

Key Information Document

Investor Class (ISIN: GG00BMC7TM77)

DISCLAIMER

Ordinary Shares in the Company are suitable only for investors who can understand and assess the risks and benefits. An investment in the Company should form part of a wider, diversified investment portfolio. Investors should only invest if they are willing to assume the risks involved in investing in the Company and have sufficient resources to be able to bear losses (which may equal the whole amount invested) that could result from such an investment in the Company's Ordinary Shares. Past performance is not a guide to future performance.

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is provided to help you understand the nature, risks, costs, and potential gains and losses of this product and to compare it with other products.

Product

Name: Cordiant Digital Infrastructure Limited - Ordinary Share

Name of PRIIP Manufacturer: Cordiant Capital Inc.

ISIN: GG00BMC7TM77

Contact details: The Company can be contacted through its company secretary Aztec Financial Services (Guernsey) Limited (+44 1481 749 700). The Company's website is www.cordiantdigitaltrust.com

Date of production of this document: 12 May 2026

What is this product?

Type: Ordinary Shares of Cordiant Digital Infrastructure Limited (the "Company"), a non-cellular company limited by shares incorporated under the laws of Guernsey with registered number 68630 and registered as a registered closed-ended investment scheme. The Company was incorporated in Guernsey under the Companies Law on 4 January 2021.

Objectives: The Company will seek to generate attractive total returns (on a risk-adjusted basis) for shareholders over the longer term, comprising capital growth and a progressive dividend, through investment in digital infrastructure assets. The Company is targeting a Net Asset Value ("NAV") total return of 9% per annum.

The Company will invest principally in operating digital infrastructure assets, with a predominant focus on data centres, mobile telecommunications and broadcast towers and fibre-optic network assets, primarily located in the UK, the EEA, the United States of America and Canada. The Company may also invest in Switzerland, Australia and New Zealand.

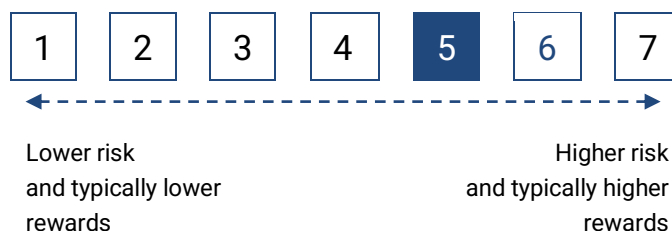
It should be remembered that the price of the Ordinary Shares can go down as well as up.

Intended retail investor: The Ordinary Shares are intended for investors wishing to gain exposure to a portfolio of unlisted digital infrastructure assets. An investment in the Company is suitable only for investors with a medium- to long-term investment horizon, who are capable of evaluating the risks of such an investment and who understand the potential risk of capital loss, which may equal the whole amount invested.

Maturity: There is no maturity date.

What are the risks and what could I get in return?

Risk indicator



This risk indicator assumes you keep the product for 5 years which is the recommended holding period.

The summary risk indicator is a guide to the level of risk of the product compared to other products. It shows how likely it is that the product will lose money because of movements in the market or because we are not able to pay you. We have classified this product as 5 out of 7, which is a medium-high risk class. This rates the potential losses from future performance at a medium-high level, and poor market conditions will likely impact the capacity of the product to pay you. This product does not include any protection from future market performance so you could lose some or all of your investment. If we are not able to pay what is owed, you could lose your entire investment.

Performance Information

The Company is targeting a NAV total return of 9% per annum.

The main factors that will affect the performance of the Company are the ability of the Investment Manager to identify, acquire and realise digital infrastructure assets in accordance with the Company's investment objective; the operational performance of the portfolio investments; the level of competitiveness for digital infrastructure investment opportunities; and the macroeconomic conditions both globally, and specifically within Poland and the Czech Republic where the portfolio has 84% exposure.

The annualised Ordinary Share price total return of the Company since inception on 16 February 2021 to 31 March 2026 was 4.2% per annum.

What could affect my return positively?

