ASX Announcement | 10 September 2026

X2M Signs Third Partnership Agreement for High Density GPU Data Centres

Initial proposed data centre precinct in regional North Queensland

- X2M has entered a non-binding partnership agreement with Ethical Development Fund Australia, an Australian critical infrastructure development and investment company, to develop a 20 to 45MW high density GPU data centre and energy precinct in North Queensland
- The initial proposed data centre is being developed as part of a green energy precinct with existing renewable power generation to be augmented in the future by other green energy sources from nearby locations
- The precinct is planned to integrate a scalable data centre (20 to 45MW capacity)
- The five-year agreement provides a framework for expansion across multiple Queensland and Australian locations
- X2M's role in the partnership is 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 involves an estimated project cost in excess of $250 million and the non-binding partnership agreement announced 1 September 2026

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

The partnership agreement is the third for Australian data centre precincts. It follows the binding data centre agreement announced on 27 August 2026, which involves an estimated project cost in excess of $250m, and the non-binding partnership agreement announced on 1 September 2026.

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 forecasts ~$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

Ethical Development Fund Australia

- EDFA (www.edfa.com.au) is an investment and development firm focused on developing infrastructure projects that deliver both commercial returns and positive social or environmental outcomes. Its activities span renewable energy, including LCLFs, renewable diesel and sustainable aviation fuel, as well as waste-to-energy and other sustainable infrastructure projects. The firm connects investment capital with development opportunities and supports projects through to delivery.

- Michael Shekell is the Director and driving force behind EDFA, bringing over 20 years of experience and a passion for delivering innovative, commercially viable infrastructure and development projects. He is committed to identifying opportunities that combine strong investment potential with sustainable outcomes, creating long-term value through projects that address real infrastructure needs.

- EDFA represents a number of landowners interested in pursuing data centre development opportunities, particularly those that can leverage renewable and green power sources to deliver carbon-neutral benefits.

- The precincts that are to be considered under the partnership will require customary regulatory and planning approvals.

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.

X2M will update the market on material developments under these partnerships.

X2M CEO Mohan Jesudason said: *"X2M is developing a solid pipeline of data centre prospects and methodically taking them from the evaluation stage to partnership agreements and contracts. For this partnership, North Queensland offers land and power at a scale that suits high density AI workloads.*

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 will provide 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."

EDFA Director Michael Shekell said: *We have a number of landowners who are looking to leverage the increasing demand for data centres in Australia and North Queensland which presents many opportunities, with various sources of green power available. We are looking for locations with existing power, water and space for data centres so that we can help address demand while keeping climate change in mind. X2M is helping us evaluate and execute on the opportunities we have identified."*

Ends

The Board of X2M has approved this announcement.

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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 offers 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.