



31st March 2025

ASX Announcement: DXN

DXN executes option to acquire SDC Darwin freehold

As previously announced on 9 September 2021 and 18 October 2021 **DXN Ltd (ASX:DXN)** (“**DXN**” or “**the Company**”) entered into an agreement to acquire the shares and units of Secure Data Centre Pty Ltd as Trustee for SDC Trust (SDC Darwin) (Vendors) (Agreement).

As previously announced, settlement of the Agreement was conditional upon the Vendors procuring execution of an Option Deed, pursuant to which DXN will be granted an option to acquire the freehold of the land and building in which SDC Darwin operated in for \$2.1m. The option had an expiry day of 3 years post acquisition, which had then been extended to end of March 2025.

DXN is pleased to advise that it has now executed the Option Deed and a Binding Contract of Sale to purchase the land and building on the 31st of March 2025. The Contract of Sale is subject to conditions precedent including obtaining debt financing for the purchase.

DXN has received an independent valuation of \$10 million of the combined data centre and freehold option. The Board is satisfied that the executing the freehold option increases shareholder value of the Company’s combined freehold land and data centre business.

DXN is working with debt financiers including banks and non-bank lenders with an aim to settle the transaction in 60 days.

Shareholders will be updated on completion details of the transaction in due course.

Authorised for release by the Board of DXN Ltd

FOR MORE INFORMATION

investorrelations@dxn.solutions

ABOUT DXN Ltd

DXN designs, engineers, manufactures, maintains and operates data centres whether modular, centralised or for our customers.

The Company is a leading provider across the Asia Pacific region with a proven track record with government and blue-chip customers.

It has two core divisions:

1. Modular division – designs, engineers, manufactures, and deploys EDGE facilities and critical DC infrastructure; and
2. Data centre operations - operates, maintains and markets data centres and critical infrastructure for our own DXN data centres as well as our modular customers. For more <https://dxn.solutions>.

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