



Assessment of Value

Cordiant Digital Infrastructure Limited

1. Introduction

The Financial Conduct Authority (the “FCA”) has introduced a standard of care that regulated firms are required to provide to consumers. The new Consumer Duty (the “Duty”) creates a variety of obligations that are intended to deliver better outcomes for retail customers.

The Duty requires a formal assessment of value to be undertaken in respect of investment companies that are in scope. Cordiant Digital Infrastructure Limited (the “Company”, “Cord”) itself is outside the scope of the Duty because it is not a regulated business and because it is incorporated in Guernsey; its investment manager, Cordiant Capital Inc (the “Manager”), is also outside the scope because it is regulated by the relevant regulatory bodies in Canada and the United States, not the FCA.

However, although technically the Company and Manager are out of scope of the Duty, the Manager has decided voluntarily to prepare an assessment of value to assist those distributors who are required to comply with the Duty.

The FCA Handbook contains¹ a set of seven matters which are to be considered by authorised fund managers of collective investment schemes when carrying out their assessment of value. The Company is not a collective investment scheme², and consequently some of the matters set out in the Handbook are not relevant to this assessment.

The target market for CORD shares includes retail investors, but an investment in the Shares is compatible only with investors who do not need a guaranteed income or capital protection, who (either alone or in conjunction with an appropriate financial or other adviser) are capable of evaluating the merits and risks of such an investment and who have sufficient resources to be able to bear any losses that may result therefrom.

Investors and potential investors will find the Company’s factsheet, interim and audited annual financial statements and shareholder results presentations on the Company’s website:

<https://www.cordiantdigitaltrust.com/investors/circulars->

<https://www.cordiantdigitaltrust.com/investors/results-centre/>

¹ At COLL 6.6.21R

² The Company is a body corporate and not an open-ended investment company and is therefore excluded from the definition of collective investment scheme by SI 2001/1062, reg 21(1).



2. Overview of Cordiant Digital Infrastructure Limited

Cordiant Digital Infrastructure Limited (Ticker: CORD:LSE) is a UK listed investment company providing investors with dedicated exposure to the core infrastructure of the digital economy.

CORD purchases high-quality, cash flowing digital infrastructure platforms with strong underlying assets that are highly sought after by strategic buyers. The Manager uses a “buy, build and grow” model to expand the size and profits of these platforms.

Digital infrastructure assets constitute the critical infrastructure of the modern internet. The subcategories include data centres, mobile telecommunications/broadcast towers, and fibre-optic networks.

The Company invests in the UK, the European Union, and North America.

The Manager has a highly professional, deeply experienced management team drawn from the senior ranks of some of the largest corporations in the sector (such as American Tower and British Telecom) and financial companies such as JPMorgan.

The Manager manages funds with approximately \$3.4 billion committed capital including CORD as well as private funds managed on behalf of some of the largest insurance companies and pension plans in the world.

CORD seeks to deliver long-term and sustainable returns for investors and stakeholders with attractive total returns of at least 9 per cent per annum (comprising capital growth and a progressive dividend). In addition to its existing portfolio, CORD has a strong pipeline of opportunities to further support its development.



2.1 Portfolio

 Ceske Radiokomunikace ("CRA")	
Acquired for	£306m
Date of acquisition	May 2021
Geography	Czech Republic
Overview	CRA is a diversified digital infrastructure company, operating mobile towers, a broadcast network, data centres, a fibre network and "Internet of Things" networks serving utilities. The company has a history of offering superior customer service, increasingly through integrated solutions spanning the spectrum of digital infrastructure.
Key Assets	655 towers, 3 MUXes, c.3,800km of fibre network, 8 data centres, c.47,000 Internet of Things sensors.

 Emitel S.A. ("Emitel")	
Acquired for	£353m
Date of acquisition	November 2022
Geography	Poland
Overview	Emitel is the largest operator of digital terrestrial television ("DTT") in Poland as well as of IPTV platforms, the leading radio broadcast emissions provider and a leading provider of network neutral towers and fibre infrastructure.
Key Assets	766 towers, 6 MUXes, c.600km of fibre network, c.68,200 "Internet of Things" sensors, Distributed antenna systems.

