



## Investment Opportunity

# Hyperscale Data and AI Centres

The Northern Territory is emerging as a leading advanced digital economy and Australia's key digital gateway to Asia and beyond.

Providing access to high-growth markets and reliable, high-speed connectivity, the Northern Territory presents a unique opportunity for businesses to establish a stronghold into Asia.

With existing and planned digital infrastructure and the Northern Territory poised to emerge as an energy hub in the region, investment is invited to establish hyperscale data centres and AI-driven operations.



### Growing Network

International subsea and terrestrial connectivity



### Dedicated Land

Wishart Estate Digital Hub



### Reliable Power Supply

Renewable and low carbon natural gas

## DIGITAL

### Investment Type

- Greenfield
- Brownfield

### Status

Open for Investment

### Region

Darwin, Palmerston, and Litchfield  
Northern Territory, Australia

### Project Value

Varied

### Presented to market by





NEXTDC D1 data centre in Darwin.

### High speed international connectivity

- Low latency subsea cable links to key locations including Singapore, Indonesia, and United States.
- Speeds to Singapore 2.4 times faster than from Sydney and 1.1 times faster than from Perth.

### Sustainability and clean energy integration

- Global scale volumes of energy coming on from 2028.
- Use of low-emission natural gas alongside carbon capture and storage as a sustainable transitional energy source, until full-scale green energy options are available.

### Infrastructure for expansion

- Serviced land for data centre construction at Wishart Estate Digital Hub, with ample space to scale operations.

### Access to markets

- The Northern Territory's capital city, Darwin, is located within 50 milliseconds to more than 500 million people.
- Darwin is a prime location for industries that rely on low-latency data transfer, such as cloud computing, gaming, financial services and more.

### Operational resilience

- NEXTDC D1 is a data centre in the Darwin CBD that delivers up to 8 MW of IT load and commenced operations in August 2024.

### Investor Information

The Northern Territory Government provides a secure, strategically located, and enabling infrastructure for data centre investments.



High speed international connectivity



Ample land for expansion



Sustainable clean energy integration



Access to markets

### Contact

Department of Trade, Business and Asian Relations  
Northern Territory Government  
t. +61 8 8999 6020  
e. [investment@nt.gov.au](mailto:investment@nt.gov.au)  
[AustraliaNorthernTerritory.com.au](https://AustraliaNorthernTerritory.com.au)

### More information

Hyperscale Data & AI Centres in NT

