



NEXT DC

FY26

HALF-YEAR RESULTS

25 February 2026



NEXT DC

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AGENDA

1H26 HIGHLIGHTS

1H26 FINANCIAL RESULTS

1H26 BUSINESS PERFORMANCE

1H26 ESG & WHS HIGHLIGHTS

FY26 GUIDANCE

APPENDICES



1H26

HIGHLIGHTS



1H26 HIGHLIGHTS

NET REVENUE¹



A\$189.2m

↑ 13%

UNDERLYING EBITDA²



A\$115.3m

↑ 9%

CONTRACTED UTILISATION



416.6MW

↑ 137%

BILLING UTILISATION



119.8MW

↑ 29%

Note: All percentage increases are expressed relative to 1H25 results

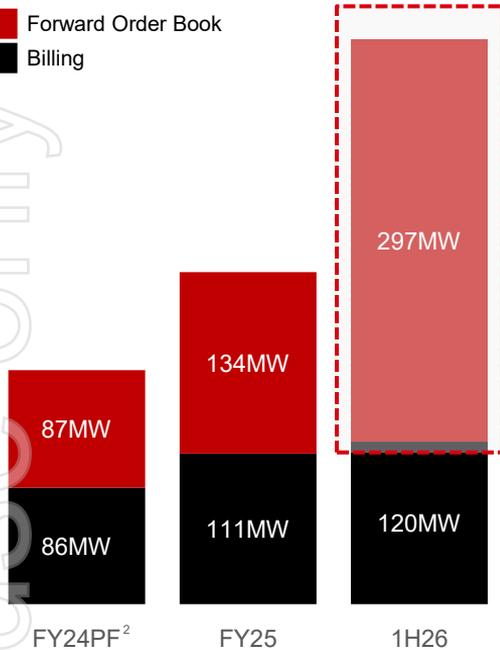
1. Comprises total revenue less direct costs

2. Refer page 33 for reconciliation to Underlying EBITDA

AI DEPLOYMENTS ACCELERATING REVENUE CONVERSION

Forward Order Book¹

■ Forward Order Book
■ Billing



Conversion of Forward Order Book¹ to Future Billing



NEXTDC's 297MW Forward Order Book is expected to deliver a step change in revenue and EBITDA as it converts to billings

Note: Conversion of forward order book as at 31 December 2025 to future billing is how the 297MW forward order book is expected to convert to billing by the end of each financial year. 1. Forward order book represents the difference between contracted utilisation and billing utilisation at end of each period 2. 2H24PF reflects the difference between pro forma contracted utilisation of 172.6MW disclosed in NEXTDC's announcement of 6 August 2024 and billing utilisation of 86.0MW at 30 June 2024

1H26 HIGHLIGHTS



SOLID REVENUE GROWTH

- Net revenue¹ grew 13% to A\$189.2 million (1H25: A\$167.8 million)
- Total revenue increased A\$26.3 million (13%) to A\$231.8 million (1H25: A\$205.5 million)
- Record sales year with contracted utilisation increasing 240.5MW (137%) to 416.6MW



RECORD EARNINGS

- Underlying EBITDA² increased A\$9.9 million (9%) to A\$115.3 million (1H25: A\$105.4 million)
- Billing utilisation increased 26.8MW (29%) to 119.8MW
- Forward order book of 296.8MW³, up 257%, underwrites substantial organic revenue and EBITDA growth through to FY29



BALANCE SHEET STRENGTH

- A\$7.0 billion in total assets, anchored by A\$3.6 billion of owned land and buildings across prime metropolitan locations on balance sheet⁴
- Liquidity position of A\$4.2 billion (A\$278 million cash; A\$3,940 million undrawn facilities across seven tranches maturing FY30–FY33) provides substantial runway to fund the development pipeline



CAPITAL FORMATION

- NEXTDC is preparing to launch a subordinated notes offering next week to fund its growing contracted capacity pipeline and to further optimise the Company's long-term capital structure, subject to market conditions
- In parallel, the Company is progressing its evaluation of partnering with third-party capital through a JVCo structure for S4 and S7 as a disciplined funding pathway, as both projects continue to secure new customer commitments, advance through key development milestones, and are further de-risked by a growing base of contracted revenue
- Barrenjoey has been appointed as Lead Financial Adviser to support these programs. The JVCo structure is intended to provide additional capital recycling capacity while enabling NEXTDC to retain operational control and long-term economic participation across its hyperscale platform



NETWORK EXPANSION CONTINUES

- Capital expenditure of A\$1,285 million invested in the development of S3 Sydney, M3 Melbourne and KL1 Kuala Lumpur as well as other expansion activities across the portfolio (1H25: A\$1,003 million)
- S4 (now ~350MW) as well as M4 (~150MW) development approvals received, S5 application progressing, and S7 granted fast track status under the NSW Government's Investment Delivery Authority (IDA) program
- M3 target capacity now 225MW IT with construction on time and on budget, KL1 on track for 2H26 opening, TK1 preliminary works commenced

1 H26

FINANCIAL RESULTS



1H26 PROFIT AND LOSS SUMMARY

	1H26	1H25	Change	
	A\$m	A\$m	A\$m	%
Total revenue	231.8	205.5	26.3	13%
Direct costs	(42.6)	(37.7)	(4.9)	(13)%
Net revenue¹	189.2	167.8	21.4	13%
Facility costs ²	(37.4)	(30.0)	(7.5)	(25)%
Corporate costs ²	(35.9)	(33.1)	(2.8)	(9)%
Total operating costs²	(73.3)	(63.0)	(10.3)	(16)%
EBITDA	107.3	96.3	11.0	11%
Underlying EBITDA²	115.3	105.4	9.9	9%
EBIT³	(16.5)	(0.6)	(15.9)	Nmf
Profit / (loss) before tax ³	(44.3)	(37.2)	(7.1)	(19)%
Profit / (loss) after tax³	(39.4)	(42.7)	3.3	8%

1- Comprises total revenue less direct costs.

2- Refer to page 33 for reconciliation to Underlying EBITDA.

3- Excludes Underlying EBITDA adjustments.