Specific factors that affect returns positively would be good management and operational performance of the portfolio investments; the Company's ability to raise new capital for future acquisitions; and the Investment Manager's ability to accurately assess investment opportunities through rigorous due diligence processes. External factors that would likely positively affect returns would be: a lack of competition for digital infrastructure investment opportunities when purchasing new assets; improvements in European digital infrastructure-related equity market valuations; and favourable macroeconomic conditions within Poland and the Czech Republic, where the Company's portfolio includes Emitel (47% exposure as at 20 September 2025) and CRA (37% exposure), respectively. Overall improvements in valuations within the broader equity market, and the European technology and infrastructure markets, are also likely to correlate to improvements in the Company's valuation. The Company's shares had a most favourable rolling one-year performance of 59.0%.

What could affect my return negatively?

Specific factors that affect returns negatively would be: poor performance of the underlying digital infrastructure assets through poor choice or poor market conditions; the Company's inability to raise new capital for acquisitions; delays in construction of digital infrastructure assets; strong competition for digital infrastructure assets; and the Company realising its digital infrastructure assets on unfavourable terms. In addition, decreases in valuations within broader equity markets, and European telecom, technology and infrastructure markets, will likely correlate to lower returns. The Company's shares had a least favourable performance of -30.1% over a rolling one-year period.

What could happen in severely adverse market conditions?

Under severely adverse market conditions, the investor could expect to lose some or all of their investment. The Company experienced a shareholder loss of 44.2% from January 2022 to October 2023, during a period of increasing interest rates. The Company's shares recovered less than two years later, by June 2025. Under extreme conditions, the investor could lose a similar amount relative to the nature of the market downturn.

What happens if Cordiant Digital Infrastructure Limited is unable to pay out?

The Ordinary Shares are admitted to trading on the Official List. Should the Company be liquidated, the amount you receive for your holding will be based on the value of assets available for distribution after all other liabilities have been paid.

What are the costs?

This disclosure has been prepared with reference to the Financial Conduct Authority's Statement on forbearance in relation to investment trust disclosure requirements dated 19 September 2024. It does not seek to comply with the requirements of the PRIIPS Regulation in this regard.

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The amounts shown here are the cumulative costs of the product itself, for three different holding periods. The figures assume you invest £10,000. The figures are estimates and may change in the future.

Costs over time

The person selling you, or advising you, about this product may charge you other costs. If so, this person will provide you with information about these costs and show you the impact that all costs will have on your investment over time.

Investment of £10,000

Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in at the end of the recommended holding period
Total Costs	£0	£0	£0
Impact on return (RIY) per year	0.00%	0.00%	0.00%

Composition of costs

The table below shows the impact each year of the different types of costs on the investment returns you might get at the end of the recommended holding period; and the meaning of the different cost categories.

This table shows the impact on return per year

One-off costs	Entry costs	0.00%	As a closed-ended investment trust, no entry charges apply.
	Exit costs	0.00%	As a closed-ended investment trust, no exit charges apply.
Ongoing costs	Portfolio transaction costs	0.00%	The impact of the costs of buying and selling underlying investments for the product.
	Other ongoing costs	0.00%	The impact of the ongoing charges applicable to the product.
Incidental costs	Performance fees	0.00%	The performance fee is calculated as 12.5% of excess returns (the lower of the share price total return and the NAV total return) over a 9% per annum compounding hurdle. The Company has not paid performance fees since inception.
	Carried interests	0.00%	No carried interests apply to the product

How long should I hold it, and can I take money out early?

Recommended holding period: 5 years.

This is a medium- to long-term investment.

The Company is a closed-ended investment company whose Ordinary Shares are admitted to trading on the Official List of the London Stock Exchange. Shareholders who wish to realise their investment may only do so by selling their shares on the market. The price at which the shares are traded will be based on trading prices at the time on the London Stock Exchange on any normal business day.

How can I complain?

Complaints should be addressed to CORD@aztecgroup.co.uk.

Other relevant information

We are required to provide you with further documentation, such as the product's latest prospectus, annual and semi-annual reports. These documents and other product information are available online at www.cordiantdigitaltrust.com