 Speed Fibre	
Acquired for	£84m
Date of acquisition	October 2023
Geography	Ireland
Overview	Speed Fibre is a leading open access fibre infrastructure provider in Ireland. The business comprises two businesses, Enet and Magnet Plus. Enet manages Ireland's 88 metropolitan area networks (MANs) and owns key infrastructure including the T5 ring. Magnet Plus operates the country's largest independent connectivity network.
Key Assets	c.10,000km of fibre network, c.1,500 microwave connections



 Hudson Interxchange ("Hudson")	
Acquired for	£56m
Date of acquisition	January 2022
Geography	United States
Overview	Hudson operates out of 60 Hudson Street, Manhattan, New York – one of the most densely connected internet facilities globally. Hudson occupies c.290,000sq ft on two floors in the building. Customers are typically blue-chip carriers, internet companies, media firms and SaaS providers.
Key Assets	1 data centre, 15MW of power

 Norkring Belgie NV ("Norkring")	
Acquired for	£5m
Date of acquisition	January 2024
Geography	Belgium
Overview	Based in Brussels, Belgium Norkring operates communication and broadcast towers and holds two DAB licences and one DTT multiplex licence. It is conducting trials as part of a consortium using 5G broadcast technology which are partially funded and supported by the Flemish government.
Key Assets	25 towers, 1 MUX

 Datacenter United	
Acquired for	£77m
Date of acquisition	February 2025
Geography	Belgium
Overview	Datacenter United is a premier Belgian wholesale and retail data centre infrastructure provider operating an extensive network of 13 Tier III and Tier IV facilities strategically positioned across the country, with a comprehensive footprint spanning Brussels, Antwerp, Ghent, and Bruges. The portfolio encompasses 24 MW of built and secured IT capacity distributed across 11 prime locations, serving a diverse client base from blue-chip enterprises and government institutions to corporate organizations.
Key Assets	13 data centres, 24 MW of IT power, across 11 locations in Belgium



2.2 Management fee

The Company pays the Manager a management fee based on the market capitalisation of the Company, not the Net Asset Value. The fee is calculated and paid monthly in arrears and is equal to an annual fee of 1.0% of the first £500 million of market capitalisation; 0.9% of the next £500 million of market capitalisation; 0.8% of any market capitalisation over £1 billion. The Manager is required to hold CORD shares to the value of 10% of the aggregate management fee received in the last twelve months.

2.3 Performance fee

The Manager may in addition receive a performance fee on each performance fee calculation date, dependent on the performance of the Company's NAV and share price. The performance fee calculation date is 31 March each year. The fee will be equal to 12.5% of the excess return over the target of 9% for the NAV return or share price return, whichever is the lower, multiplied by the time-weighted average number of ordinary shares in issue (excluding any ordinary shares held in treasury) during the relevant period. Any performance fee will be settled 50% in cash and 50% in the shares of the Company. No performance fee has been paid to date.



3. Assessment of Value

3.1 Executive summary

Test	Summary	Assessment
Quality of Service	Positive assessment supported by large team of experienced, operationally focused digital experts and high standard of public financial and operational disclosure. Supported by the infrastructure of a \$3.4 billion institutional investment management firm.	
Fund performance	Cordiant Digital Infrastructure has delivered exceptional performance since its February 2021 IPO: (i) dividend targets have been significantly exceeded, with 4.35p paid for the year to 31 March 2025 compared to the IPO target of 4p for FY26, and dividends are comfortably covered by earnings and free cash flow; (ii) NAV total return has reached 12% per annum from IPO to 31 March 2025, substantially outperforming the 9% target, with a 10% NAV return in the six months to 30 September 2025 and NAV exceeding £1 billion for the first time; (iii) share price total return was 43.1% for the year to 31 March 2025, driven by significant narrowing of the discount to NAV, reflecting strengthening investor confidence in the sector; and (iv) portfolio company EBITDA grew 9.3% in FY25 on 7.7% revenue growth, demonstrating the strength of assets and the effectiveness of the Buy, Build & Grow model.	
AFM costs	AFM costs passed on to the Company are reasonable compared to competitors notwithstanding the large and experienced team maintained by the Manager.	
Comparable market rates	Positive assessment supported by the management fee charged on market capitalisation, not NAV unlike the majority of competitors.	

3.2 The tests



3.2.1 Quality of Service

Investment management services are provided to the Company (and hence indirectly to investors) by the Manager. The Manager has 22 partners and employees dedicated to the digital infrastructure business comprising former operating executives from the digital infrastructure industry as well as professionals from investment banking, private equity and asset management. This combination provides the Company with an exceptional capability to source and select suitable assets for investment, deliver transactions, and subsequently monitor, assess, and actively manage the investments to deliver strategic growth and create shareholder value.

The information provided to shareholders and other market participants through market regulatory news service (RNS) announcements and/or on the Company's website is of a high standard, both in terms of fullness of disclosure and of understandability, and the website is updated regularly. Feedback from investors has indicated that this information provision is widely recognised and appreciated. The Company's annual and interim reports provide detailed commentary on acquisitions and the performance of each asset, risk management, stakeholder engagement, and governance, including detailed ESG reporting. The Company was a joint winner in the 'Best reports and accounts: Alternatives' category for Investment Week's Investment Company of the Year Awards in FY25. The annual and semi-annual reporting required under UK regulatory requirements is supplemented by RNS announcements of significant developments, as well as regular trading updates.