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↑ 13%

Net Revenue¹

↑ 9%

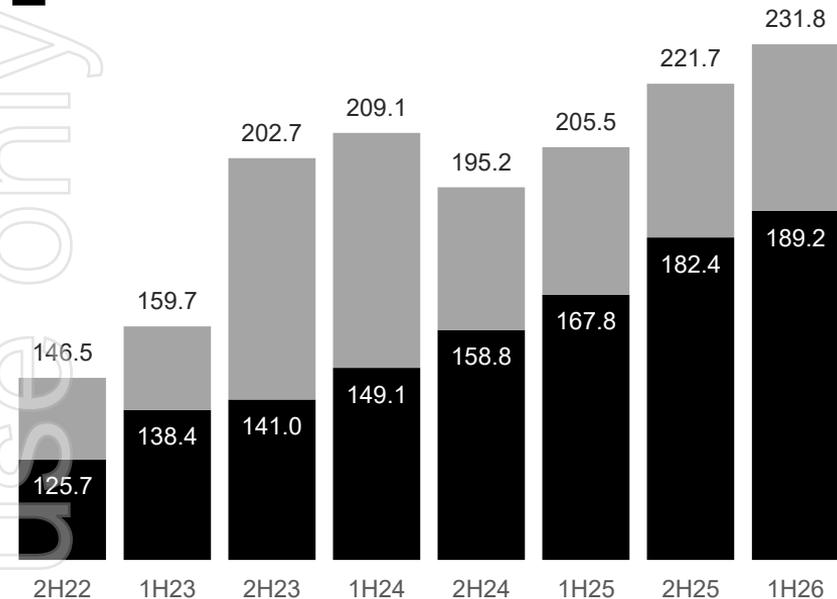
Underlying EBITDA²

- **Net revenue (+13%):** Strong top-line momentum with a further 297MW (~2.5x 1H26's billing utilisation) remaining in the Forward Order Book at 31 December 2025
- **Direct costs (+13%):** In line with increased energy consumption following record increase in billing capacity
- **Facility costs (+25%):** Targeted investment ahead of record capacity expansion, including land acquisitions, increased headcount across new and expanded facilities as well as higher maintenance costs associated with built capacity additions and expansion works
- **Corporate costs (+9%):** Operating leverage scaling with disciplined headcount and systems investment to support new site expansion and accelerating customer deployments, with over 200MW of capacity growth planned across FY26–FY27

STRONG REVENUE AND EBITDA GROWTH

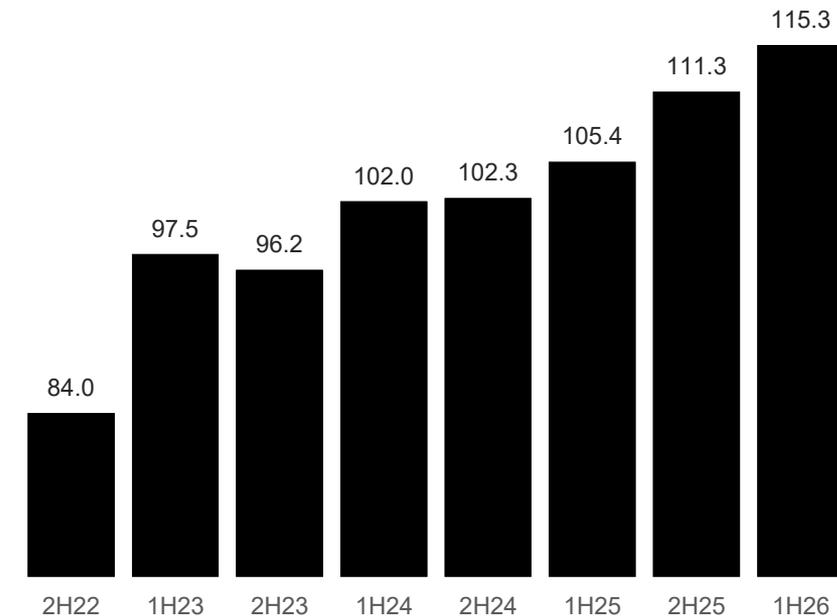
Revenue (A\$m)

■ Total revenue
■ Net revenue



Underlying EBITDA¹ (A\$m)

■ Underlying EBITDA

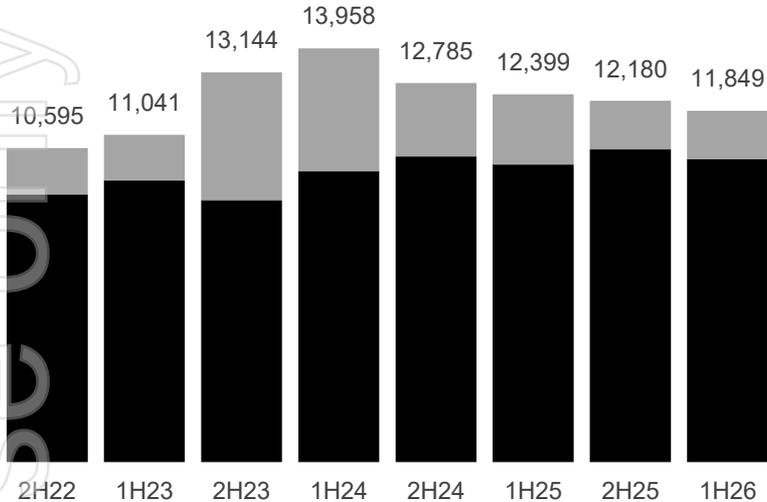


1. Refer to page 33 for reconciliation to Underlying EBITDA.

REVENUE PER UNIT METRICS

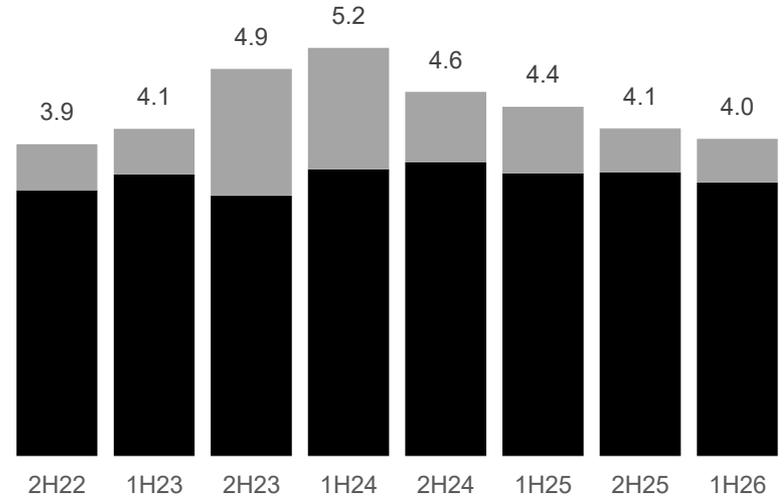
Annualised revenue per square metre^{1,2,3} (A\$)

■ Power passthrough revenue
 ■ Net recurring revenue



Annualised revenue per MW^{1,2,4} (A\$m)

■ Power passthrough revenue
 ■ Net recurring revenue



- Large, high-density deployments expected to drive net recurring revenues per square metre higher over time
- New facility developments and expansions at existing facilities are designed to take advantage of higher power density requirements
- As customer deployments mature, they use more power, connectivity and other value-added services, driving revenue per unit metrics higher

1. Power pass through revenue reflects power recharges for customers who have their power consumption metered and charged separately.
 2. Net recurring revenue excludes power passthrough and establishment fees.

