

ASX Release

17 October 2024

S7 Development – 550MW

NEXTDC Limited (**ASX: NXT**) (“**NEXTDC**” or “**the Company**”) is pleased to announce that it has entered into an agreement to purchase a new data centre site, Sydney (“**S7**”).

The S7 site is in Eastern Creek, approximately 45 kilometres west of Sydney’s Central Business District and approximately 8 kilometres from the Company’s existing S4 site in Horsley Park, which is currently in planning. Both sites represent a significant expansion opportunity in the Western Sydney Availability Zone.

The S7 site covers approximately 258,000sqm of developable land area and is in close proximity to a major electricity substation as well as telecommunications, utilities, and associated public infrastructure. Subject to Development Approval, S7 is expected to accommodate a data centre facility capable of approximately 550MW of capacity, in addition to housing our customers’ mission critical operation centres, administrative offices and collaboration spaces.

The purchase price of the S7 site is approximately A\$353 million¹. Subject to satisfaction of the conditions in the agreement, NEXTDC will progressively settle on the S7 land parcels across FY25.

NEXTDC will not attribute the S7 property holding costs within its FY25 Underlying EBITDA guidance due to the uncertainty over the timing and quantum of such costs pending completion of the purchase.

NEXTDC’s FY25 capital expenditure guidance remains unchanged in the range of A\$1,300 million to A\$1,500 million.

Authorised for release by the Chief Executive Officer of NEXTDC.

ENDS

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¹ Before taxes and transaction costs

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 one of only a few data centre operators 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 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