ASX Announcement | 1 September 2026

X2M Signs Partnership Agreement for High Density GPU Data Centres

Initial proposed data centre precinct for Customer in regional Queensland

- X2M has entered a non-binding partnership agreement with an Australian master development company to develop high density GPU data centre and energy precincts of between 10MW and 100MW capacity in regional Queensland
- The initial proposed data centre is being developed as part of an innovative technology precinct in Queensland
- The precinct is planned to integrate a scalable data centre (10 to 100 MW capacity)
- The partnership agreement lifts X2M's prospective data centre pipeline above 200MW
- Five-year agreement provides a framework for expansion across multiple Queensland and Australian locations
- X2M is being engaged to deliver the data centre infrastructure and then potentially manage it on an ongoing basis, earning revenue across both phases
- X2M's platform would connect all energy generation, storage, distribution and data centre environment sensors across the precinct into a single AI-powered management system
- Australia's data centre and connectivity infrastructure investment is projected to require up to $190 billion by 2030[1]
- The agreement follows the binding data centre agreement announced on 27 August 2026, which carries an estimated project cost in excess of $250 million

X2M Connect Limited (ASX: X2M) ("X2M" or "the Company") advises that it has entered into a non-binding partnership agreement for the development of high density GPU AI data centre and integrated energy precincts of between 10MW and 100MW capacity in Queensland.

The partnership agreement is the second for Australian data centre precincts and increases the Company's pipeline of potential agreements above 200MW.

AI-Enabled Management as the Market Edge

- **AI chip and compute provider:** X2M is engaged across establishment and coordination, introducing suppliers and operators of data centre equipment, tenant acquisition, energy infrastructure delivery, environmental and facility management, behind the meter management and precinct networking
- **AI-enabled management provides the market edge:** X2M's platform brings energy, water, temperature, humidity and environmental systems into a single real-time layer, lifting the compute

[1] McKinsey & Company, "Australia's AI moment: Building Asia–Pacific's compute hub", 15 April 2026.

a facility supports for every megawatt built

- **A natural extension of X2M's core business:** the same platform, connected to 500,000+ devices globally, has delivered a 19% leak detection uplift in water, 20% logistics cost savings in a gas monitoring and ~$1,000 per home in annual electricity savings, now brings that efficiency capability to data centres

- **High density GPU compute** places the greatest demand on power, cooling and water systems, and the efficiency of those systems determines how much usable compute a facility delivers.

- **X2M's platform** can connect energy generation, storage and distribution alongside data centre environmental sensors into a single real-time management layer, regardless of manufacturer or communications standard

Term and Framework

The agreement runs for five years from execution and provides a framework for expansion to additional regional precincts across Queensland and Australia. It may be terminated or extended by mutual written agreement or replaced by a precinct specific agreement executed by both parties.

The precincts may require customary regulatory and planning approvals.

X2M will update the market on material developments under the partnership.

In accordance with the ASX's Compliance Update no.02/25 and Guidance Note 8, X2M confirms that:

- it does not consider the specific identity of the Customer to be information that a reasonable person would expect to have a material effect on the price or value of its securities.

- that this announcement contains all material information relevant to assessing the impact of the agreement on the price or value of its securities and is not leading by omission.

- the description of the Customer is sufficient to describe any market sensitive information about the Customer, including its standing and creditworthiness.

- there is no other material information relevant to assessing the impact of the agreement on the price or value of X2M's securities beyond that already disclosed in this announcement.

X2M CEO Mohan Jesudason said: *"Securing a second partnership agreement is encouraging validation of X2M's data centre strategy and underlying demand in the sector.*

Our strategy of taking two products to market, Managed Delivery and Platform Services appears to be working in our favour with prospective customers. From the Company's perspective it provides an attractive balance of upfront revenues and on-going SaaS revenues for our platform which is a mandatory component of any commercial arrangement in this space.

Meanwhile our established Smart City digitisation portfolio continues to grow strongly, with over 90 enterprise and government customers and a total addressable market of over $750m within this customer group."

Ends

The Board of X2M has approved this announcement.

For further information contact:

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About X2M Connect Limited

X2M Connect Limited (ASX:X2M) is a leading Australian smart city technology company delivering patent supported solutions that enhance productivity, reduce operational costs and improve public safety for utility and government customers. Smart cities involve the collection, aggregation and processing of data from a wide range of sensors to automate controls that improve the speed, effectiveness and accuracy of outcomes for cities and their residents. X2M's platforms enable real-time data exchange, remote control and predictive insights by connecting water, gas and electricity resource devices as well as other critical sensors to edge and cloud based software. X2M delivers a mass of data that enables AI for customers.

X2M provides services to develop data centre and energy infrastructure precincts in regional Australia including design, supply, installation, commissioning and operation. X2M provides platform services to manage the data centre environment and energy and cooling networks for precincts leveraging AI to deliver optimised outcomes.

X2M's core platform underpins three product families, '*Vision by X2M*', '*Hive.AI by X2M*' and the '*Help Me*' safety device, supporting more than 90 customers across five key geographies. The Company has connected over 500,000 devices to date and continues to expand its footprint, leveraging strong government and enterprise relationships throughout Japan, South Korea, Taiwan and the Middle East. X2M generates revenue through a mix of service fees, hardware sales, recurring SaaS and platform fees, and device connection charges. To learn more about X2M click here: www.x2mconnect.com or follow us on LinkedIn.