3. Square metres are the total weighted average square metres utilised during the period.
 4. MW reflects the total weighted average megawatt months billed over the period.

WELL CAPITALISED FOR GROWTH

Balance sheet summary (A\$m)

Key Items	31 Dec 25	30 June 25
Cash	278	244
Property (land and buildings) ¹	3,636	3,306
Plant and equipment	2,690	1,927
Other assets	382	211
Total assets²	6,986	5,689
Borrowings ³	2,422	1,128
Other liabilities	416	410
Total liabilities	2,838	1,538
Net assets	4,148	4,151

A\$7.0bn

Total assets

incl. A\$3.6bn property

A\$4.2bn

Available liquidity

A\$278m cash + A\$3.9bn undrawn and available facilities

33.9%

Gearing ratio⁴

Net debt / (net debt + equity)

1. Property reflects written down value and excludes right-of-use lease assets not owned by NEXTEC but reported as assets under AASB 16.

2. Numbers may not add due to rounding.

3. Reflects A\$2,460m drawn debt as at 31 December 2025 less capitalised transaction costs which are amortised over the term of the debt instruments; excludes right of use lease liabilities under AASB 16.

4. Net debt / (net debt + equity) based on book value of cash and cash equivalents, borrowings, derivative financial instruments and total equity.

DEBT PROFILE

Debt facilities summary (A\$m)

Facility	Type	Maturity	Limit	Drawn	Undrawn
Facility A	Revolving	Dec 2029	1,500	880	620
Facility B	Term	Dec 2031	400	400	-
Facility C	Revolving	Dec 2031	1,000	-	1,000
Facility D	Revolving	Dec 2030	1,800	1,180	620
Facility E	Term	Dec 2030	600	-	600
Facility F	Term	Dec 2032	400	-	400
Facility G	Revolving	Dec 2032	700	-	700
Total			6,400	2,460	3,940

A\$6,400m

Total debt facilities

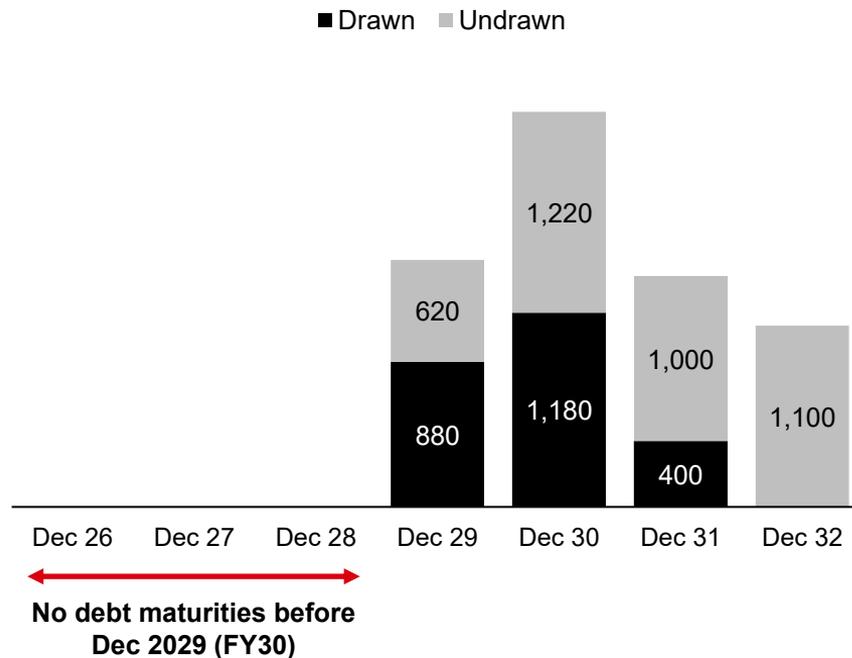
A\$2,460m

Drawn debt as at
31 Dec 2025

A\$3,940m

Undrawn debt as at
31 Dec 2025

Debt maturity profile (A\$m)



