FY21

FULL-YEAR RESULTS

27 AUGUST 2021

NEXTDC

FY21 HIGHLIGHTS

REVENUE[1]	UNDERLYING EBITDA[2]	CONTRACTED UTILISATION
$246.1M	$134.5m	75.5MW
⬆ 23%	⬆ 29%	⬆ 8%

CUSTOMERS	PARTNERS	INTERCONNECTIONS[3]
1,547	730+	14,718
⬆ 13%	70+ NETWORKS	⬆ 13%

Note: All percentage increases are expressed relative to the FY20 results
1. Represents data centre services revenue
2. Refer page 25 for underlying adjustments
3. Comprises both Physical and Elastic Cross Connects

FY21 HIGHLIGHTS

SOLID REVENUE GROWTH

- Data centre services revenue increased $45.3m (23%) to $246.1m
- Contracted utilisation increased 5.5MW (8%) to 75.5MW
- Interconnections[1] increased 1,667 (13%) to 14,718, representing 7.7% of recurring revenue

STRONG OPERATING LEVERAGE

- EBITDA[2] increased $29.9m (29%) to $134.5m, exceeding the top end of upgraded guidance
- Operating cash flows[3] increased $79.5m (148%) to $133.2m
- Billing utilisation increased 12.6MW (24%) to 65.4MW

CAPITALISED FOR GROWTH

- $1.85b senior syndicated debt facility completed, 5 year term, significantly reduced costs
- Finished FY21 with liquidity of $1.7b, including undrawn debt facilities of $1.05b
- Balance sheet strength underpinned by total assets of $2.6b

NETWORK EXPANSION CONTINUES

- 17MW of expansion capacity built across S2 Sydney and M2 Melbourne
- S3 Sydney building construction well progressed, on target for practical completion in 2H22
- M3 Melbourne building construction underway, on target for practical completion in 1H23
- S4 Sydney site announced, adding ~300MW to future development pipeline

Note: All percentage increases are expressed relative to the FY20 results

1. Comprises both Physical and Elastic Cross Connects
2. Refer page 25 for underlying adjustments
3. FY20 figures have been restated to reflect the change in accounting policy in relation to costs incurred in configuring or customising SaaS arrangements. Refer to note 26(b) of the FY21 financial statements for further detail

FY21

FINANCIAL RESULTS

NEXTDC

FY21 profit and loss summary

Profit and Loss Summary ($m)	Notes	FY21	FY20	Change	% Change
Data centre services revenue		**246.1**	**200.8**	**45.3**	*23%*
Direct costs		42.9	38.1	4.9	*13%*
Facility costs		24.7	21.9	2.8	*13%*
Corporate costs	1,2	43.4	35.8	7.6	*21%*
Total operating costs	1	111.0	95.7	15.3	*16%*
Underlying EBITDA	**1**	**134.5**	**104.6**	**29.9**	*29%*
EBITDA	3,4	133.0	103.4	29.7	*29%*
EBIT	3,4	39.0	34.7	4.3	*13%*
Profit / (loss) before tax	3,4	(20.7)	(18.6)	(2.0)	
Net profit / (loss) after tax	**3,4,5**	**(20.7)**	**(45.0)**	**24.4**	

Data centre services
REVENUE
23%

Underlying
EBITDA[1]
29%

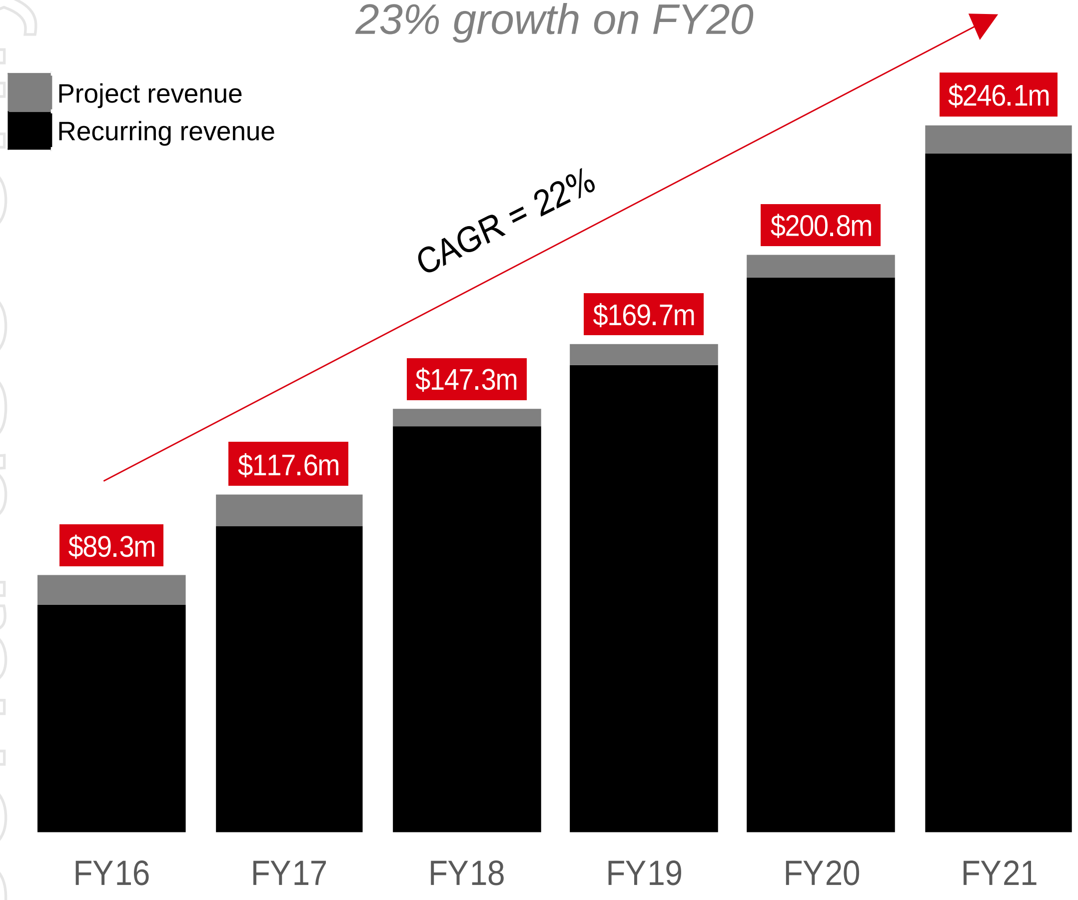
- Direct costs increased in line with customers' power consumption, offset by lower energy costs in 2H21 as well as improvements in power usage efficiency
- Facility costs include full year of operational costs for P2, as well as increased property holding expenses on the back of higher property valuations and the addition of M3 to the Company’s property portfolio
- Corporate cost movements driven by focussed investments in centralisation, platforms and scale; coupled with market driven increases in insurance costs (particularly D&O cover)

1. Refer page 25 for underlying adjustments
2. Corporate costs include costs related to all sales and marketing, centralised customer support, project management and product development, insurance, site selection due diligence and sundry project costs, provisions, as well as investments in growth initiatives including partner development, customer experience and systems
3. FY20 figures have been restated to reflect the change in accounting policy in relation to costs incurred in configuring or customising SaaS arrangements. Refer to note 26(b) of the FY21 financial statements for further detail
4. Excludes underlying adjustments referred to in Note 1
5. For the year ended 30 June 2020, the Group derecognised carried forward tax losses and temporary differences that it believed no longer met the requirement to be recognised, stemming from the impact of recent growth and expansion activity on taxable profits. No carried forward tax losses were recognised for the period ended 30 June 2021

