16 July 2026

Proposed development of new Macquarie Engineering & Technology Campus in Macquarie Park

Property transaction – exercise of call option to purchase land

Macquarie Technology Group Limited (ASX: MAQ) refers to its announcement on 14 July 2025 that a wholly owned subsidiary in its Macquarie Data Centres business had entered into a put and call option to purchase a parcel of land in Sydney.

The Company confirms that following the successful completion of the subdivision process the option to purchase the parcel of land was exercised today. Completion of the purchase is subject to standard settlement procedures and is expected to occur over the next few weeks.

The purchase price of $240 million will be funded through existing cash reserves and the Group's corporate debt facility. The Company is exploring a range of options to fund the cost of construction, including but not limited to, capital recycling of existing assets and development partnerships. The parcel of land is a ~34,200sqm light industrial zoned development site located between Talavera Road and the M2 motorway in Macquarie Park.

Proposed Development

The Company intends to construct an engineering and technology campus co-located within a ~200MW data centre campus in Macquarie Park. The Company's designs are subject to obtaining planning and other approvals, and will be refined based on customer requirements, power approvals, construction staging, and funding.

It is intended that the proposed facility will be designed to incorporate advanced air cooling technology with limited water usage.

The new campus will support research, technology and learning opportunities in conjunction with Macquarie University. The Company intends to continue its successful campus-style approach with initial construction estimated to be completed in late calendar year 2029, subject to planning and other approvals.

The campus will build on the Group's recently announced partnership with Macquarie University and will provide practical, hands-on opportunities for students and researchers to utilise latest data centre, cyber security, AI, and cloud technologies at the new Macquarie Park campus, creating pathways for students and academics to have direct experience in technology and engineering in collaboration with industry.

Community Benefits – new park, community garden and art gallery

Macquarie is planning to provide significant community benefits to the local area as part of the development, including through the proposed creation of a more than one-acre sized park within the campus by converting part of the neglected industrial site (subject to obtaining the requisite approvals). The multi-generational park is intended to include recreational and community-use areas, designed to bring together different generations of families and friends. It is also proposed to feature a large community garden for City of Ryde residents.

In addition, the proposed new park is intended to have a new outdoor art gallery designed to showcase the creative talent of the local community, Macquarie University students and faculty, history of the local community and connection to country.

This significant contribution to the community reflects Macquarie's 16-year record of contribution to the City of Ryde communities by supporting early childhood literacy, career planning for high school students, and university graduate pathways.

Further details of the proposed development will be shared with community and investors during the planning and development application process.

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Authorised for release by the Chief Executive of Macquarie Technology Group Limited.

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