1H26

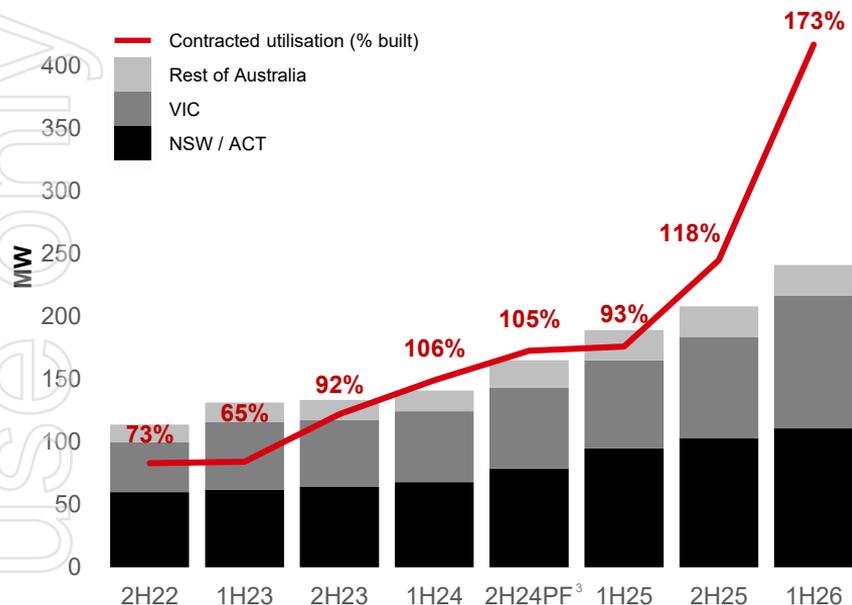
BUSINESS PERFORMANCE



UTILISATION

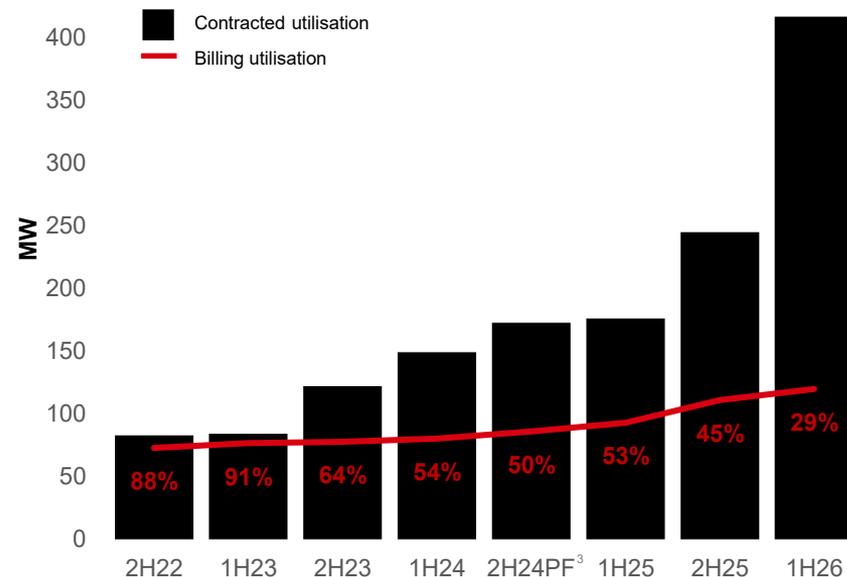
Built capacity¹ vs contracted utilisation²

- 173% of built capacity was contracted at 31 December 2025
- 33MW of new built capacity added in the six months to 31 December 2025



Contracted² vs billing utilisation⁴

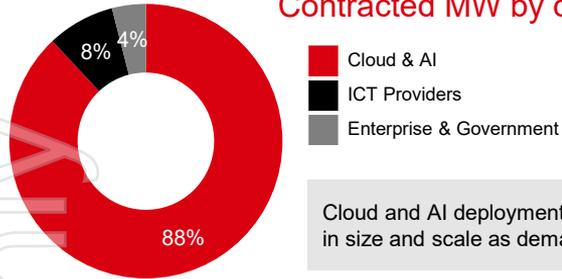
- Contracted utilisation up 240.5MW (137%) to 416.6MW since 31 December 2024²
- Billing utilisation up 26.8MW (29%) to 119.8MW since 31 December 2024



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 whitespace and rack power commitments with deferred start dates or ramp up periods and excludes options and reservations.
 3. FY24 figures represent pro forma utilisation at 30 June 2024.
 4. Billing utilisation refers to the sold capacity for which revenue is currently being recognised as at the end of the period.

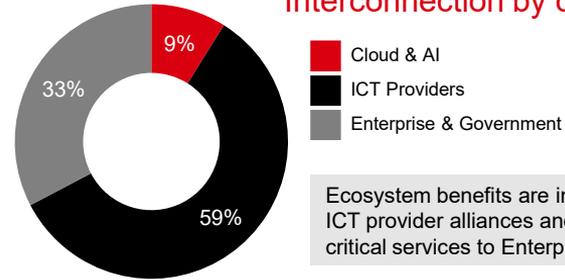
UTILISATION BY CATEGORY

Contracted MW by customer category¹



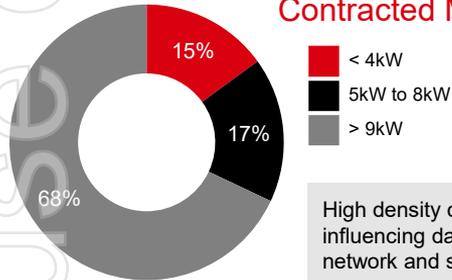
Cloud and AI deployments are showing strong growth in size and scale as demand accelerates

Interconnection by customer category^{1,2}



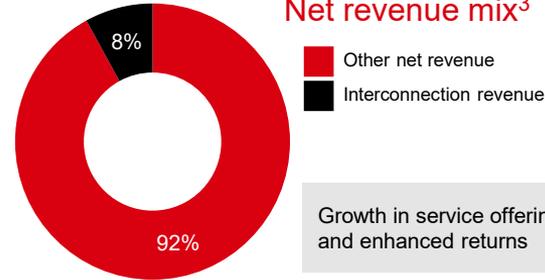
Ecosystem benefits are increasingly driven by ICT provider alliances and partnerships as they deliver critical services to Enterprise & Government customers

Contracted MW by power density¹



High density cloud and AI deployments are increasingly influencing data centre design, enabling operational, network and scale efficiencies for all customers

Net revenue mix³



Growth in service offerings drives increased connectivity and enhanced returns

1. As at 31 December 2025.

2. By number of cross connects, including physical and virtual.

3. Expressed as a percentage of 1H26 net revenue, which is total revenue less direct costs.

CONTRACTED UTILISATION AND FACILITY CAPACITY

241MW

Built capacity

33MW

Capacity delivered in 1H26

273MW

Currently in progress

50MW+

In planning

173%

Contracted utilisation as % of built capacity

Key Metrics	NSW/ACT	VIC	Rest of Aus.	Intl.	Total
Total IT power (MW) ¹	1,124.3	514.0	66.3	110.0	1,814.6
In progress (MW) ²	30.8	216.0	11.1	15.0	272.9
Built capacity (MW) ³	110.7	106.0	24.2	–	240.9
Land & building capex to date ^{4,5} (A\$m)	1,824	1,270	633	104	3,831
Fit-out capex to date ⁵ (A\$m)	1,362	1,427	444	183	3,416
Contracted utilisation (MW)	113.1	280.1	13.4	10.0	416.6
% of total IT power	10%	54%	20%	9%	23%
% of built capacity	102%	264%	56%	–	173%
Capacity available for sale (MW) ⁶	1,011.2	233.9	52.8	100.0	1,398.0

1. Includes landbank without DA approvals in place, plus DA approved developments, facilities under construction and facilities that are operational.

2. Mechanical and electrical fit-out underway to prepare data halls for customer deployments.

3. 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.

4. Excludes site selection and other due diligence-related costs for planned data centre developments, which are included in corporate overheads. Excludes right-of-use lease assets not owned by NEXTDC but reported as assets under AASB16.

