

ASX ANNOUNCEMENT

30 May 2025



Immediate financial and strategic benefits achieved with finalised Darwin purchase and debt refinancing

DXN Limited (“DXN” or “the Company”), a specialist provider of prefabricated modular data centre solutions, is pleased to announce it has successfully secured debt funding to complete the purchase of the land and building of Secure Data Centre Pty Ltd as Trustee for SDC Trust (SDC Darwin).

Key Highlights

- **\$2.1 million purchase of SDC Darwin property finalised**
- **Existing debt will be paid down with new loan facility, generating an annual cash flow saving of \$266,000**
- **Asset base strengthened as SDC Darwin, independently valued at \$10.0 million**
- **Optimisation of capital structure positions DXN for sustained growth**

As previously announced on 31 March 2025, DXN had entered into an agreement to purchase the land and building in which SDC operated in for \$2.1 million. The contract of sale was subject to obtaining debt financing for the purchase. DXN has successfully secured a loan facility of \$5 million with iPartners Pty Ltd (iPartners). The loan facility commenced on 29th May 2025 and will be used to cover the purchase of SDC Darwin and the repayment of outstanding debt; mainly with PURE Asset Management (PURE). The loan facility has a term of 18-months.

The transaction delivers immediate financial and strategic benefits. The SDC Property has been independently valued at \$10 million, resulting in an immediate uplift to the Company’s net assets.

Additionally, the new loan facility has enabled DXN to pay down \$2.0 million of outstanding debt with PURE and settle a \$550,000 warranty payment owed to the SDC Darwin vendor from the original purchase agreement from 2021. The refinancing, secured on competitive terms with iPartners, is expected to generate annual net cash flow savings of ~\$266,000 , enhancing DXN’s financial flexibility.

Shalini Lagrutta, Managing Director and CEO of DXN, commented: “We continue to execute on the strategic initiatives we have identified, that will enhance long-term value creation. Our prudent financial management has resulted in an annual cash flow saving and an instant uplift in our net asset value. Overall, the finalisation of the Darwin purchase will deliver significant operational and financial benefits over the coming years.”

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This announcement was authorised for release by the Board of Directors.

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About DXN Limited

DXN is a vertically integrated manufacturer and operator of modular data centres in Asia Pacific. DXN's core business is designing, engineering, manufacturing, maintaining and operating data centres. The Company works with major government and blue-chip enterprise customers.

It has two core divisions:

1. Modular Division – designs, engineers, manufactures, and deploys EDGE facilities and critical DC infrastructure; and
2. Data Centre Operations - operates, maintains and markets data centres and critical infrastructure for our own DXN data centres as well as our modular customers. For more information, visit: <https://dxn.solutions>.

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