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Blackstone Digital Infrastructure Trust Reports Third-Quarter 2026 Results

New York, November 16, 2026 -- Blackstone Digital Infrastructure Trust Inc. (NYSE: BXDC) today reported its third-quarter 2026 results. Net income for the quarter was $15.6 million, and net income per share was $0.15. Funds from Operations ("FFO") per share, and adjusted FFO ("AFFO") per share were $0.15 and $0.17, respectively.

Nick Pell, Chief Executive Officer and President said, "Today marks an important milestone for BXDC with our inaugural investment in thirteen newly constructed data centers across two campuses through a sale-leaseback with Amazon. We believe this transaction delivers highly compelling risk-adjusted returns and establishes a strong foundation for long-term shareholder value creation. Importantly, it highlights our ability to source unique investment opportunities as well as the evolution of our investible universe, as the hyperscaler sale-leaseback channel doubles our total addressable market. We believe BXDC is exceptionally well-positioned to capitalize on this growing opportunity set."

Blackstone Digital Infrastructure Trust issued a transaction overview presentation, which can be viewed at www.bxdc.com. An updated company presentation may also be viewed on the website.

Quarterly Investor Call Details
Blackstone Digital Infrastructure Trust will host a conference call today at 9:00 a.m. ET to discuss results. To register for the webcast, please use the following link:https://event.webcasts.com/starthere.jsp?ei=1777673&tp_key=3dd09d12c1. For those unable to listen to the live broadcast, a recorded replay will be available on the company's website at www.bxdc.com beginning approximately two hours after the event.

About Blackstone Digital Infrastructure Trust
Blackstone Digital Infrastructure Trust (NYSE: BXDC) is a recently listed company focused on acquiring and owning mission-critical data center assets that power the modern digital economy. BXDC targets newly-constructed, income-generating, stabilized data center properties leased to investment-grade hyperscale tenants on long-term contracts. Our investment strategy is designed to generate stable, long-term cash flows and deliver current income to shareholders, with growth potential through contractual rent escalations and accretive acquisition opportunities. BXDC is externally managed by an affiliate of Blackstone (NYSE: BX), the world's largest alternative asset manager and the largest financial investor in data center and digital infrastructure assets globally. Further information is available at www.bxdc.com.

About Blackstone
Blackstone is the world's largest alternative asset manager. Blackstone seeks to deliver compelling returns for institutional and individual investors by strengthening the companies in which the firm invests. Blackstone's nearly $1.4 trillion in assets under management include global investment strategies focused on real estate, private equity, credit, infrastructure, life sciences, growth equity, secondaries and hedge funds. Further information is available at www.blackstone.com. Follow @blackstone on LinkedIn, X (Twitter), and Instagram.

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Forward-Looking Statements and Other Matters