5. Includes the capitalisation of borrowing costs during the construction of qualifying assets.

6. Includes uncontracted capacity in facilities that are operational or in development.

- **S3 Sydney:** 8MW delivered in 1H26, with the final 20MW in progress, bringing S3 to its full 80MW capacity upon completion
- **S6 Sydney:** Remaining 10.8MW of capacity in progress, in line with contracted customer delivery requirements
- **S4 Sydney:** Development Approval secured with total capacity upgraded by 50MW to 350MW

- **M2 Melbourne:** 3MW delivered in 1H26 with 30MW in progress
- **M3 Melbourne:** Total capacity upgraded to 225MW, reflecting the strength of contracted demand, with 40MW now operational and 185MW in progress
- **M4 Melbourne:** Development Approval secured
- **GE1 Geelong:** 1MW in progress to accommodate newly contracted cable landing requirements

- **D2 Darwin:** Works continue with 1.5MW in progress, extending NEXTDC's edge DC network to support critical digital infrastructure requirements
- **B2 Brisbane & P1 Perth:** Expansion works continue with 2MW under construction at each site, underpinned by a strong customer demand pipeline
- **P2 Perth:** Additional 4MW in progress
- **SC1 & 2 Sunshine Coast:** 0.6MW and 1MW in progress for cable landing stations and critical network infrastructure platforms

- **KL1 Kuala Lumpur:** 15MW in progress and a further 10MW in planning, with practical completion targeted for 2H FY26
- **TK1 Tokyo:** Preliminary works now underway, marking a significant milestone as NEXTDC commences its first development in Japan
- **AK1 Auckland:** Planning activities underway

1H26

ESG & WHS HIGHLIGHTS



ESG HIGHLIGHTS

- **FY26 climate reporting readiness:** On track to deliver reporting aligned with Australian Sustainability Reporting Standards (ASRS) AASB S2 as a Group 1 entity
- **Recognition:** S2 achieved Uptime Institute Sustainability Assessment Award
- **Sustainable construction:** Use of low-embodied carbon and green materials where possible across projects, including low carbon concrete, low carbon steel reinforcement, and recycled crushed concrete as a substitute for quarried material
- **Net Zero roadmap:** Transition planning continues as NEXTDC aims to develop a net zero pathway
- **Supply chain:** FY25 Modern Slavery Statement published with enhanced vendor ESG screening and modern slavery compliance as the business expands into multiple offshore jurisdictions
- **Reconciliation:** NEXTDC's Reflect Reconciliation Action Plan submitted to Reconciliation Australia and approved
- **Committed to Diversity, Equity and Inclusion:** 31% female workforce, 38% female at Board level, 40:40 Vision signatory and Work180 endorsed as an Employer of Choice for all women
- **Enhanced leadership capability:** Launched "SCALE" - NEXTDC's Leadership Capability Framework, to deliver organisation-wide effectiveness as NEXTDC's organic growth rate accelerates.



WHS HIGHLIGHTS

- **Construction safety excellence:** Achieved a LTIFR of 0.2 and TRIFR of 1.9, reflecting the maturity of NEXDC's safety assurance program and strong collaboration with principal contractors, general contractors, WHS advisors, and independent experts
- **Safety in design:** Early engagement with construction partners ensures safety risks during construction are minimised prior to build phase. On-site follow up from WHS team and third-party auditors
- **Operational safety:** Maintained strong performance across all sites with LTIFR and TRIFR at 1.3, remaining below industry benchmarks
- **Safety team:** Strengthened WHS presence for core, regional and edge sites with regular safety inspections and National Operational Excellence (NOE) Audits
- **Safety culture:** Rollout of the Executive Safety Leader Interaction program continues. The "Hazard Hunt" program expanded to include monthly recognition which has resulted in increased hazard identification and reporting
- **Mental health & wellbeing:** 57 team members are accredited as Mental Health First Aid Officers, 10 more booked in for training in February, supporting psychosocial wellbeing across our APAC operations
- **Industry leadership:** Our Lessons Learned Program continues to drive a culture of shared safety improvement across contractors, customers, and partners
- **Malaysia:** Ongoing translation of our Safety Management System into Bahasa Melayu. Over 2 million construction hours worked with no reportable incidents



FY26

GUIDANCE



FY26 GUIDANCE



SOLID REVENUE GROWTH

- **Net revenue in the range of A\$390 million to A\$400 million (unchanged)**
- Billing ramp of the 297MW forward order book is accelerating across FY26 to FY29, with 152MW of billing conversion in FY27 to deliver material uplift in revenue and earnings over this period and beyond
- AI, cloud, hyperscalers, neoclouds, enterprise, as well as ICT alliances and partners all driving strong growth in colocation and hyperscale deployments in line with NEXTDC's go to market model
- Record pipeline, reservations and options driving strong confidence in NEXTDC's short and long-term growth trajectory



OPERATING LEVERAGE

- **Underlying EBITDA^{1,2} in the range of A\$230 million to A\$240 million (unchanged)**
- Key investments on track to deliver significant additional data centre capacity in line with contracted customer commitments
- Land bank investments in strategic locations receiving significant customer interest, underpinning confidence in long-term earnings growth
- Disciplined corporate investment to drive operational scalability and sustained performance improvement as growth accelerates
- Operating leverage to accelerate from FY26 in line with the conversion of the forward order book, driving rapid near-term earnings growth



CUSTOMER DRIVEN INVESTMENT

- **Capital expenditure in the range of A\$2,400 million to A\$2,700 million (upgraded from A\$2,200-2,400 million)**
- Acceleration of investment following material new contract wins of over 170 MW in 1HFY26
- 273MW of built capacity under development in line with contracted capacity
- Accelerated expansion works for M2 Melbourne, M3 Melbourne, S3 Sydney, S6 Sydney and KL1 Kuala Lumpur on schedule
- S4 Sydney early works in progress, with further early works for M4 Melbourne and S5 Sydney expected to commence during 2H26
- Capacity in progress at B2 Brisbane, P1 and P2 Perth in line with customer wins and strong demand from enterprise, ICT, cloud, hyperscale, neocloud and AI
- Strategic edge developments at SC2 Sunshine Coast, D2 Darwin and GE1 Geelong advancing to support cable landing station operators and critical national network infrastructure providers

1. FY26 Underlying EBITDA excludes non-recurring items, costs associated with offshore development activities and acquisition opportunities, and the Growth Incentive Plan issued on 24 February 2025