Solid revenue and EBITDA growth

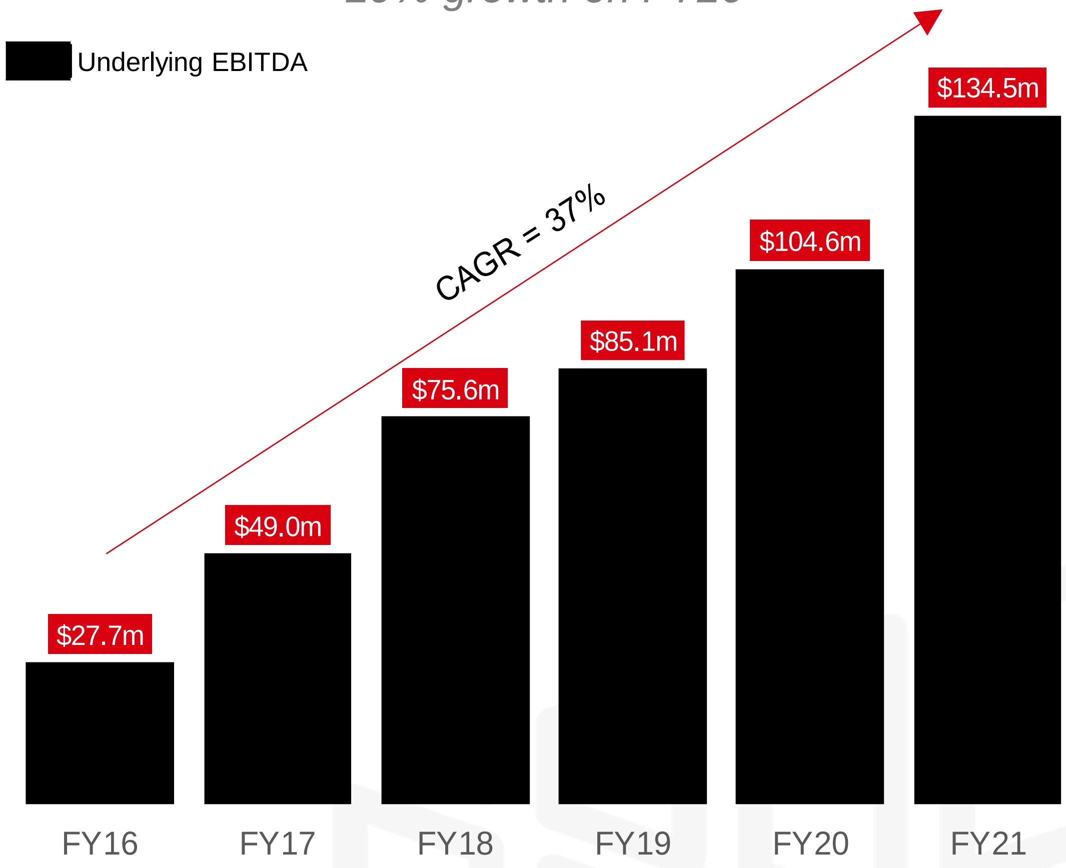
Data centre services revenue[1]

23% growth on FY20



Underlying EBITDA[1,2]

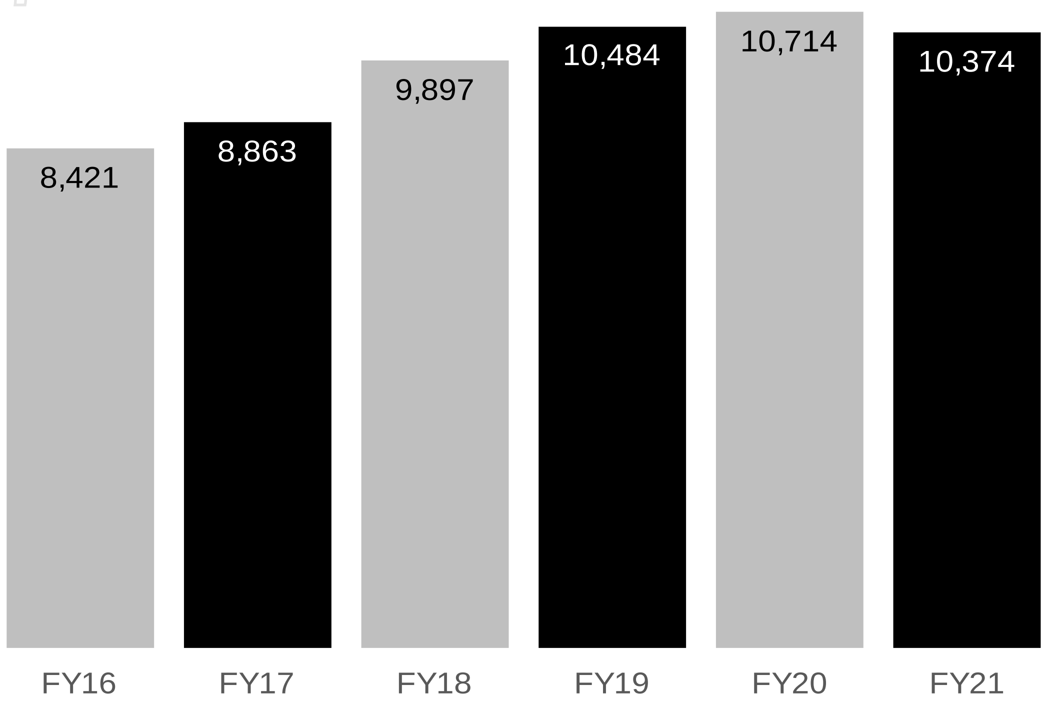
29% growth on FY20



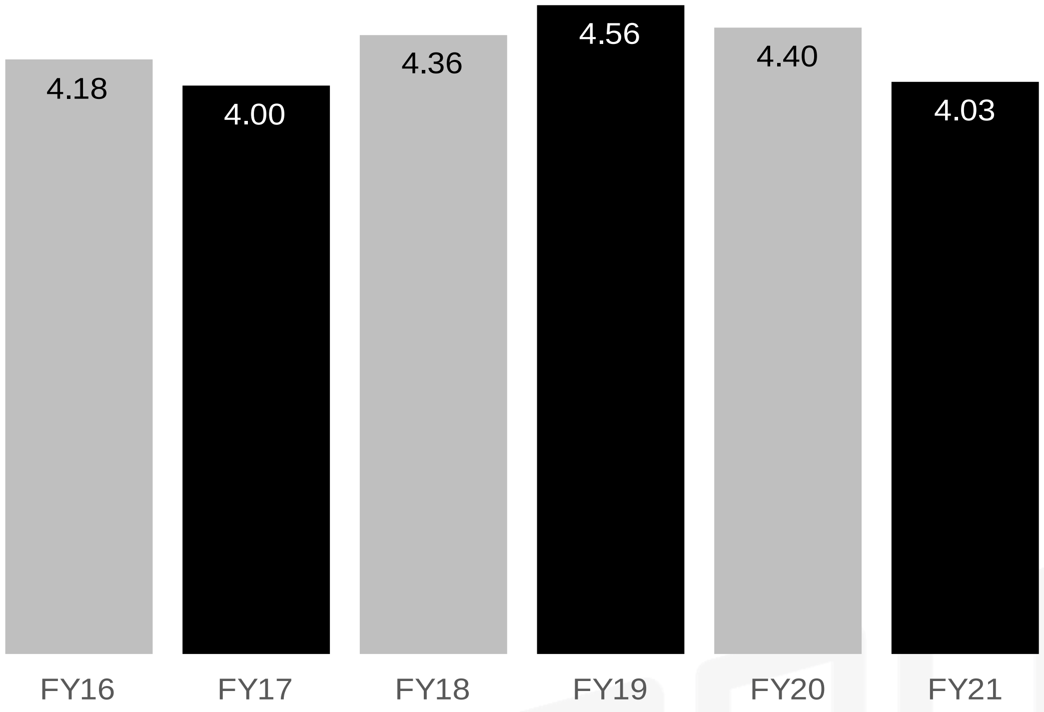
1. Prior to FY19, project revenue was recognised upfront, as the services were provided. Under AASB 15, project revenues from FY19 onwards are no longer recognised upfront, but amortised over the contract term including any option periods
2. Refer page 25 for underlying adjustments in relation to FY20 and FY21

Revenue per unit metrics

Annualised revenue per square metre[1] ($)



Annualised revenue per MW[2] ($m)

