ASX ANNOUNCEMENT
1 July 2026

Strategic Divestment of Non-Core Tasmanian Data Centre

DXN Limited ("DXN" or "the Company"), a prefabricated modular data centre specialist, is pleased to announce the completion of the divestment of its wholly-owned subsidiary TAS01 Pty Ltd (TAS01), that owns and operates the Company's Hobart-based colocation data centre in Tasmania, for a total consideration of up to A$520,000.

Key Highlights

- **Strategic Divestment of TAS01 for a total consideration of $520,000.**
- **Sale of 100% of TAS01 comprises of an upfront consideration of A$400,000 and a A$120,000 earn-out.**
- **The divestment sharpens DXN's strategic focus, consolidating resources around its core prefabricated modular operations.**
- **The transaction completed on 30 June 2026. The landlord's consent to the transfer remains outstanding, and the parties are continuing to work collaboratively to satisfy this remaining requirement.**

Under the terms of the agreement, DXN will sell 100% of the issued capital of TAS01 to the purchaser, DADT Pty Ltd ('Purchaser'). The site lease and the customer framework agreement that support the business are held within the entity being sold and transfer with it.

The total consideration for the sale of TAS01 is up to A$520,000 and comprises of an upfront payment of A$400,000, subject to adjustment for any trade payables of the business that remain unpaid at completion and a A$120,000 earn-out payable approximately seven months after completion, subject to the business achieving an agreed revenue target in the six months following completion. The parties have completed the transaction with effect from 30 June 2026. The landlord's consent to the transfer of the business remains outstanding and is expected to be obtained in due course. On completion, DXN's nominated officers resigned and the Purchaser's nominees will be appointed to the board. The Purchaser intends to continue operating the facility, providing continuity for the site's existing colocation customers, including Tasmanian government and enterprise users.

Shalini Lagrutta, Managing Director of DXN, said: "This divestment is a deliberate step in sharpening DXN's focus. Our growth is being driven by our prefabricated modular platform.

"Recycling a non-core regional colocation asset lets us concentrate capital and management on the opportunities that will create the most value for shareholders, while ensuring the facility's customers continue to be well served by its new owner."

Ends-

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

For more information please contact:

Managing Director

Shalini Lagrutta

investorrelations@dxn.solutions

Investor Relations

Melanie Singh

melanie@nwrcommunications.com.au

+61 4 39 748 819

About DXN Limited

DXN Limited is a vertically integrated manufacturer and operator of modular data centres across Asia Pacific. The Company designs, engineers, manufactures, and operates high-quality, prefabricated facilities for government and blue-chip enterprise customers.

DXN operates through three core divisions:

1. **Modular Division** – Delivers prefabricated, scalable EDGE data centres and critical infrastructure, tailored to diverse industries including telecom, mining, defence, and subsea cable operators.
2. **Data Centre Operations** – Owns and manages data centres in Darwin, providing colocation, monitoring, and managed hosting services.
3. **Data Centre as a Service (DCaaS)** – A capital-light "facility as a service" model, offering bespoke data centre and satellite ground station solutions with end-to-end management, maintenance, and 24/7 monitoring.