SUNSURGE PTY LTD

ACN 702 991 231 · Darwin, Northern Territory · enquiries@sunsurge.com.au

The Enterprise Digital Centre

A technical summary for prospective tenants

An islanded solar and pumped-hydro data centre campus in the Top End of the Northern Territory

Concept stage · Revision 0 · 16 November 2026

1 Purpose

This summary describes the reference design of the Enterprise Digital Centre for prospective tenants and their technical advisers. It sets out what the campus is designed to deliver, so that a tenant can judge whether the proposition is worth a detailed conversation.

It is a concept-stage document. It is not an offer, an invitation to invest or a commitment of any kind, and nothing in it should be relied on for a decision. No land tenure is held, no approval has been granted and no offtake is contracted.

2 The campus

The campus is designed as a single-tenant or anchor-tenant facility of 250 MW, of which 200 MW is IT load. It sits in the Top End of the Northern Territory, about 220 kilometres south of Darwin, on a sealed all-weather highway with heavy-vehicle access. Commercial air services are available at Darwin and Katherine.

The site is being assessed through the Crown land and Native Title processes with the Northern Land Council. No tenure is held at the date of this document.

3 Power supply

The defining feature of the design is that the campus is **islanded**: it generates all of its own energy on site, with no grid connection, no import and no export. It therefore does not depend on a connection queue, a network upgrade or a third party's construction programme for its energisation date.

Data centre	250 MW facility capacity, of which 200 MW is IT load at a PUE of 1.25
Solar	1,400 MW of photovoltaic capacity, about 2,300 full-load hours a year
Pumped hydro	625 MW generating — five 125 MW reversible variable-speed machines
Storage	9,194 MWh at a net head of 103.7 m
Battery	100 MW / 50 MWh, for ride-through and island stability
Gas firming	250 MW gas turbine, held as last-resort firming
Connection	None. The campus is islanded: no grid connection, no import, no export

4 What the configuration delivers

Modelled over a 34-year record of measured rainfall and solar irradiance at the site.

Facility demand	2,190 GWh a year — 6,000 MWh a day
Solar generation	3,220 GWh a year
Renewable share	98.7 % of annual energy, across a 34-year rainfall and solar record

Gas generation	27.7 GWh a year, on about 29.5 days, almost all in June to August
Emissions	11.9 kt CO_2-e a year — 88 % under the 100 kt Safeguard threshold
Surplus	About 559 GWh a year, curtailed and available to later load or storage

The gas figure is stated plainly because it is the figure most often glossed over in this sector. The design does not claim 100 % renewable energy, 24/7 carbon-free energy or "renewable firming". It runs on gas on about 29.5 days a year, for the hours those days need firming, and the share is declared, metered and reported — not offset.

5 Firmness and reliability

Generation, one machine out	Four of five machines still deliver 500 MW against a 250 MW load
Pumping, one unit out	The daily recharge of 4,620 MWh is still delivered inside 8.4 hours
Dead storage	13.69 M m^3 held below the operating minimum — about 39 % of the active volume — as a reserve outside the daily cycle
Deepest single low-solar day	Storage carries the day; a short firming run of about six hours covers the remainder
Longest low-solar sequence	96 hours, requiring 15,534 MWh of firming — about 62 hours at 250 MW, inside the gas plant and its fuel supply

6 What a tenant can rely on

- A firm capacity of 250 MW with 625 MW of generating plant behind it, so that the loss of any one machine does not reduce the load the campus can carry.
- Storage measured in hours and days rather than minutes: 9,194 MWh, which is more than a day of facility demand.
- A declared and reported emissions position rather than an offset one.
- A site remote from urban areas with controlled access, served by road and air.

7 Status

The concept design is complete and documented to a standard that can be priced and built. The estimate class is Class 4, with an accuracy of about ±25 to 30 %. Costing has been prepared and is available under confidentiality.

The steps between this document and a construction site are land tenure, environmental approval, detailed design, procurement and a tenant. Each is in progress or planned; none is complete. Programmes and dates are indicative and will change.

8 Disclaimer

This document has been prepared by Sunsurge Pty Ltd for information only. It is not an offer, an invitation to invest, financial product advice, legal advice, or a representation that the project will proceed. No land tenure, approval, finance or offtake is in place. All figures are concept-stage estimates subject to survey, design development, approval and the terms of any tenure, and may change materially. Actual performance will differ. Sunsurge Pty Ltd gives no warranty as to the accuracy or completeness of this document and accepts no liability for any reliance placed on it.