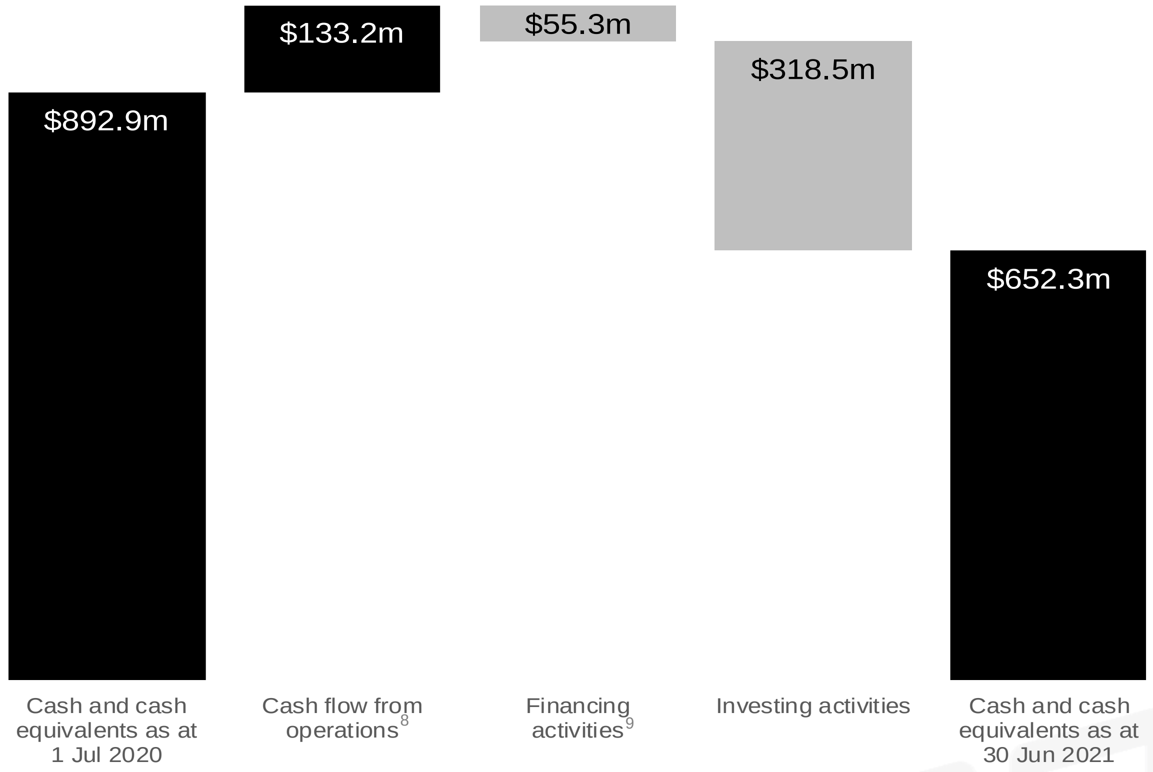


- Energy efficiencies and lower energy costs have driven higher net revenue margins, matched by lower power passthrough revenues
- Recent deployment of some material hyperscale customer requirements now beginning to ramp up
- Revenue derived from larger customer deployments tends to increase over time as they mature, due to higher usage of contracted power capacity, increased demand for interconnection, and the use of ancillary services over time

1. Revenue reflects data centre services revenue less project revenue. Square metres are the total weighted average square metres utilised during the period
2. Revenue reflects data centre services revenue less project revenue. Metric reflects the total weighted average megawatt months billed over the period

Well capitalised for growth

Balance Sheet Summary ($m)	30 June 2021	30 June 2020[1]
Cash and cash equivalents	652	893
Property (land and buildings)[2]	997	854
Plant and equipment[2]	785	704
Total assets	2,644	2,657
Borrowings[3]	783	798
Total liabilities	981	976
Net assets	1,663	1,681
Key Metrics		
Gearing[4]	7.3%	n/a
Available liquidity[5] ($m)	1,702	1,193
Cost of debt[6]	3.2%	5.6%
Duration of debt (years)	4.4	1.6
Hedged debt[7]	100%	54%



1. FY20 figures have been restated to reflect the change in accounting policy in relation to costs incurred in configuring or customising SaaS arrangements. Refer to note 26(b) of the FY21 financial statements for further detail
2. Property, as well as plant and equipment, exclude right-of-use assets not owned by NEXTDC but reported as assets under AASB 16
3. Borrowings reflects debt owed to lenders and include capitalised transaction costs which are amortised over the term of the debt instruments; exclude lease liabilities related to right-of-use assets which are reported as leases under AASB 16 and also exclude derivative financial instruments
4. Net debt / (net debt + equity) based on book value of cash and cash equivalents, borrowings, derivative financial instruments and total equity
5. Undrawn facilities of $1.05b plus cash and cash equivalents of $652m
6. Weighted average at the end of the period, inclusive of fees and margins on a drawn basis
7. As at the end of the period with fixed interest debt treated as hedged
8. Cash flows from operating activities include net interest paid of $38.3m
9. Cash flows from financing activities include transaction costs and redemption premiums associated with debt refinancing