2. Refer to page 33 for reconciliation to Underlying EBITDA.

Q&A

FULL-YEAR RESULTS



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APPENDICES





DEVELOPMENT PROJECTS

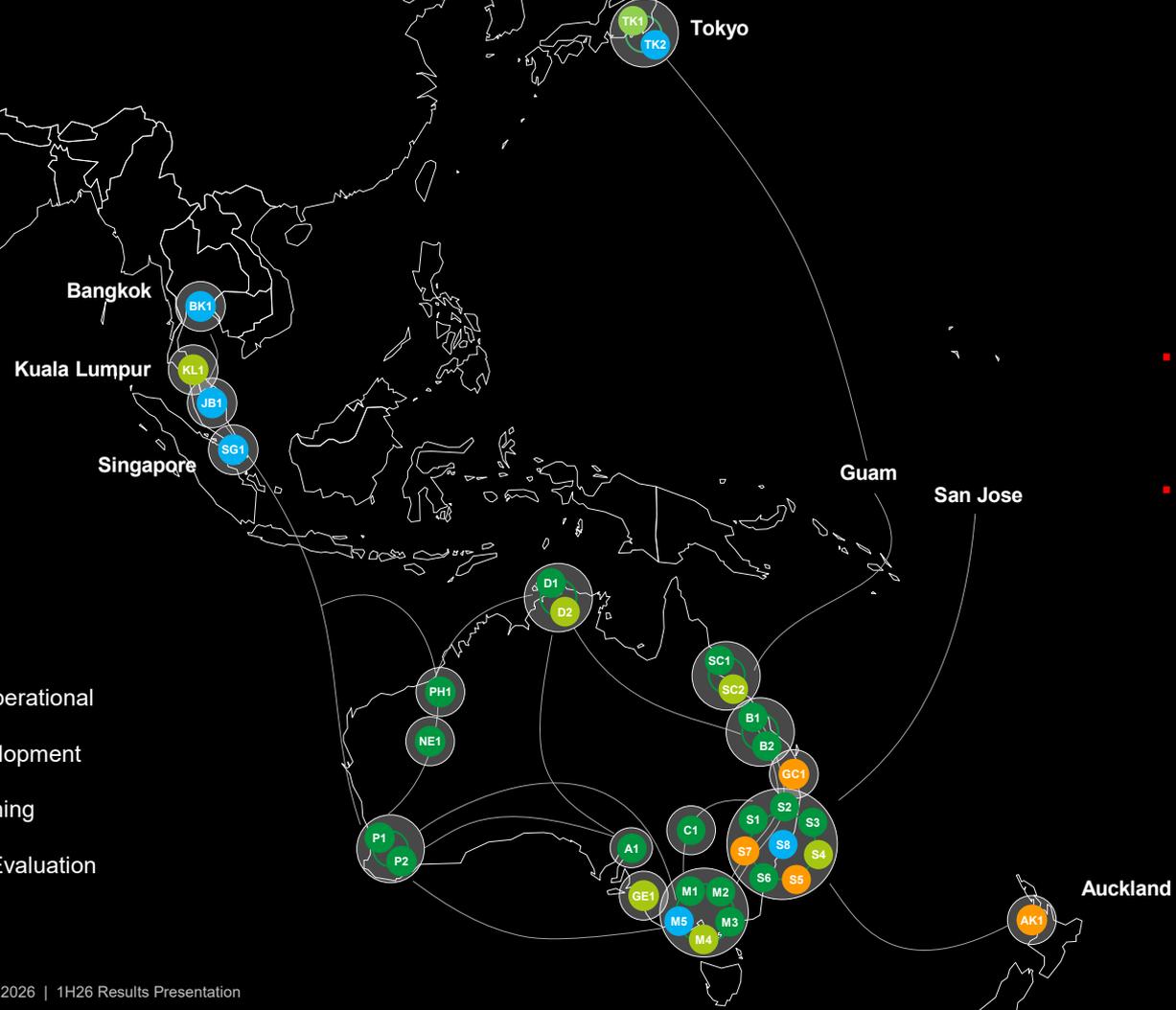
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REGIONAL DATA CENTRE PLATFORM

- A rapidly growing portfolio of operational data centres and development projects across Australia and the APAC region.
- Continued expansion reflects NEXTDC's commitment to meeting the growing demand for high-quality, reliable, and secure data centre services across the region.

