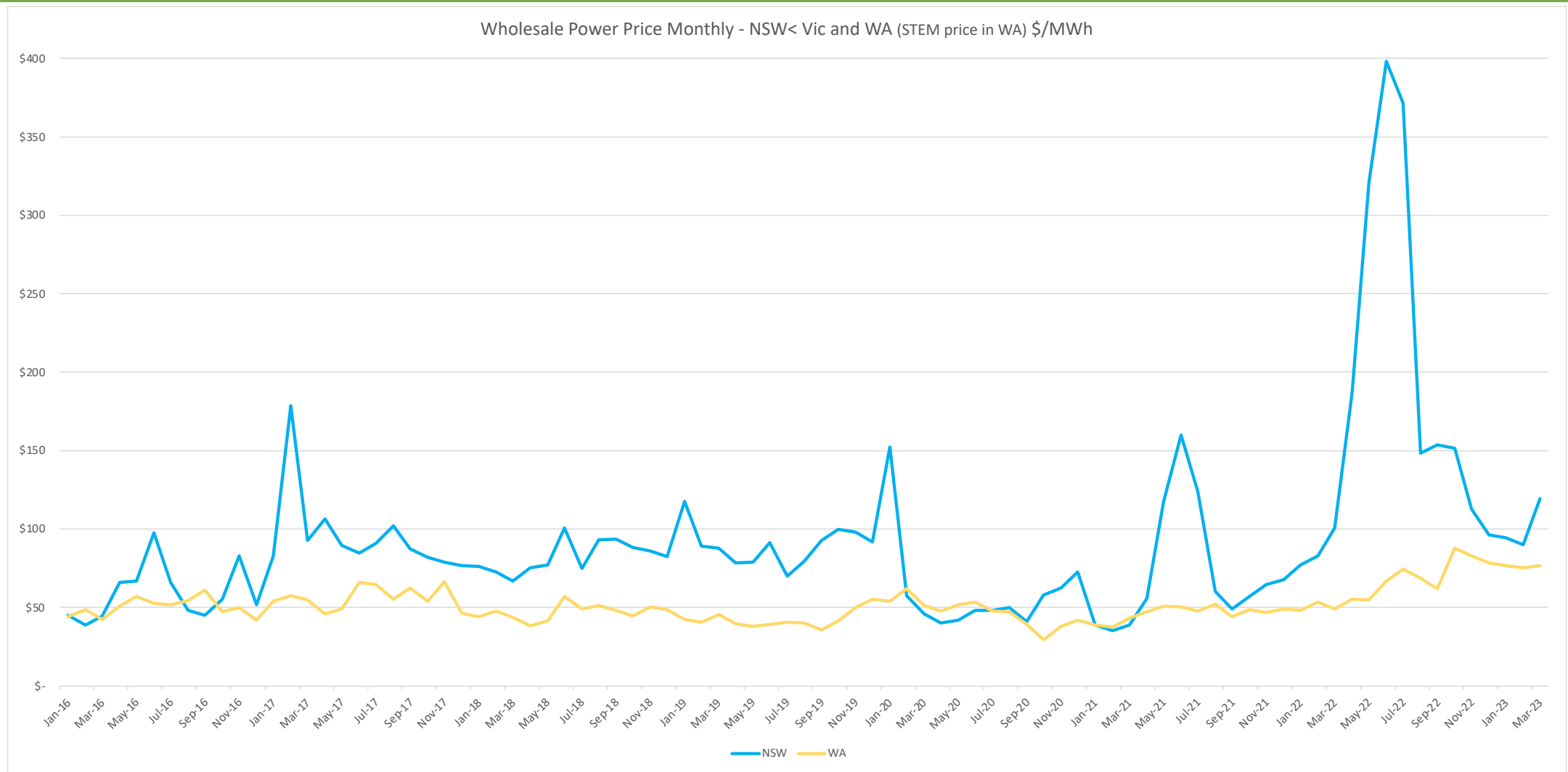


Perth vs Major Global Data Centre Markets – Electricity Price Comparisons

19 April 2023

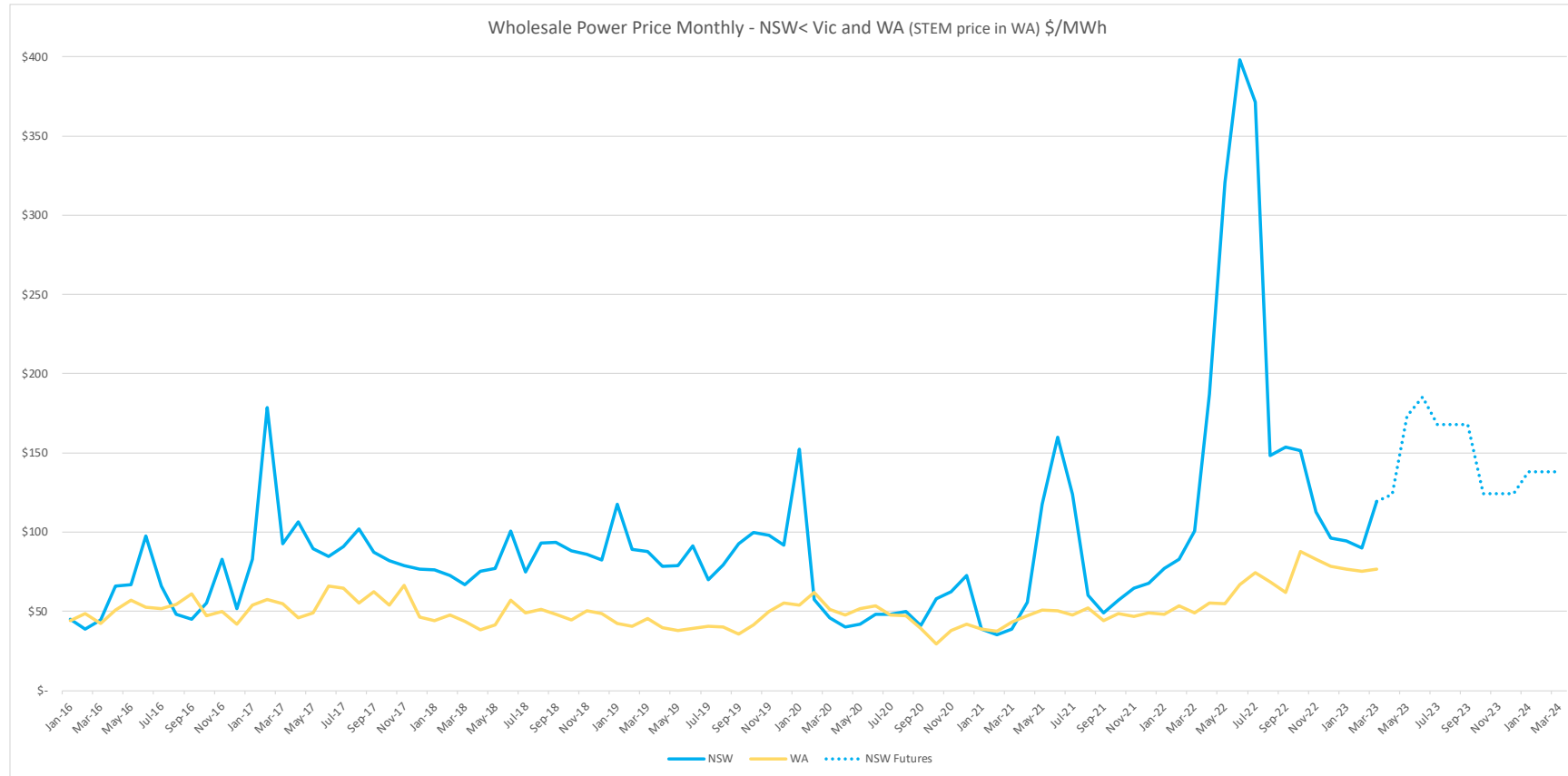


Australian east coast vs wet coast wholesale electricity price history



WA prices are more stable and cheaper than NSW