This press release contains forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended (the "Securities Act"), and Section 21E of the Securities Exchange Act of 1934, as amended, which reflect BXDC's current views with respect to, among other things, its inaugural investment (the "BXDC Transaction"), including the expected benefits thereof, and BXDC's operations, financial performance and business plans. Such forward-looking statements generally can be identified by the use of forward-looking terminology such as "may," "will," "can," "intend," "anticipate," "estimate," "believe," "continue," "possible," "initiatives," "measures," "poised," "focus," "seek," "objective," "goal," "vision," "drive," "opportunity," "target," "strategy," "expect," "plan," "potential," "potentially," "path," "positioned," "illustrative," "hypothetical," "preparing," "forecast," "projected," "future," "tomorrow," "thesis," "long-term," "should," "could," "would," "might," "help," and the negatives thereof or other similar words. Such statements are subject to known and unknown risks, uncertainties and assumptions, which could cause actual results to differ materially from those expressed or implied by such statements, including, without limitation: general business and economic conditions; our limited operating history; our lack of ownership of data center assets; our ability to complete the BXDC Transaction on the currently anticipated terms or at all; our dependence on our manager; continued volatility and uncertainty in the credit markets and broader financial markets; other risks inherent in the real estate business, including tenant defaults, potential liability relating to environmental matters, illiquidity of real estate investments, and potential damages from natural disasters; the availability of suitable acquisitions and our ability to acquire those properties or businesses on favorable terms; our success in implementing our business strategy; our ability to manage our expanded operations, including expansion into new markets; our failure to realize the intended benefits from, or disruptions to our plans and operations or unknown or contingent liabilities related to future acquisitions; our failure to successfully integrate and operate acquired or developed properties or businesses; our ability to renew leases; difficulties in acquiring or operating properties; changes in political conditions, geopolitical turmoil, political instability, civil disturbances, restrictive governmental actions or nationalization in the countries in which we operate; community opposition, hyper-local dissent, state and local moratoria, other legislative or regulatory activity, negative publicity and related dynamics that may adversely affect the datacenter industry; the degree and nature of our competition; our failure to generate sufficient cash flows to service our indebtedness; our ability to access debt and equity capital markets; continued increases and volatility in interest rates and persistent inflation; increased power (including the availability thereof), labor or construction costs and the availability of power and water supplies; increased vacancy rates; changes in, or the failure or inability to comply with, government regulation; a failure of our information technology systems, systems conversions and integrations, cybersecurity attacks or a breach of our information security systems, networks or processes; our failure to qualify for or maintain our status as a real estate investment trust for U.S. federal income tax purposes; changes in local, state, federal and international laws and regulations, including related to taxation, real estate and zoning laws, and increases in real property tax rates; the impact of any financial, accounting, legal or regulatory issues or litigation that may affect us; and those factors described under the section entitled "Risk Factors" in the Company's filings with the Securities and Exchange Commission ("SEC"), including those set forth in the "Risk Factors" section in our final prospectus filed with the SEC on May 15, 2026 pursuant to Rule 424(b)(4) under the Securities Act relating to our registration statement on Form S-11 (File No. 333-294977) and in our Quarterly Report on Form 10-Q for the quarterly period ended September 30, 2026, as such factors may be updated from time to time in BXDC's periodic filings with the SEC which are accessible on the SEC's website at www.sec.gov.

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These factors should not be construed as exhaustive and should be read in conjunction with the other cautionary statements that are included in this presentation and in the filings. Except as required by law, BXDC undertakes no obligation to update or revise any forward-looking statement, whether as a result of new information, future events or otherwise.

We refer to FFO per share and AFFO per share, which are non-GAAP financial measures, in this press release. A reconciliation to net income attributable to Blackstone Digital Infrastructure Trust, the most directly comparable GAAP measure, is outlined below.

The following tables present a reconciliation of Net income to FFO and AFFO and Net income per share to FFO per adjusted share and AFFO per adjusted share ($ in thousands, except share and per share data):

	Three Months Ended September 30, 2026	Nine Months Ended September 30, 2026
Net income	$ 15,571	$ 22,651
FFO	$ 15,571	$ 22,651
Adjustments to arrive at AFFO:		
Organization costs	122	657
Amortization of restricted stock awards	256	332
Amortization of deferred financing costs	670	1,005
AFFO	$ 16,619	$ 24,645
Weighted-average shares of common stock outstanding, basic and diluted	100,670,146	50,644,505
Adjusted weighted-average shares of common stock outstanding, basic and diluted[(1)]	100,670,146	100,188,041
Net income per share, basic and diluted	$ 0.15	$ 0.45
FFO per adjusted share, basic and diluted	$ 0.15	$ 0.23
AFFO per adjusted share, basic and diluted	$ 0.17	$ 0.25

(1) Adjusted weighted-average shares of common stock outstanding, basic and diluted, for the nine months ended September 30, 2026, are calculated from May 15, 2026 (the date we closed our IPO) through September 30, 2026.

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