3.2.2 Fund Performance

The Company's IPO Prospectus set out target returns which, while not forming part of the Company's investment policy, may be taken to be indicative of the reasonable expectations of an investor in the IPO. Those dividend targets included: a dividend of 1p per share in the first full year (the period to 31 March 2022); 2-3p per share in the second full year (the year to 31 March 2023) and a progressive dividend, thereafter, rising to at least 4p per share in the fifth full year (the year to 31 March 2026). Dividends actually paid, and comfortably covered by both earnings and free cash flow, were 3p in the first full year, 4p for the year to 31 March 2023, 4.2p for the year to 31 March 2024 and 4.35p for the year to 31 March 2025, significantly ahead of the target provided in the investor IPO.

From its IPO in February 2021 to the most recent annual results on 31 March 2025, the Company has delivered a NAV total return of 12% per annum. This significantly exceeds the 9% annualised return target set out in the IPO Prospectus and represents a very strong outcome for investors, outperforming an already attractive benchmark. More recently, for the six months ending September 30, 2025, Cordiant reported a 10% NAV total return, with the company's NAV exceeding £1 billion for the first time.

The Company's share price performance has been exceptional, with share price total return reaching 43.1% for the year ended 31 March 2025, driven by substantial narrowing of the discount to published NAV. The improvement reflects strengthening investor confidence in the digital infrastructure sector and recognition of the Company's high-quality, resilient asset base and improving operational performance.

Portfolio company EBITDA in FY 25 grew by 9.3% over the prior comparable period, earned on the back of 7.7% revenue growth. This demonstrates the underlying strength of the Company's assets and the effectiveness of the Investment Manager's Buy, Build & Grow model in extracting operational improvements and scaling revenues across the portfolio. The consistent EBITDA growth



trajectory underscores the stability and cash-generative nature of Digital Infrastructure assets, particularly those benefiting from long-term contracts with inflation escalators and blue-chip counterparties.

Finally, CORD won Infrastructure Investment Company of the Year at the Investment Week's Investment Company of the Year Awards in 2025, demonstrating the success of the fund.

AFM costs

The Manager charges investment management fees to the Company, as is the case with every investment trust and collective investment scheme. As discussed above, the Manager retains a large and highly experienced specialist digital infrastructure team, believed to be one of the largest and most expert team in the market. However, the investment management fees charged to the Company are no more as a result, and in fact (as discussed further below) currently considerably less than other fund managers. The AFM charges represented 0.63% of average NAV for the year ended 31 March 2025. These costs are borne by the Company and are included in the published results; the Manager does not charge any fees to investors.

3.2.3 Comparable market rates

As noted above, the Manager's dedicated digital infrastructure team includes a significant number of individuals with many years of experience at the highest levels of the digital infrastructure and financial services industries. If the same individuals were employed by firms of professional advisors and the Company were to engage them through those firms at an hourly rate, the Manager considers that the fees would be substantially higher.

Another point of comparison is the basis of charging of fees by other investment managers to funds and collective investment schemes. The investment management fees charged by the Manager are based on the Company's market capitalisation and not on NAV. This feature is believed to be highly unusual in the investment trust sector where NAV-based fees are standard. The share price is still currently sitting at a reasonable discount to NAV and has been for some time. Consequently, the investment management fees charged to the Company have been considerably lower than other managers would have charged for investment management services.

3.2.4 Classes of units

This heading is intended to address collective investment schemes which are divided into different classes of units with different bases of charging. The Company has only one class of ordinary share, so this heading is not relevant.



4. Other considerations

In addition to the matters identified in the FCA Handbook and discussed in section 3 above, the Company has considered the following matters in arriving at its assessment of value.

4.2.1 Liquidity

The average volume of the Company's shares traded each trading day since IPO is just over 1.2 million shares. The Company considers that lack of liquidity is unlikely to be an issue of significance for a retail shareholder seeking to invest or divest.

4.2.2 Gearing

The Company's gearing, on a book basis, was 15.2% debt/equity as at 30 September 2025. On a look-through basis, as disclosed in the trading update on 4 March 2026, gearing at 31 December 2025 was 40.7% net debt/gross asset value. By either measure, gearing is prudent and in line with the guidance in the IPO Prospectus.

4.2.4 Alignment of Manager and shareholder interests

As at 28 February 2026, the Manager owned shares representing 0.10% of the Company, and its Digital Infrastructure partners and staff owned shares representing a further 2.18%. In particular the executive chairman of the Manager's Digital Infrastructure team personally owned over 15.2 million shares, representing 1.99% of the Company.