FY21

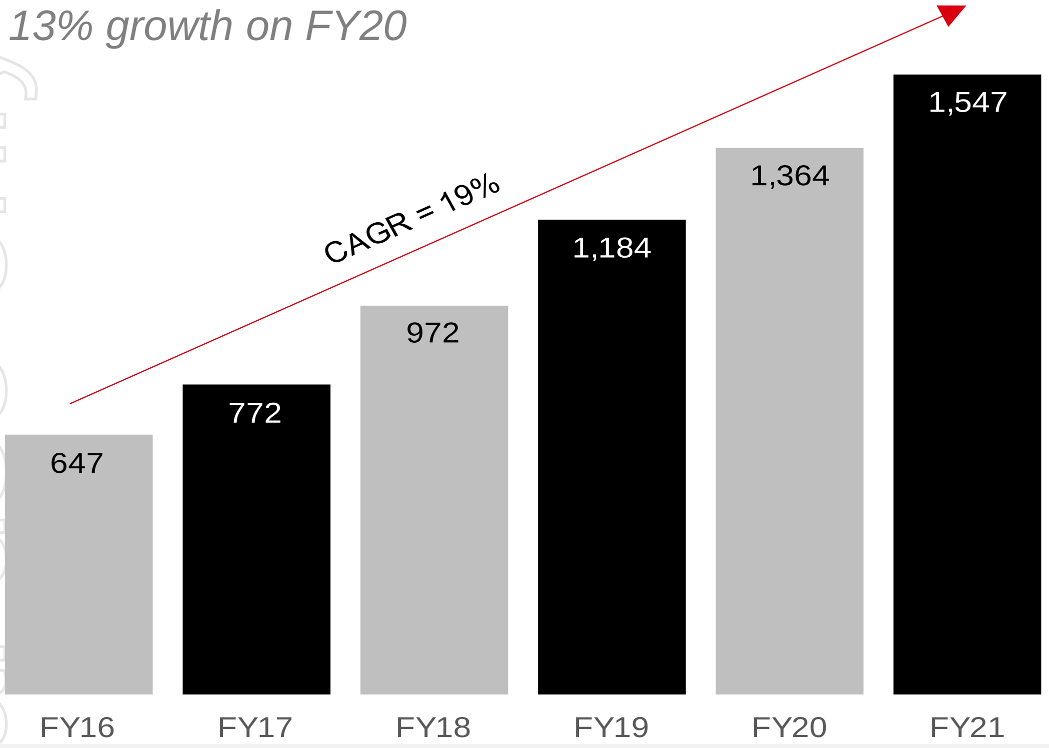
BUSINESS PERFORMANCE

NEXTDC

Strong growth in customers and interconnections

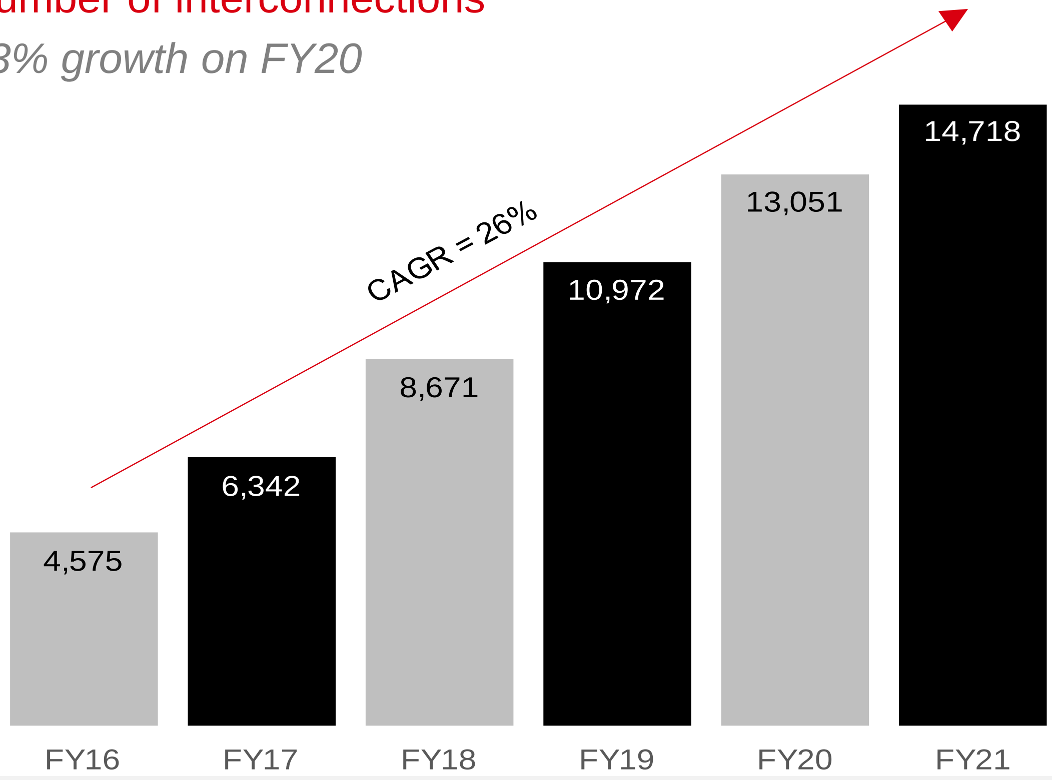
Number of customers

13% growth on FY20



Number of interconnections[1]

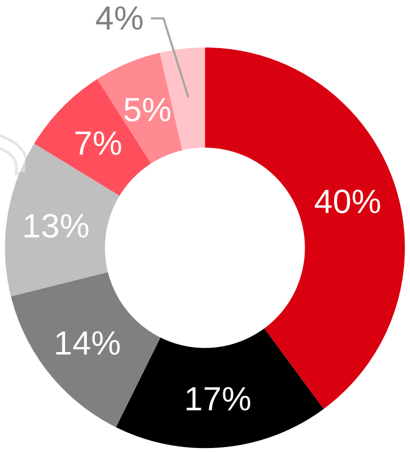
13% growth on FY20



- Strong ongoing growth in customers and interconnections, with 9.5 average interconnections per customer at 30 June 2021
- Growing number of interconnections highlights the increasing use of hybrid cloud and connectivity both inside and outside the data centre as customers expand their ecosystems
- Well established ecosystems drive higher margin and increase customer retention (lower churn)

1. Comprises both Physical and Elastic Cross Connects

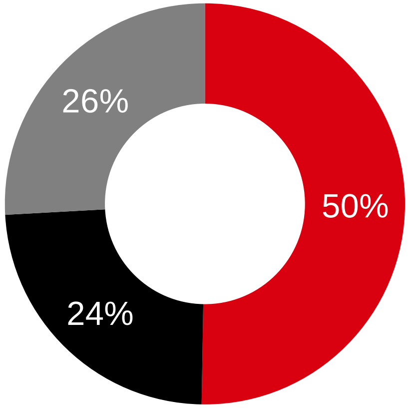
Diversified revenue model



Customers by industry[1,2]

- Enterprise
- Connectivity
- System Integrators
- Cloud
- Government
- Financial Services
- Digital Media

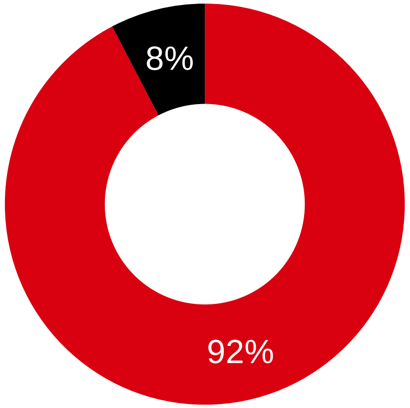
Cloud, Systems Integrators and Connectivity drive strong ecosystem growth



Utilisation by density[1,3]

- > 6kW
- 4kW to 6kW
- < 4kW

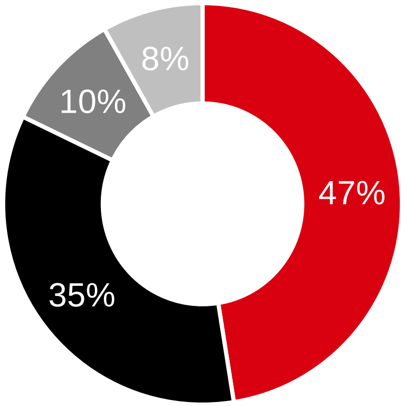
Customer power requirements continue to increase leading to greater density



Interconnection vs other recurring[4]

- Other recurring revenue
- Interconnection revenue

Strong growth in interconnections an indicator of a healthy ecosystem



Revenue by region[4]

- NSW / ACT
- VIC
- QLD
- WA

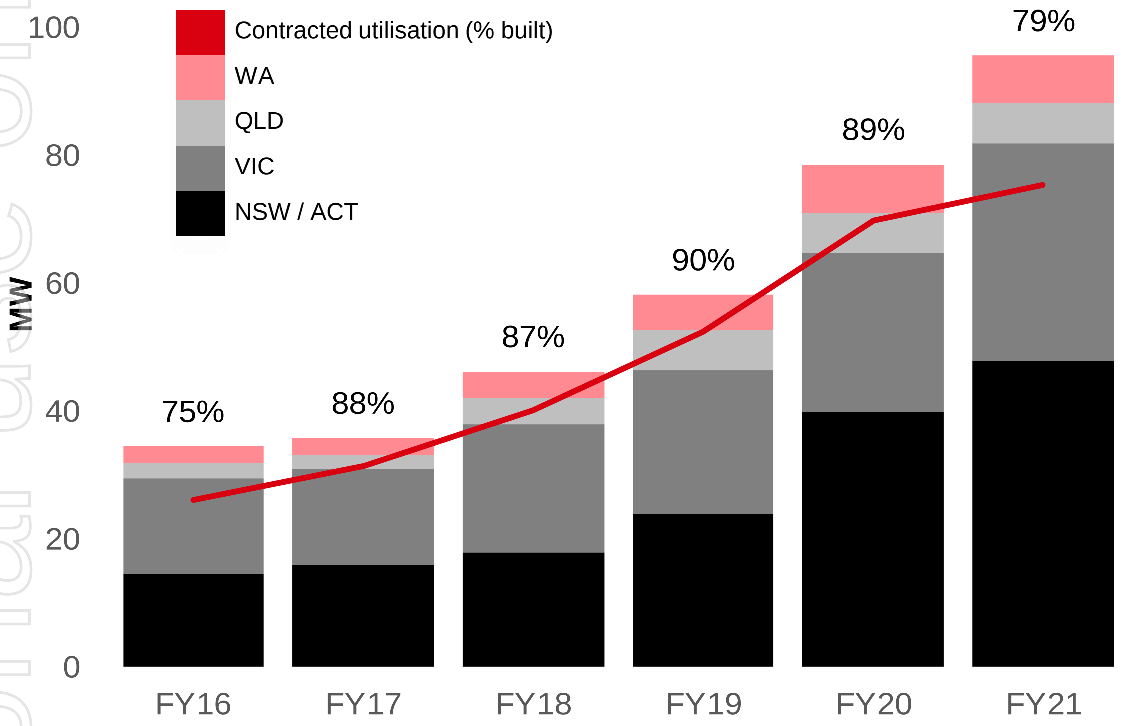
NSW / ACT and VIC account for 82% of total revenues

1. As at 30 June 2021
2. Percentages refer to the number of customers belonging to each industry
3. Density per rack equivalent. Percentages refer to the proportion of rack equivalents contracted at each density
4. Expressed as a percentage of FY21 recurring revenue, which is data centre services revenue less project revenue