- Fully Operational
- In Development
- In Planning
- Under Evaluation

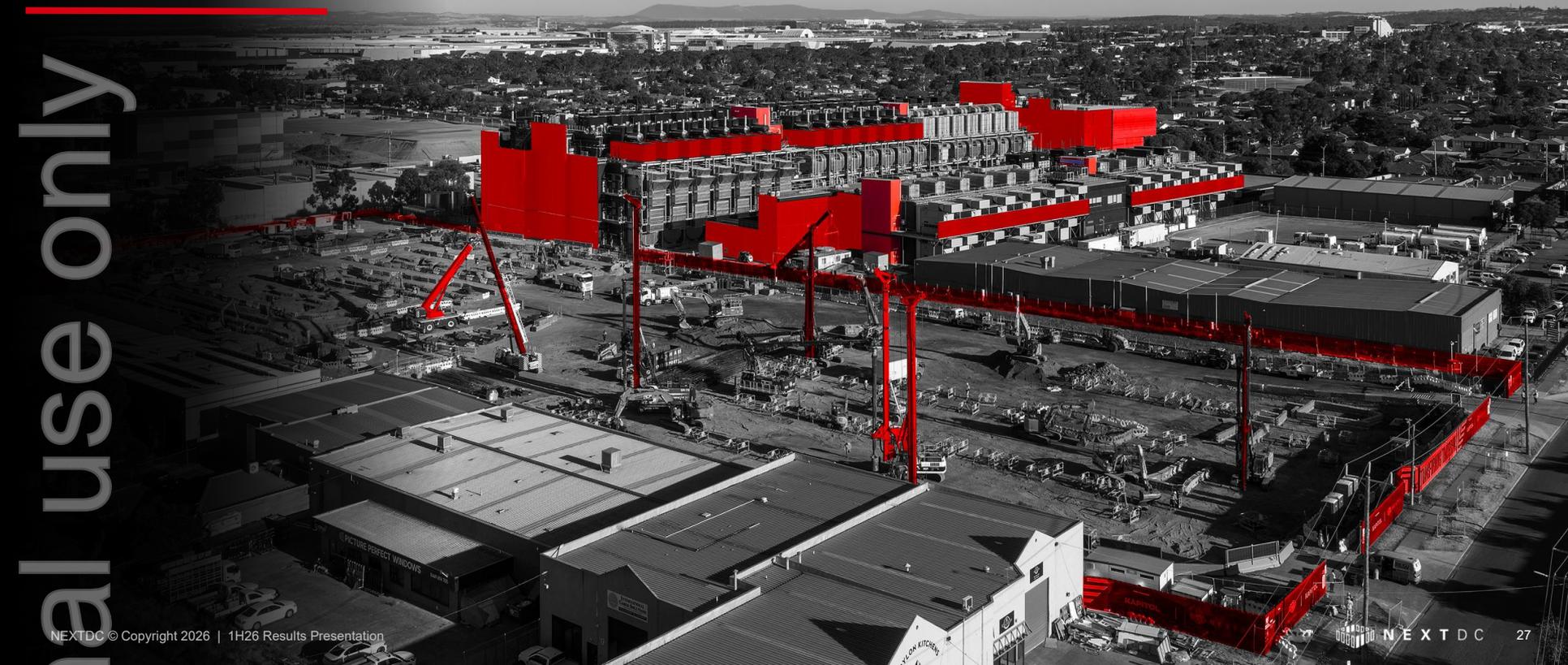


KL1

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M2

Internal use only



M3

Internal use only



DEVELOPMENT PROJECTS



AK1 AUCKLAND

Total power planned	~15MW ¹⁺
Initial capacity	~1.7MW
Status	Design & Town Planning



GC1 GOLD COAST

Total power planned	~6MW ¹
Initial capacity	~1MW
Status	Design & Town Planning



B2 BRISBANE

Total power planned	12MW
Built capacity	6MW + 2MW in progress
Status	Operational



GE1 GEELONG

Total power planned	~4MW
Initial capacity	~1MW
Status	Practical Completion 2HFY27



D2 DARWIN

Total power planned	~6MW+
Initial capacity	~1.5MW
Status	Practical Completion 1HFY27



KL1 KUALA LUMPUR

Total power planned	65MW+
Initial capacity	15MW+ in progress
Status	Practical Completion 2HFY26

¹. Subject to development approval

DEVELOPMENT PROJECTS



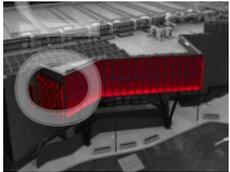
M2 MELBOURNE

Total power planned	~120MW+
Built capacity	51MW + 30MW in progress
Status	Operational



P1 PERTH

Total power planned	~10MW+
Built capacity	5.5MW + 2MW in progress
Status	Operational



M3 MELBOURNE

Total power planned	~225MW
Built capacity	40MW + 185MW in progress
Status	Operational



P2 PERTH

Total power planned	~20MW+
Built capacity	6MW + 4MW in progress
Status	Operational



M4 MELBOURNE

Total power planned	~150MW
Initial capacity	~10MW for Phase 1
Status	Development Approval obtained



S3 SYDNEY

Total power planned	~80MW
Built capacity	60MW + 20MW in progress
Status	Operational

DEVELOPMENT PROJECTS



S4 SYDNEY

Total power planned	~350MW
Initial capacity	~10MW for Phase 1
Status	Development Approval obtained



S7 SYDNEY

Total power planned	~550MW+ ¹
Initial capacity	TBD
Status	Design & Town Planning



S5 SYDNEY

Total power planned	~80MW+ ¹
Initial capacity	~20MW
Status	Design & Town Planning



SC2 SUNSHINE COAST

Total power planned	~6MW
Initial capacity	~1MW
Status	Practical Completion 2HFY27



S6 SYDNEY

Total power planned	13.5MW
Built capacity	2.7MW + 10.8MW in progress
Status	Operational