Wholesale electricity price estimate by state



Results

<u>State</u>	<u>Annual avg \$/MWh</u>
NSW	\$147.86
WA	\$75.92

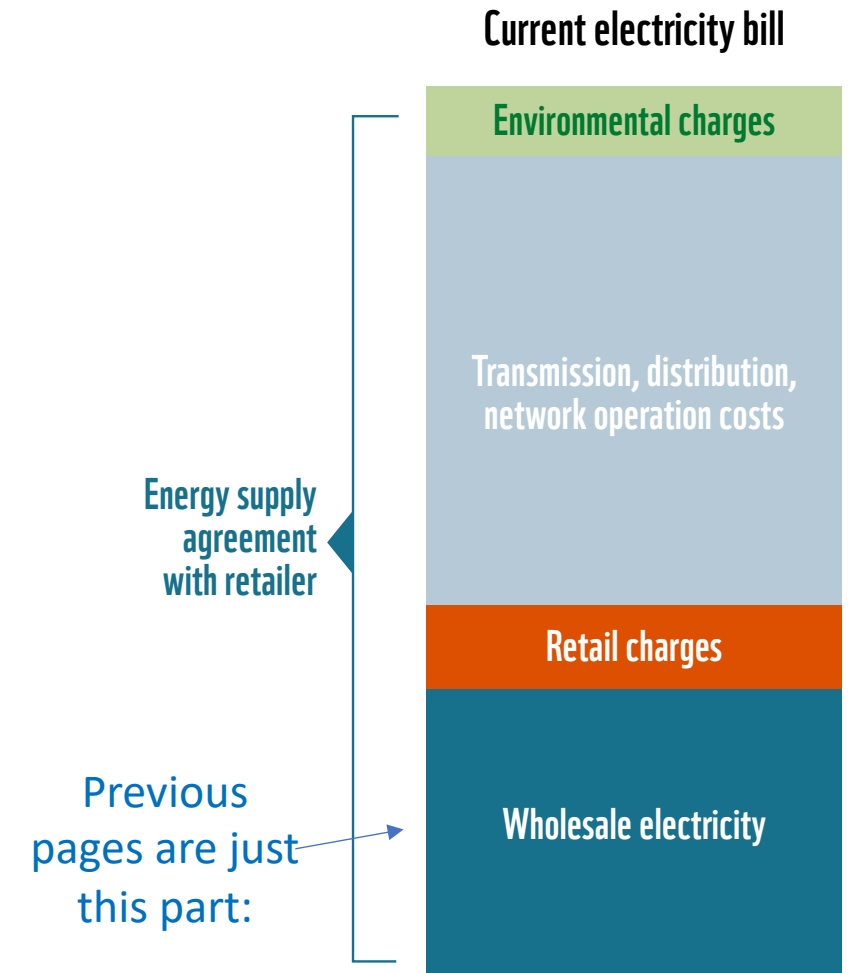
- Added next 12 months' futures prices for NSW and used these to calculate current annual average price
- No futures market for WA so used FY23 to date
- We use these prices going forward in this study

The full cost of electricity

- We analysed the expected consumption of WA1 to generate the full bill stack:
 - WA (Western Power HV connection)
 - NSW (Ausgrid HV connection)