Utilisation

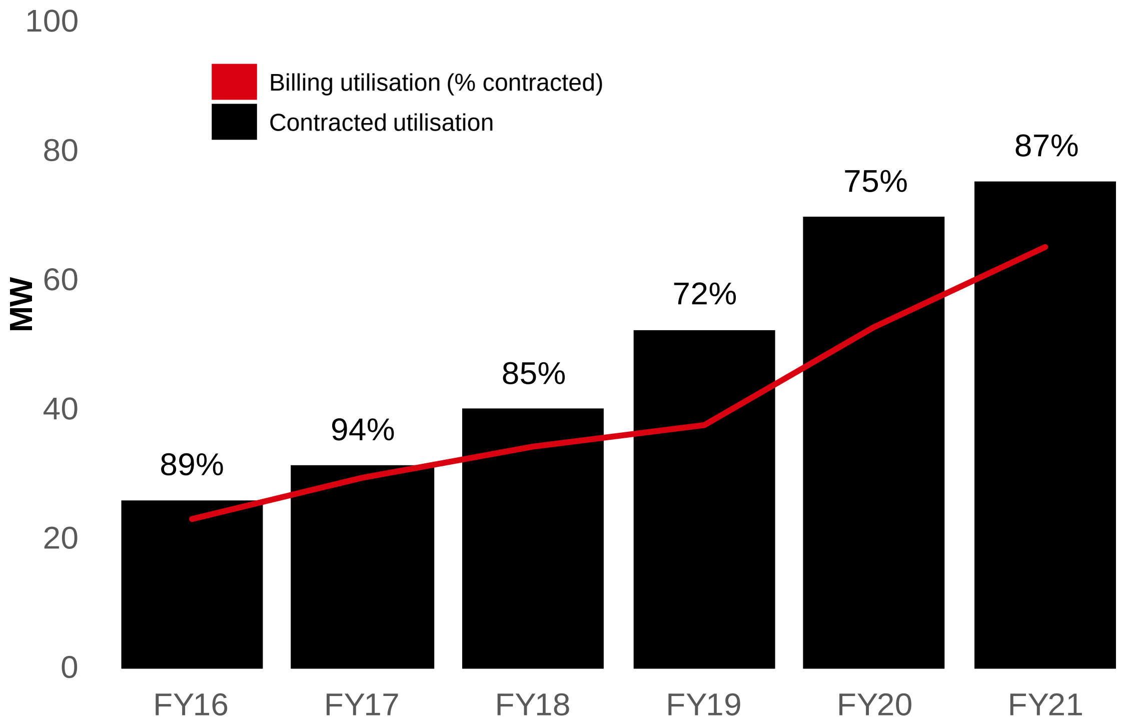
Built capacity[1] vs contracted[2] utilisation

- 79% of built capacity was contracted at 30 June 2021
- 17.0MW of additional capacity added since 30 June 2020



Billing[3] vs contracted[2] utilisation

- 87% of contracted utilisation was billing at 30 June 2021
- Contracted utilisation up 5.5MW (8%) since 30 June 2020 to 75.5MW
- Billing utilisation up 12.6MW (24%) since 30 June 2020 to 65.4MW

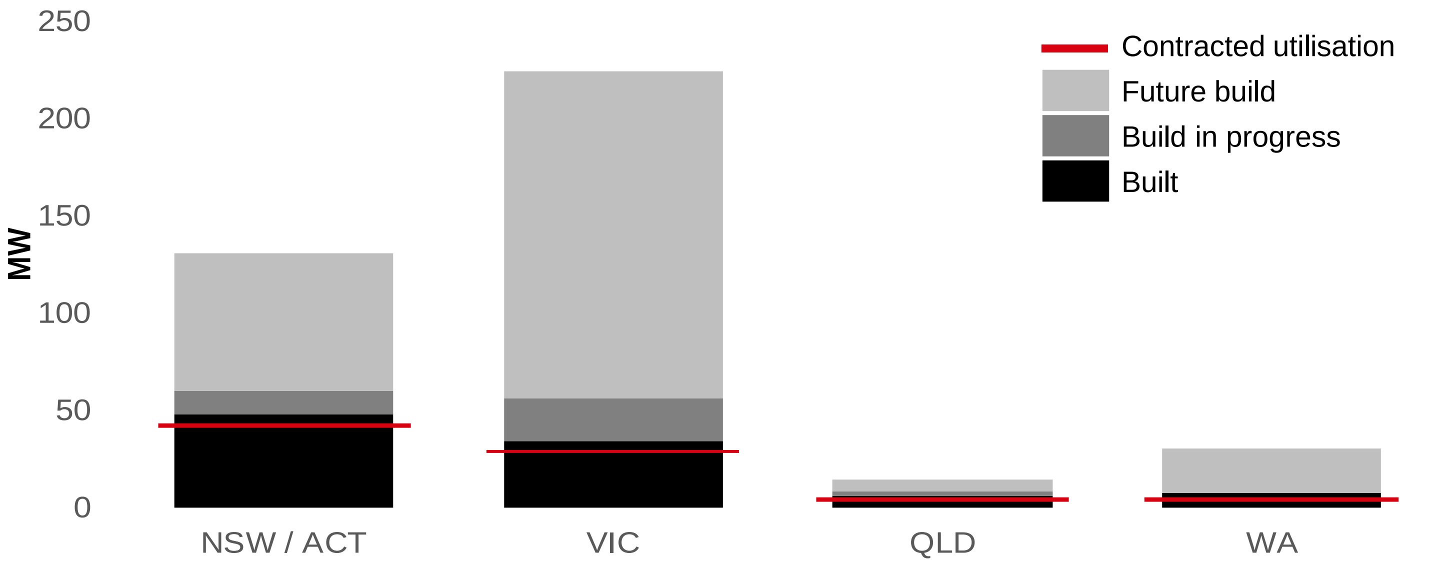


1. Built capacity includes the designed power capacity of the data halls fitted out at each facility. Further investment into customer related infrastructure, such as backup power generation, cooling equipment or rack infrastructure, may be made in line with customer requirements
2. Contracted utilisation includes commitments with deferred start dates or ramp up periods and excludes options and reservations
3. Billing utilisation refers to the sold capacity for which revenue is currently being recognised as at the end of the period

Facility capacity and contracted utilisation

As at 30 June 2021

- NEXTDC has significant expansion potential with total planned capacity[1] of 400MW (excluding S4)
- **S2 Sydney:** Final data halls fitted out, taking S2 capacity to 30MW
- **S3 Sydney:** Building construction well progressed. On target for practical completion in 2H22, with 12MW of initial capacity currently being built
- **M2 Melbourne:** 9MW of capacity added to support customer requirements. Building expansion works continue, with 9MW of additional capacity built to support customer expansion
- **M3 Melbourne**: Planned capacity increased to 150MW. Groundworks well progressed and building construction commenced, on target for practical completion in 1H23 with 13.5MW of initial capacity
- **S4 Sydney:** Land secured in Western Sydney, providing long term expansion capacity of ~300MW
- **P1 Perth**: Expansion in plan, increasing target capacity to 10MW



	NSW / ACT	VIC	QLD	WA	Total
Total power planned[1] (MW)	130.8	225.0	14.3	30.0	400.1
Power built[2] (MW)	48.0	34.0	6.3	7.5	95.8
Land and building capex to date[3]	$530m	$267m	$85m	$151m	$1,032m
Fitout capex to date[3]	$489m	$334m	$80m	$119m	$1,022m
Contracted utilisation (MW)	41.1	28.0	3.1	3.2	75.5
% of total power planned	31%	12%	22%	11%	19%
% of power built	86%	82%	50%	43%	79%
Capacity available for sale (MW)	89.7	197.0	11.1	26.8	324.6

1. Includes facilities which are open, under construction and for which full development approval has been attained. Excludes S4 Sydney's target capacity of ~300MW announced 28 July 2021
2. MW built includes the designed power capacity of the data halls fitted out at each facility. Further investment into customer related infrastructure, such as backup power generation, cooling equipment or rack infrastructure may be made in line with customer requirements
3. Before depreciation and excluding site selection and other due diligence-related costs for planned data centre developments, which are included in corporate overheads