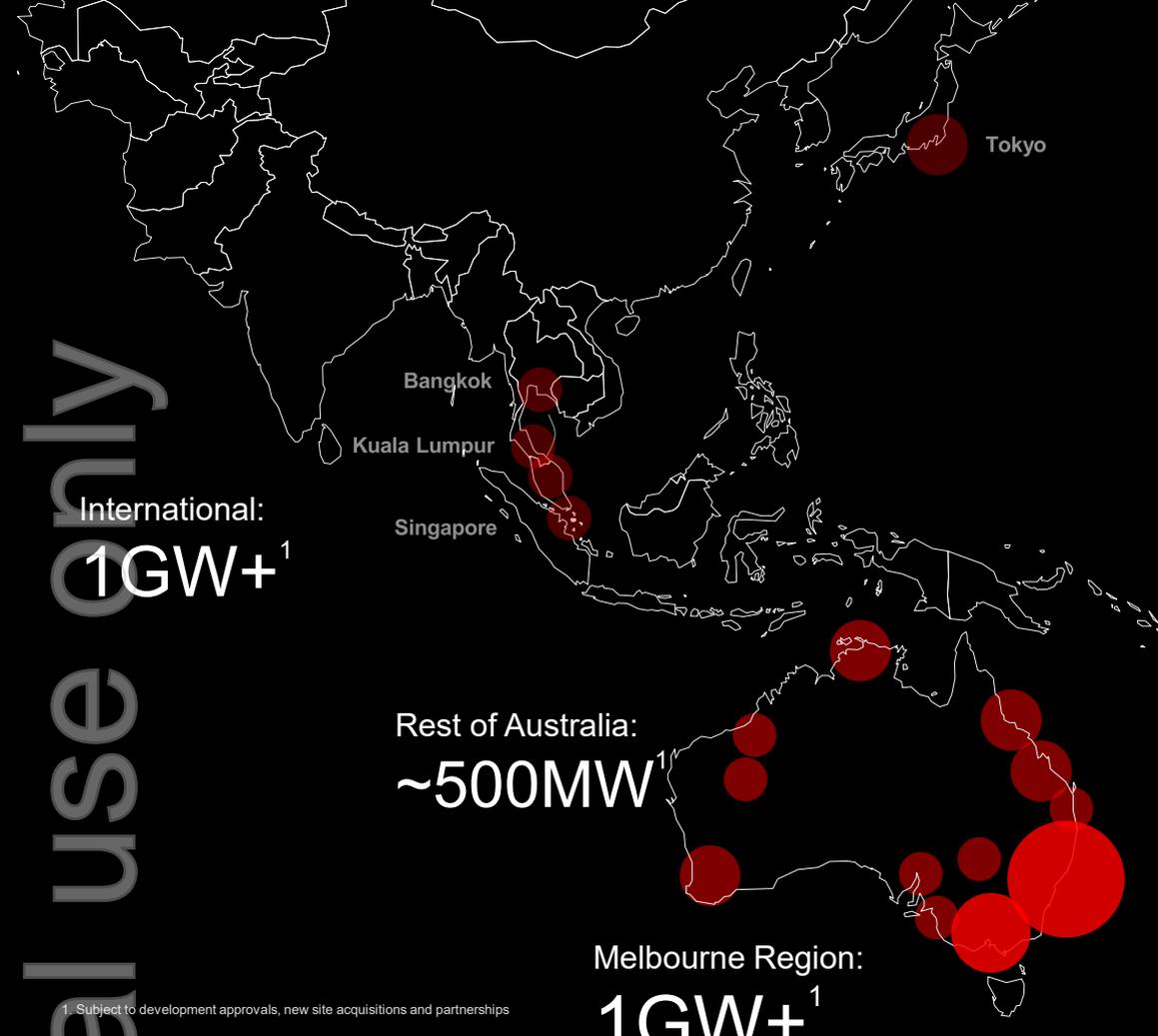


TK1 TOKYO

Total power planned	~30MW
Initial capacity	TBD
Status	Practical Completion FY30

¹. Subject to development approval

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International:
1GW+¹

Rest of Australia:
~500MW¹

Melbourne Region:
1GW+¹

Sydney Region:
1GW+¹

3.5GW+¹

DEVELOPMENT PIPELINE

- 1.8GW¹+ Planned Capacity
- 120MW Billing
- 417MW Contracted
- 241MW Built
- 273MW In Progress

¹ Subject to development approvals, new site acquisitions and partnerships

UNDERLYING EBITDA RECONCILIATION

Key Items	1H26	1H25
	A\$m	A\$m
Net profit / (loss) after tax	(39.4)	(42.7)
Add: finance costs	33.3	64.5
Less: interest income	(5.5)	(27.8)
Add/(less): income tax expense	(5.0)	5.4
Add: depreciation and amortisation	123.8	96.9
EBITDA¹	107.3	96.3
Add: early-stage international operating expenses	5.1	3.5
Add: cost expensed in relation to acquisition opportunities	0.3	0.6
Add: Growth Incentive Plan (GIP) expense	2.6	-
Add: loss on investment in associate ²	-	5.1
Underlying EBITDA¹	115.3	105.4

1. The sum of the individual components may not equal the total presented due to rounding

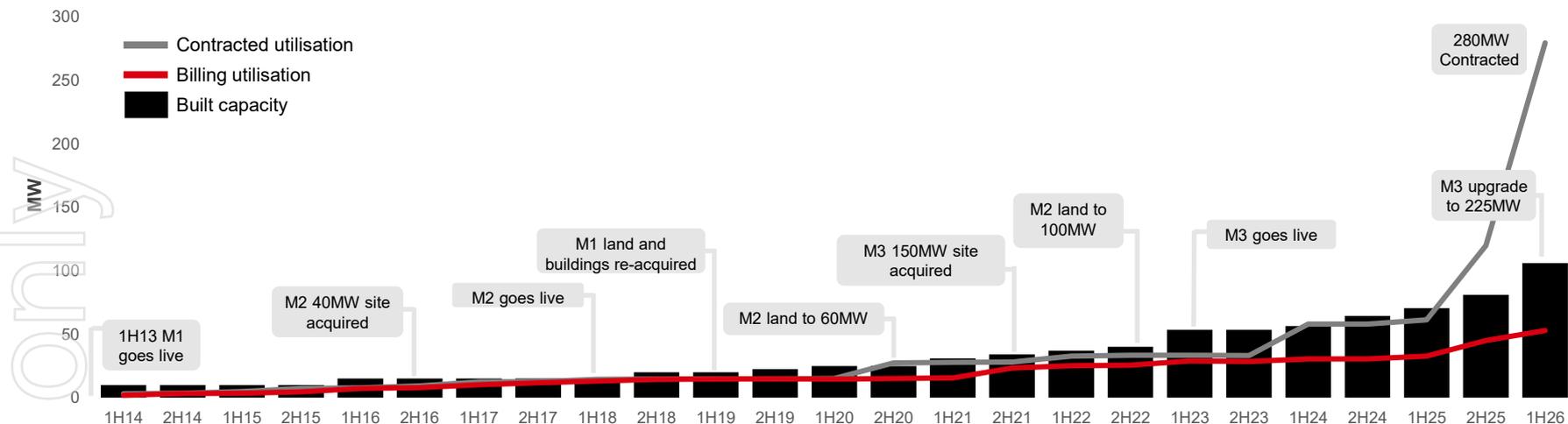
2. Represents NEXTDC's interest in AUCyber Limited (ASX: CYB) which was fully divested on 31 January 2025 following an unconditional on-market takeover by 5GN Holdings Limited

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CASE STUDY



CASE STUDY: VICTORIA



(A\$m) Period ended	2H18	1H19	2H19	1H20	2H20	1H21	2H21	1H22	2H22	1H23	2H23	1H24	2H24	1H25	2H25	1H26
Net Revenue	27.3	27.9	27.4	29.1	29.9	32.0	39.0	44.2	45.2	47.6	48.4	51.3	53.9	59.4	65.4	70.1
Facility EBITDA ¹	22.6	25.4	25.1	26.6	26.9	29.1	35.5	40.5	41.3	42.6	43.0	45.7	47.2	50.8	55.5	61.6
EBITDA margin %	83%	91%	92%	92%	90%	91%	91%	92%	91%	90%	89%	89%	88%	85%	85%	88%
Fitout capex to date ²	186.7	199.6	218.0	226.0	237.0	313.5	334.0	358.1	416.4	428.1	431.6	474.2	596.6	678.8	867.5	1,427.2
Property value at cost ²	53.2	168.4	175.0	175.0	197.0	205.0	266.5	357.0	470.6	547.7	581.4	591.6	683.4	768.5	958.1	1,116.3

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. Includes M1, M2 and M3 (excludes M4 and GE1)

1. Before head office costs 2. FY24 figures onwards include the capitalisation of borrowing costs during the construction of qualifying assets. Refer to note 27 (b) of the FY24 Annual Report for further details

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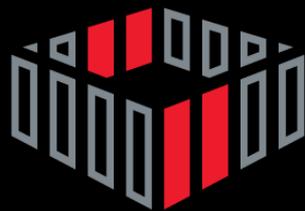
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