

14 July 2025

Macquarie Data Centres: Proposed Land Acquisition

Macquarie Technology Group Limited (ASX:MAQ) today announced that a wholly owned subsidiary in its Macquarie Data Centres Group has entered into a put and call option with a large, long established property investment and development company based in Sydney* to purchase a large parcel of land for a new data centre campus in Sydney (Option).

Subject to development approval and further board approvals, Macquarie Data Centres intends to construct a new data centre campus in stages that is expected to deliver more than 150 MW of IT load. The campus will be designed for hyperscale customers, AI, cloud and government workloads. The proposed acquisition aligns with our Company's strategy to develop campus style data centres in city locations that are highly desired by our clients. The campus is within an existing "Availability Zone" and is in close proximity to a major electricity substation.

The new campus requires subdivision of the land, which is expected to take a number of months to receive planning approval. If the subdivision process is successful and the Option is exercised, then the purchase price of \$240 million is intended to be funded through existing cash reserves and the Group's corporate debt facility. Building of new data centres on this campus is expected to be in a few years, in this period Macquarie will consider a range of funding alternatives including project finance and new longer term infrastructure investors in our data centres.

The Option can be exercised by either party during a short period following successful completion of the subdivision process. A nominal fee was paid by the subsidiary and the landowner on entry into the Option.

Macquarie Data Centres current IC3 SuperWest data centre development continues to progress well and remains on time and on budget for completion of Phase 1 of construction in September 2026. Phases 2 to 4 of IC3 SuperWest will continue to be rolled out progressively to meet customer demand. Together with the new campus announced today, the Company will be strategically placed to provide a continuous pipeline of available capacity for its customers over the next 7-10 years.

* MAQ confirms that it does not consider the identity of the landowner to be market sensitive and that this announcement contains all material information relevant to assessing the impact of the Option on the price or value of MAQ's securities and is not misleading by omission.

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Authorised for release by the Board of Macquarie Technology Group Limited

For more information, please contact:

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About Macquarie Technology Group

We are Australia's data centre, cloud, cyber security and telecom company for mid to large business and government customers. The way we do this is completely different from our competitors... we provide the best customer service in Australia. Macquarie Data Centres is the wholesale data centre infrastructure business of Macquarie Technology Group Ltd. We are trusted by Fortune 500 companies, large multinationals, and the Australian Federal Government to provide secure, sovereign, and compliant data centre services.

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