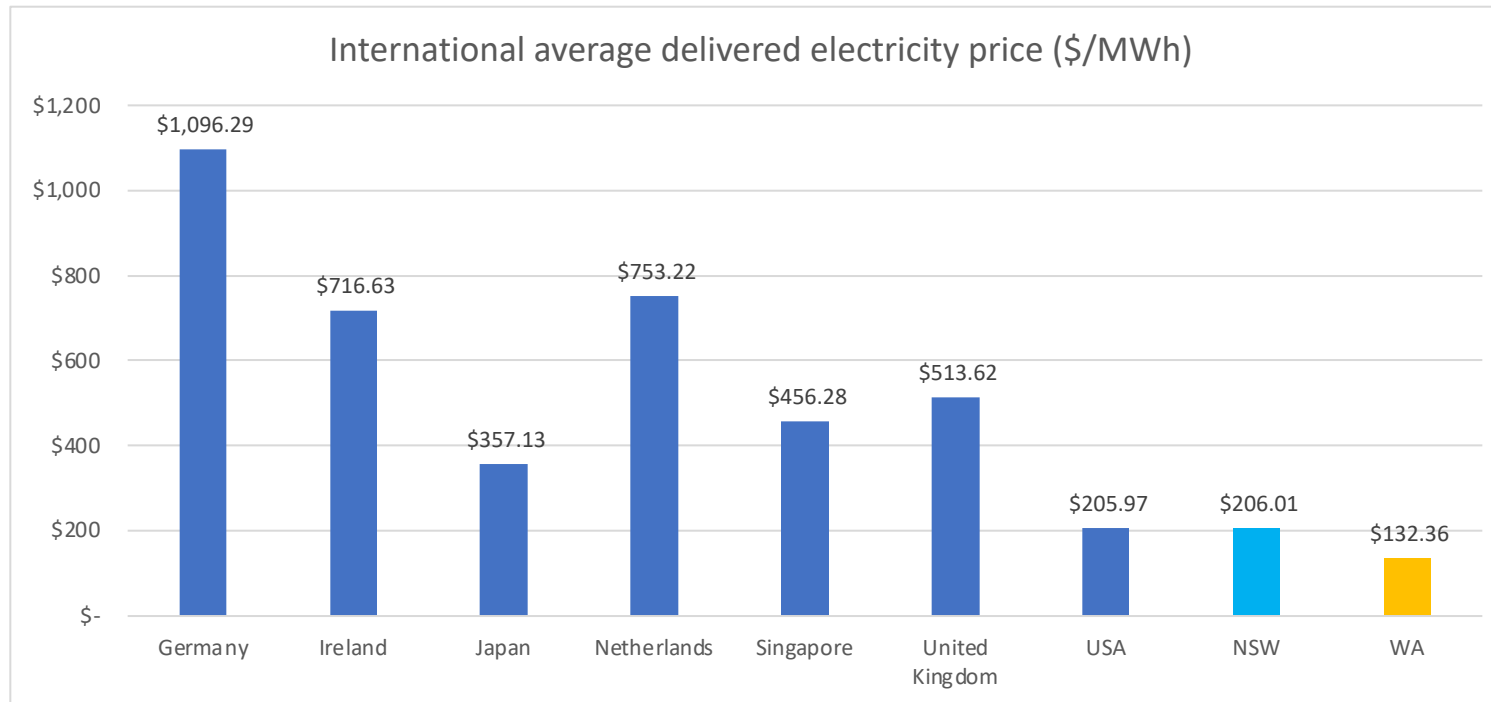
Balance of electricity costs by state

<u>State</u>	<u>Annual avg \$/MWh</u>	<u>Total bill \$/MWh</u>
NSW	\$58.15	\$206.01
WA	\$56.40	\$132.36