FY21

ESG & SAFETY PERFORMANCE

NEXTDC

FY21 ESG Highlights

Energy efficiency

- Industry-leading Power Usage Effectiveness metrics; national portfolio average of 1.40 with spot PUE as low as 1.15
- NABERS 5-star ratings for energy efficient buildings at M1 and S1; other facilities' ratings currently underway
- All facilities certified to ISO14001 standard for Environmental Management Systems
- Continuous tuning of Mechanical, Electrical and Plumbing (MEP) areas for maximum efficiency

Carbon neutral operations and services[1]

- NEXTDC organisational and NEXTneutral service certification as 100% carbon neutral under the Australian Federal Government Climate Active standard
- Carbon offsets sourced through our strategic partnership with Qantas Future Planet
- Launch of NEXTneutral as a click-the-button opt-in service for NEXTDC customers in ONEDC service management portal

Renewable energy

- Onsite renewable generation – solar arrays at M1, S1 (currently under construction), other facilities to follow
- Principal Partner to the Melbourne Renewable Energy Project (Crowlands Wind Farm VIC) since inception in 2014
- Corporate and customer target to achieve 100% renewable energy by 2030

Minimising water and waste

- Active monitoring of water use yielding industry-leading Water Usage Effectiveness metrics; national portfolio average of 1.74
- Waste management target to divert 90% of waste from landfill (FY21 actual: 34%)
- Target to achieve our first Zero Waste certification by January 2023

Giving back to communities

- Corporate partnership with The Smith Family
- Partnership with Pledge 1%
- $1:$1 matching program for the Cancer Council, Beyond Blue, The Smith Family, UN Women, SolarBuddy and Red Cross
- 3 paid volunteer days for every employee and paid emergency management leave of up to 4 weeks (further volunteer days may be available on request for skills-based volunteering)

Social sustainability, diversity and inclusion

- FY21 annual employee survey achieved 78% engagement rate
- Gender diversity of staff at all levels of the organisation (33% female representation and 36% female external hires in FY21)
- Gender-neutral parental leave program with 20 weeks' paid leave for the primary caregiver and 10 keeping-in-touch days
- 'The Way We Work' program supports a flexible approach to how and where we work, recognising and supporting our diverse people, activities, priorities and projects
- Neurodiversity partnership with Auticon, international IT service provider that exclusively employs people on the autism spectrum as IT consultants.
- Signatory to the 40:40 Vision, formally adopting targets to achieve gender balance in our executive ranks by 2030

Supply chain management

- Active monitoring of all suppliers' compliance with the UN Guiding Principles on Business and Human Rights
- First statement of compliance on Modern Slavery Act published in December 2020

1. Please see Appendix for further information about NEXTDC's organisational and service carbon neutrality accreditations under the Australian Government Climate Active standard

NEXTDC M1 PORT MELBOURNE

FY21 WHS Highlights

Operational Safety

- Safety First corporate goal of zero injuries in the workplace
- NEXTDC obtained certification to ISO45001 standard for Workplace, Health and Safety Management Systems for all facilities
- LTIFR rate of 2.3 in FY21, down from 2.5 in FY20
- Incident Reporting and Internal Audit Systems streamlined with ISO9001, ISO14001 and ISO45001 systems
- Lessons Learnt Program commenced to share incident and near miss learnings between suppliers, customers and partners
- Updated WHS Committee Charter to strengthen employee engagement
- Safety Shares 'tool box talks' added to all company meetings to prioritise 'safety first' through lessons learnt

Construction Safety

- Construction Safety Management System upgraded
- 5-Point PPE standard introduced across our construction projects
- Zero lost time injuries on capital projects with over 500,000 hours worked
- High Risk Activity (HRA) look ahead implemented with HRA workshops to minimise construction safety risks

Mental Health

- National Employee Assistance Program (EAP) continues to provide voluntary, confidential and complimentary counselling service to all employees and their immediate family, 24 hours, 7 days a week.
- Established Mental Health First Aid Policy, with 20 employees across the company trained and accredited as Mental Health First Aid Officers by Mental Health First Aid Australia
- Company-wide training with an accredited mindfulness and meditation practitioner on the neuroscience behind mindsets and learning how to cope and thrive during uncertain times

WHS Audit Programs

- Operational WHS audit program incorporated into National Operations Excellence audit program, reducing 20 audit days of duplicated effort
- Independent WHS consultant audits implemented for all major construction projects
- Global benchmarking on safety performance programs in partnership with key global hyperscale clients

COVID Safety

- National COVID Safe Plan implemented across all facilities
- NEXTDC's The Way We Work Program successfully rolled out to facilitate remote working
- Paid time off for all employees to receive COVID vaccinations or testing whenever required

FY22

OUTLOOK

NEXTDC

FY22 OUTLOOK

SOLID REVENUE GROWTH

Data centre services revenue guidance of $285m to $295m (up 16% to 20% on FY21)

- Strong growth in recurring data centre services revenue, underpinned by long-term customer contracts
- Power recharge revenues move in line with power savings and improvements in data centre efficiency
- Inventory available across all markets to drive further enterprise and network opportunities

SUBSTANTIAL OPERATINGLEVERAGE

Underlying EBITDA[1,2] guidance of $160m to $165m (up 19% to 23% on FY21)

- Second generation facilities continue to drive scale and earnings growth
- Expansion accelerating to accommodate customer demand
- Company continues to invest in growth platforms and centralisation

CUSTOMER DRIVEN INVESTMENT

Capital expenditure guidance[3] in the range of $480m to $540m

- S3 on track to achieve practical completion in 2H22
- M2 expansion continues, bringing forward another 9MW of customer capacity
- M3 target to achieve practical completion in 1H23

BENCHMARK OPERATIONAL EXCELLENCE

Leading the industry on sustainability, safety and equality

- Industry leading energy efficiencies with NABERS and ISO14001 for environmental management
- Targeted investment in renewable generation, expanding our solar installations
- Supporting customers on their carbon neutral journey via increased adoption of NEXTneutral
- Prioritising programs that embrace diversity and inclusiveness

1. Refer page 25 for underlying adjustments in relation to FY20 and FY21
2. FY22 underlying EBITDA excludes costs related to review works into potential data centre investments in Asia, acquisition opportunities as well as the impact of IFRIC's guidance in relation to customisation and configuration spend on cloud software platforms
3. Taking into consideration existing COVID-19 based State Government restrictions on construction activities


FY21
APPENDICES
NEXTDC
Power. Secure. Connect.

FY21

CARBON NEUTRALITY

NEXTDC

FOUNDATIONS FOR SUSTAINABLE OPERATIONS

Power

NEXTDC data centres run at the lowest Power Usage Efficiency (PUE) ratings in the country.

Cooling

Free airside cooling and the use of recycled air supply to reduce the need for power driven cooling.

Renewables

NEXTDC invests in renewable and sustainable energy sources to reduce the overall need for use of power from the grid.

Carbon Offsetting

100% of our corporate operations are offset under our partnership with Qantas Future Planet.

Target zero waste and 100% renewable by 2030

Data centres will consume as much as 1/5 of the world's energy by 2025.

ICT represents the fastest growing volumes of CO_2 emissions.

