature. The accounting policies adopted for internal reporting to the CODM are consistent with those adopted in the consolidated financial statements. 3 Adjusted FFO includes interest costs attributable to the portion of CHI1 receiving pre-completion rental income.

Glossary

Term	Meaning
ADL	Adelaide (used in site names like ADL1, ADL2)
AI	Artificial Intelligence
AASB	Australian Accounting Standards Board
AUD	Australian Dollar
BNE	Brisbane (used in site names like BNE, BNE1, BNE2)
CHI	Chicago (used in site name CHI1)
CPI	Consumer Price Index
DAL	Dallas Fort Worth (used in site name DAL1)
D&C	Design and Construction (contract)
DGT	DigiCo Infrastructure REIT
EBITDA	Earnings Before Interest, Taxes, Depreciation, and Amortisation
ECI	Early Contractor Involvement
FFO	Funds From Operations
FY	Financial Year
GW	Gigawatt
HCF	Hosting Certification Framework
IFRS	International Financial Reporting Standards

Term	Meaning
IRR	Internal Rate of Return
IT	Information Technology
KCM	Kansas City (used in site name KCM1)
LAX	Los Angeles (used in site names LAX1, LAX2)
LOI	Letter of Intent
MW	Megawatt
NAV	Net Asset Value
NPAT	Net Profit After Tax
NSW	New South Wales
PDS	DGT's Replacement Prospectus and Product Disclosure Statement dated 5 December 2024
QLD	Queensland
REIT	Real Estate Investment Trust
SSDA	State Significant Development Application
SYD	Sydney (used in site name SYD1)
TSV	Townsville (used in site name TSV1)
US Asset Sales	Sale of CHI1 and LAX1/2
WHS	Work Health and Safety

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