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ASX Release

28 July 2021

S4 Development – 300MW

NEXTDC Limited (**ASX: NXT**) ("**NEXTDC**" or "**the Company**") is pleased to announce a major milestone in its long-term data centre development strategy with the Company securing a new data centre site in Western Sydney ("**S4"**).

S4 is a significant long-term expansion opportunity that will provide data centre services to Hyperscale Cloud Providers in a new Availability Zone within the Sydney market not currently serviced by NEXTDC's existing data centres (S1, S2 and S3, which is currently under development). S4 will also allow Enterprise and Government customers to scale their critical infrastructure platforms in this important digital gateway region.

The S4 site is in Horsley Park, approximately 42 kilometres west of Sydney's central business district and close to a major electricity substation as well as telecommunications, utilities, and public infrastructure. The site covers approximately 124,000sqm. Subject to Development Approval, it is expected to accommodate a data centre facility capable of approximately 300MW of capacity, in addition to housing our customers' mission critical operation centres, administrative offices and collaboration spaces. S4 is expected to generate more than 500 new jobs during the development phase over several years.

The purchase price of the S4 site is approximately $124 million.

NEXTDC will progressively settle on the land parcels comprising the S4 site as they are made ready for development, between 2HFY24 and 1HFY25.

NEXTDC Chief Executive Officer and Managing Director, Craig Scroggie, commented on the acquisition:

"*The demand for premium quality data centre assets in digital gateway regions such as Sydney continues to reflect the growth trajectory of technology infrastructure over the next decade. NEXTDC looks forward to being able to offer its customers dual availability zone solutions across its existing S1 and S2 Macquarie Park and S3 Gore Hill metropolitan data centres as well as this new S4 hyperscale campus in Western Sydney.*"

Authorised for release by the Board of NEXTDC.

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About NEXTDC

NEXTDC is an ASX 100-listed technology company and Asia's most innovative Data Centre-as-a-Service provider. We are building the infrastructure platform for the digital economy, delivering the critical power, security and connectivity for global cloud computing providers, enterprise and government.

NEXTDC is recognised globally for the design, construction and operation of Australia's only network of Uptime Institute certified Tier IV facilities, and the only data centre operator in the Southern Hemisphere to achieve Tier IV Gold certification for Operational Sustainability. NEXTDC has a strong focus on sustainability and operational excellence through renewable energy sources and delivering world-class operational efficiency. Our data centres have been engineered to deliver exceptional levels of efficiency and the industry's lowest Total Cost of Operation through NABERS 5-star energy efficiency.

NEXTDC's corporate operations have been certified carbon neutral under the Australian Government's *Climate Active* Carbon Neutral Standard.

Our Cloud Centre partner ecosystem is Australia's most dynamic digital marketplace, comprising more than 600 carriers, cloud providers and IT service providers, enabling local and international customers to source and connect with cloud platforms, service providers and vendors to build complex hybrid cloud networks and scale their critical IT infrastructure services.

NEXTDC is *where the cloud lives*®.

To learn more, visit www.nextdc.com