Global data centre markets - electricity price comparison

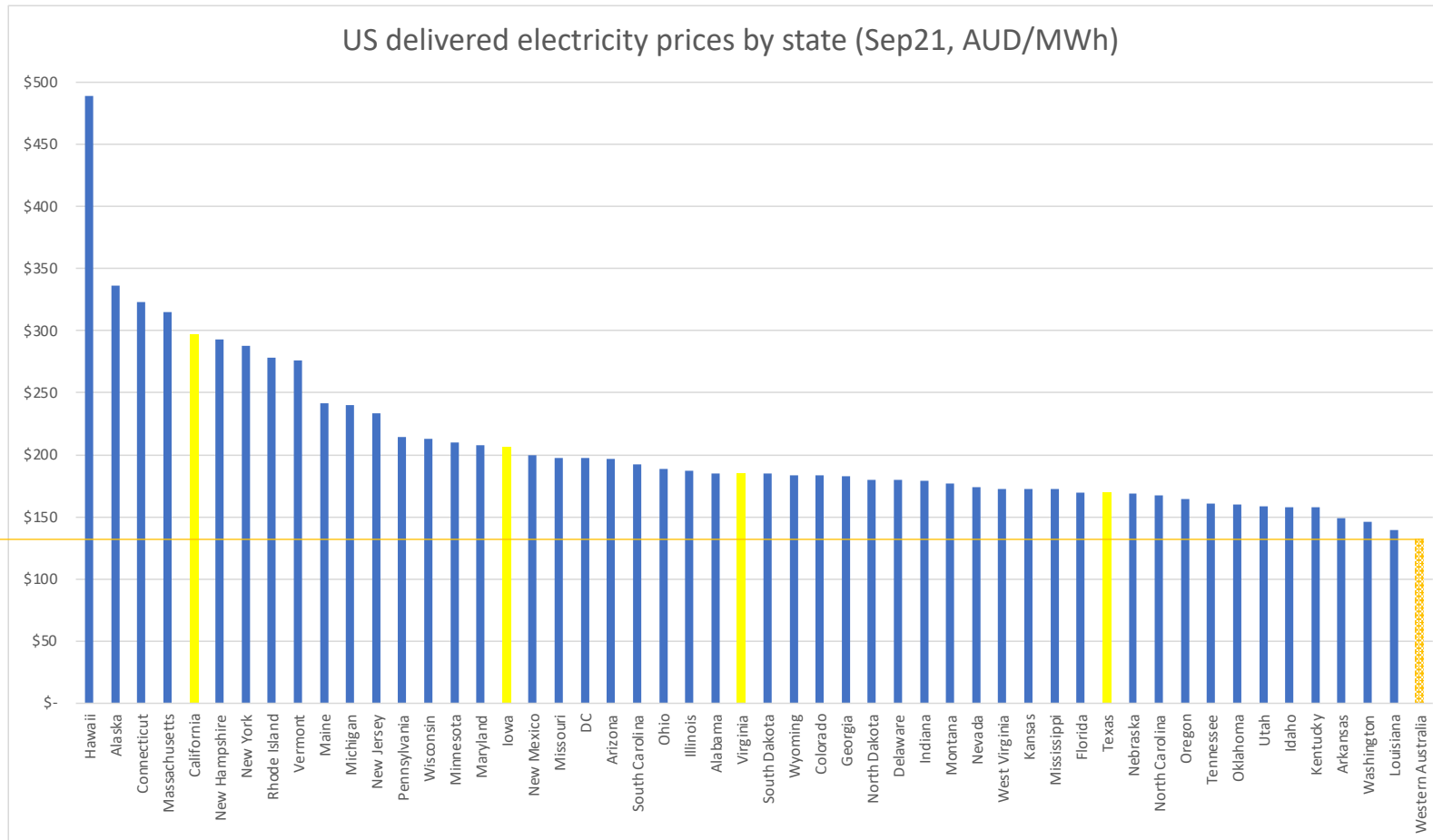
- We purchased 2022 international average price data for 7 leading DC markets
 - To compare against the prices in Australia
 - Prices are for the largest industrial users
 - These prices include distribution costs and so are directly comparable
 - This provides an indicative comparison as local prices with countries vary enormously, as seen for Australia on the previous pages
 - Prices in local currency for each country convert to AUD using latest FX rates



Western Australia, where WA1 is located, has the lowest delivered electricity pricing of these seven leading global data centre markets on current estimated pricing.

Data centres seek lowest energy cost jurisdictions

- Within the US, and elsewhere, there is considerable electricity price variation by state and local district:



Western Australia
\$132

The states in yellow house the largest data centre markets. Three of them are at or below the US average (~A\$206), CA is not.

However most data centres appear to be in Santa Clara which offers lower costs (~A\$150) than the rest of Silicon Valley (A\$180-225).

Both are well below the CA average price here of almost A\$300.

The current WA delivered price appears to be lower than these prices

Conclusions

- Today, Western Australia has internationally-competitive electricity prices
- WA is currently cheaper than the 7 leading global data centre markets we tracked for this report
- A domestic gas reservation has kept WA electricity prices lower and more stable than other grids nationally and internationally
- However, future low and stable prices will be linked to the speed of transition to a 100% renewable grid
- Individual electricity buyers can achieve low and stable prices by linking their purchase to specific renewable projects

Thank you



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