OFFSET PORTFOLIO

QANTAS
FUTURE PLANET

Great Barrier Reef Restoration Project

Native Vegetation and Reforestation

West Arnhem Land Fire Abatement Project

Cool Fire Burning

Maharashtra Wind Power Project

Renewable Energy

NEXTDC

FY21

UNDERLYING EBITDA RECONCILIATION

NEXTDC

Underlying EBITDA reconciliation

	FY21	FY20
	($m)	($m)
Net profit / (loss) after tax[1]	**(20.7)**	**(45.0)**
Add: finance costs	63.6	57.7
Less: interest income	(3.9)	(4.4)
Add: income tax expense	–	26.4
Add: depreciation and amortisation[1]	94.1	68.7
EBITDA[1]	**133.0**	**103.4**
Less: gain on re-assessment of lease under AASB 16	–	(0.2)
Add: expensed SaaS costs previously capitalised[1]	0.7	0.2
Add: Asian market review expenses	0.8	1.2
Underlying EBITDA	**134.5**	**104.6**

1. FY20 figures have been restated to reflect the change in accounting policy in relation to costs incurred in configuring or customising SaaS arrangements. Refer to note 26(b) of the FY21 financial statements for further detail

FY21

CASE STUDIES

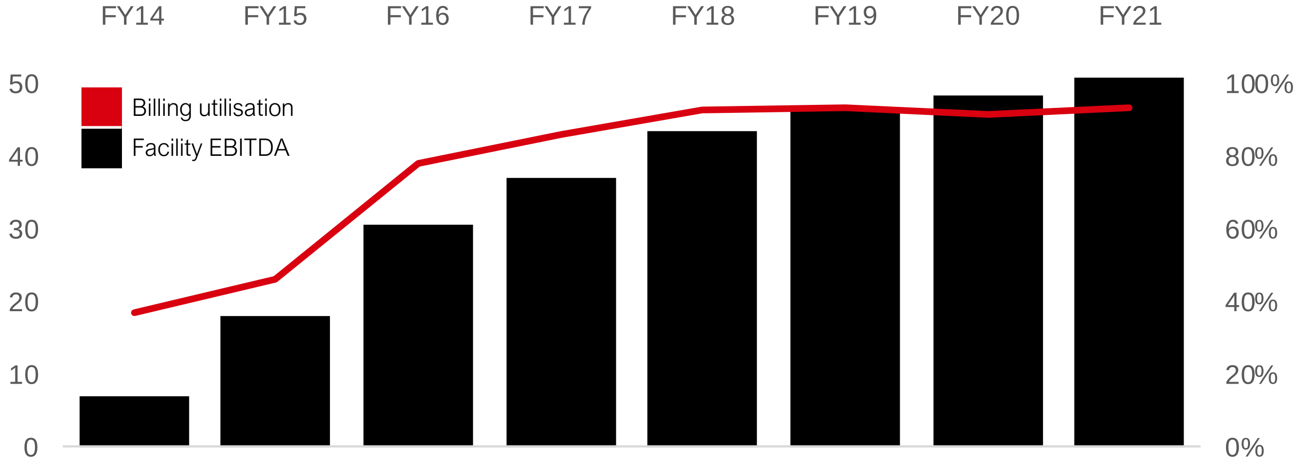
NEXTDC

Case study – **M1** Melbourne

★ Highlights

- NEXTDC's second facility, commenced operations in September 2012
- Break-even reached after 11 months of operation

Facility EBITDA[1] ($m)



($m) Period ended	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21
Billing utilisation[1]	13%	37%	46%	78%	86%	93%	93%	92%	94%
Recurring revenue	3.4	14.1	25.5	38.2	48.2	59.6	61.3	63.2	63.9
Project revenue	0.4	2.3	2.3	4.3	3.1	3.0	1.7	1.5	1.6
Gross data centre revenue	3.9	16.3	27.8	42.5	51.3	62.6	63.0	64.7	65.5
Facility EBITDA[2]	(1.6)	7.0	18.0	30.6	37.3	43.5	46.8	48.6	50.9
EBITDA margin %	(40%)	43%	65%	72%	73%	70%	74%	75%	78%
Fitout capex to date	57	84	87	120	139	147	150	157	163
Property value at cost[3]							99	99	99

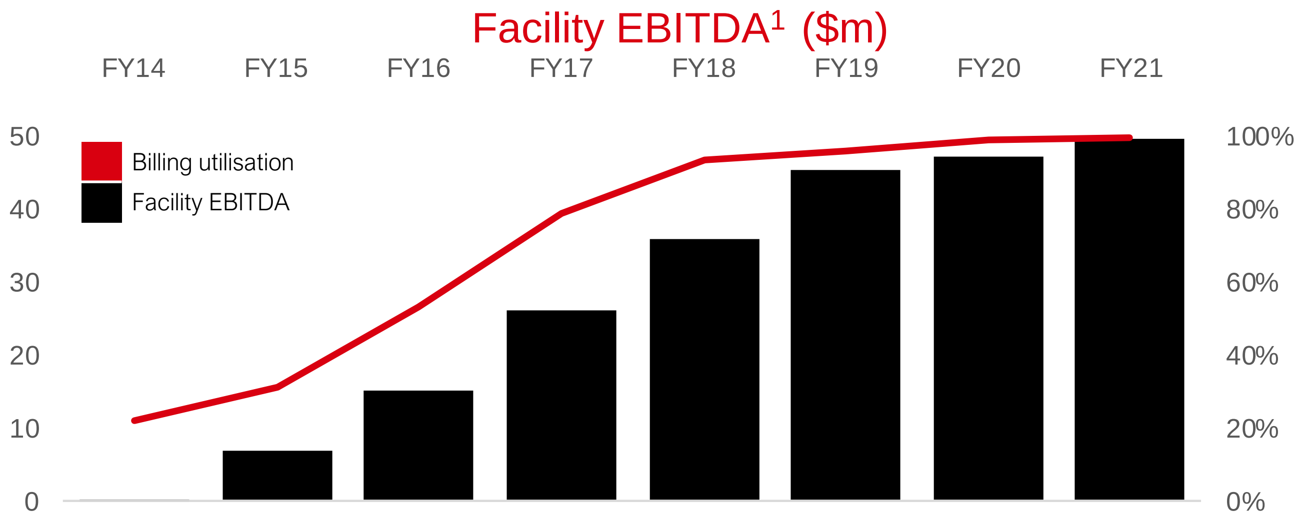
Note: Not adjusted for differences in accounting standards from FY19 onwards relative to earlier periods, which distorts comparability. NEXTDC adopted new accounting standards AASB 9, AASB 15 and AASB 16 from 1 July 2018

1. Billing utilisation refers to the sold capacity for which revenue is currently being recognised as at the end of the period
2. Before head office costs
3. Reflects allocated cost from NEXTDC's acquisition of APDC in October 2018

Case study – **S1** Sydney

★ Highlights

- NEXTDC's fourth facility commenced operations in September 2013
- Break-even reached after 7 months of operation



($m) Period ended	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21
Billing utilisation[1]	22%	31%	53%	79%	94%	96%	99%	100%
Recurring revenue	4.1	12.7	22.2	34.7	51.1	59.1	61.2	62.9
Project revenue	1.8	3.7	4.1	6.3	5.1	2.9	3.2	2.8
Gross data centre revenue	5.9	16.4	26.3	41.0	56.2	62.1	64.5	65.8
Facility EBITDA[2]	(0.3)	7.0	15.2	26.1	36.1	45.4	47.5	49.7
EBITDA margin %	(5%)	43%	58%	64%	64%	73%	74%	76%
Fitout capex to date	64	78	114	135	155	160	163	167
Property value at cost[3]						118	118	118

Note: Not adjusted for differences in accounting standards from FY19 onwards relative to earlier periods, which distorts comparability. NEXTDC adopted new accounting standards AASB 9, AASB 15 and AASB 16 from 1 July 2018

1. Billing utilisation refers to the sold capacity for which revenue is currently being recognised as at the end of the period
2. Before head office costs
3. Reflects allocated cost from NEXTDC's acquisition of APDC in October 2018

FY22

CERTIFIED STRATEGIC

Australian Government
Digital Transformation Agency

NEXTDC

Australian Government
Digital Transformation Agency

Whole of Government Hosting Strategy

Hosting Certification Framework

(March 2021)

- Framework to manage systems and data for Australian Government agencies, in a secure environment of data centres and associated infrastructure
- Mitigate against supply chain and data centre ownership risks and enable agencies to identify and source appropriate hosting and related services

- Two certification levels :

  Certified Strategic Hosting Provider represents the highest level of assurance.

  Certified Assured Hosting Provider

- Covers direct and indirect hosting providers:
  - indirect providers provide services to Government through system integrators, managed service or cloud service providers
  - certification of each data centre facility used by system integrators, managed service and cloud service providers will occur
  - only certified data centre facilities that satisfy the certification level required by agencies may be used

AUSTRALIA'S ONLY NATIONAL FLEET OF ***CERTIFIED STRATEGIC*** DATA CENTRES

CANBERRA (C1) MELBOURNE (M1/M2) SYDNEY (S1/S2) BRISBANE (B1/B2) PERTH (P1/P2)

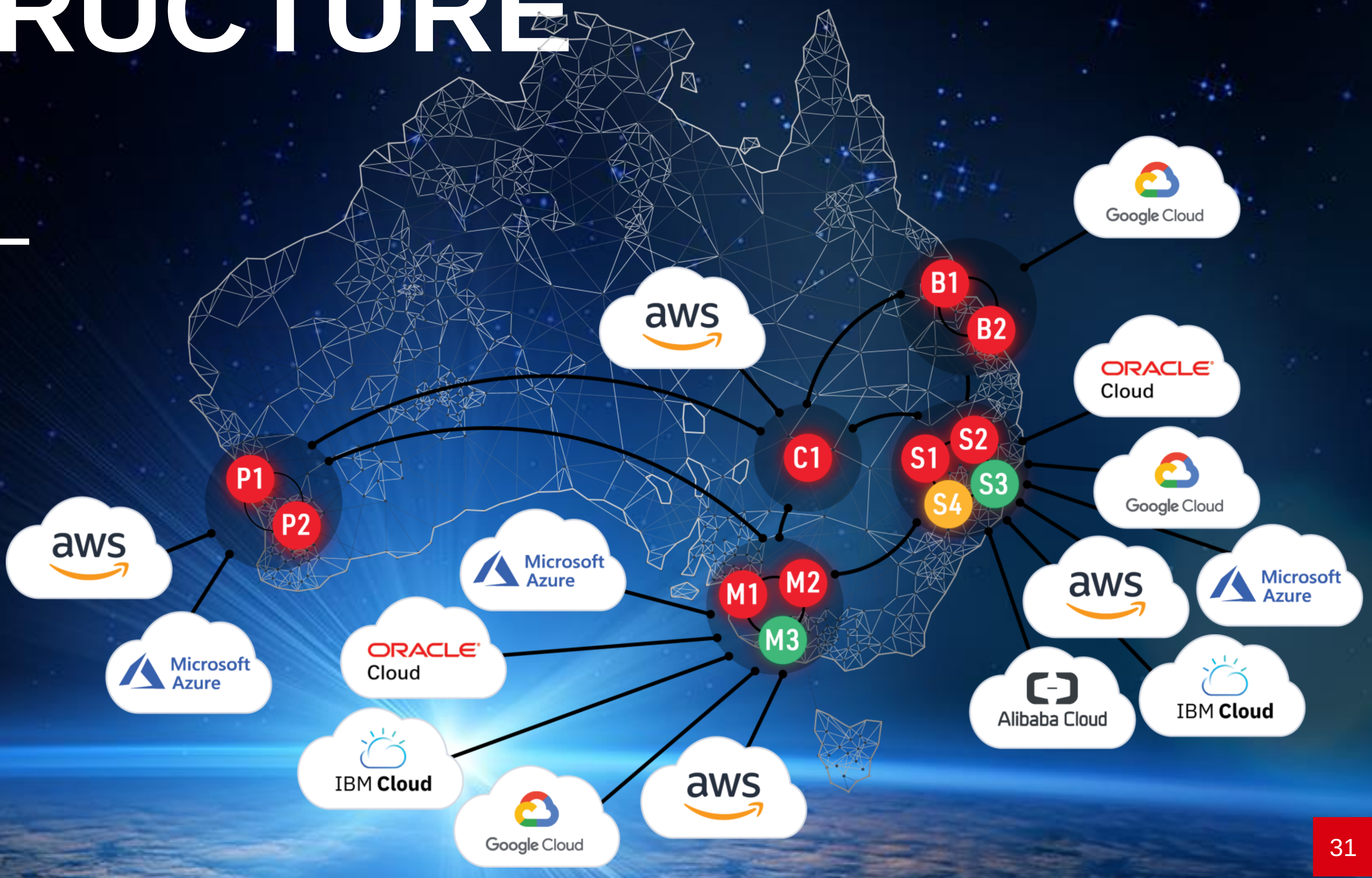
TOMORROW'S DIGITAL INFRASTRUCTURE TODAY

700 MEGAWATTS TARGET CAPACITY

9 DATA CENTRES OPERATIONAL

2 DATA CENTRES IN DEVELOPMENT

7 DATA CENTRES IN PLANNING



- Fully operational
- In development
- S4 In planning – 6 further developments to be disclosed

FY22

MAJOR DEVELOPMENT PROJECTS

NEXTDC

M2 MELBOURNE

TECHNICAL SPECIFICATIONS

Technical space	17,500sqm
Target IT capacity	60MW
Built capacity	19MW
Target PUE	1.10[1] / 1.28[2]
Design and construction certifications	UI Tier IV Design UI Tier IV Constructed Facility UI Tier IV Gold for Operational Sustainability
Status	Operational

- Planned industry leading energy efficiency rating
- Seamless Cross Connect for M1 and M2 through NEXTDC Data Centre Interconnect and AXON
- AXON cloud connect on-ramp available for Microsoft, Amazon Web Services, Google Cloud, IBM Cloud and other cloud on ramps

1. Best instantaneous power consumption ratio within a calendar year, dependent on the conditions set out under 2. below and optimal environmental conditions
2. Total energy consumption ratio during a full calendar year, dependent on IT load, client design and service agreements and supports a market leading level of energy efficiency

M3 MELBOURNE

TECHNICAL SPECIFICATIONS

Land area	~100,000sqm
Target IT capacity	150MW
Initial capacity	13.5MW
Target PUE	1.09[1] / 1.25[2]
Design and construction standard	UI Tier IV Design UI Tier IV Constructed Facility UI Tier IV Gold for Operational Sustainability
Practical completion	1H23

- M1, M2 and M3 Melbourne metropolitan campus; will be interconnected via Data Centre Interconnect and AXON
- Will house customers' mission critical operation centres, mission critical operations offices and collaboration spaces.
- AXON cloud connect on-ramp available day one for Microsoft, Amazon Web Services, Google Cloud, IBM Cloud and other cloud on-ramps

1. Best instantaneous power consumption ratio within a calendar year, dependent on the conditions set out under 2. below and optimal environmental conditions
2. Total energy consumption ratio during a full calendar year, dependent on IT load, client design and service agreements and supports a market leading level of energy efficiency

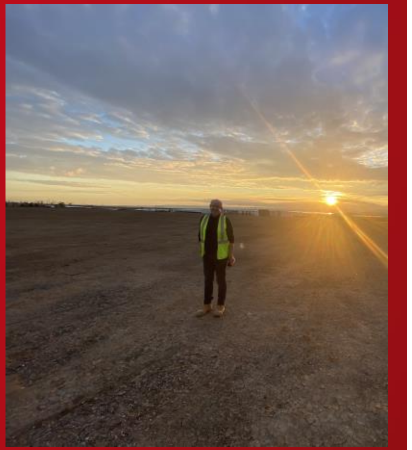
S3 SYDNEY

TECHNICAL SPECIFICATIONS

Technical space	20,000sqm+
Target IT capacity	80MW
Initial capacity	12MW
Target PUE	1.15[1] / 1.29[2]
Design and construction standard	UI Tier IV Design UI Tier IV Constructed Facility UI Tier IV Gold for Operational Sustainability
Practical completion	2H22

- Seamless Cross Connect for S1, S2 and S3 through NEXTDC Data Centre Interconnect and AXON
- AXON cloud connect on-ramp available day one for Microsoft, Amazon Web Services, Google Cloud, IBM Cloud and other cloud on-ramps
- Indigo subsea cable Singapore to Perth to Sydney

1. Best instantaneous power consumption ratio within a calendar year, dependent on the conditions set out under 2. below and optimal environmental conditions
2. Total energy consumption ratio during a full calendar year, dependent on IT load, client design and service agreements and supports a market leading level of energy efficiency



S4 SYDNEY

TECHNICAL SPECIFICATIONS

Land area	~124,000sqm
Target IT capacity	~300MW
Development commencement	FY25+

- S1, S2, S3 and S4 Sydney metropolitan campus will be interconnected via Data Centre Interconnect and AXON
- S4 will provide data centre services to Hyperscale Cloud Providers in a new Availability Zone within the Sydney region
- Will house customers' mission critical operation centres, mission critical operations offices and collaboration spaces
- AXON cloud connect on-ramp available day one for Microsoft, Amazon Web Services, Google Cloud, IBM Cloud and other cloud on-ramps

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