

EPX Limited

Signed \$3.0 million Secured Revolving Loan Note Facility

15 June 2026 EPX Limited (ASX: 'EPX') wishes to advise it has signed a \$3.0 million Senior Secured Revolving Loan Note Facility ('Facility') with Partners for Growth VII L.P. ('PFG').

SUMMARY

- Facility amount: Up to AUD\$3.0 million
- Interest Rate: 12.58% per annum on the drawn amount, fixed for the Facility Term
- Facility Term: 36 months (3 years)
- Repayment Terms: Interest only for the Facility Term, with the drawn Facility amount payable at the end of the Facility Term
- Security: Senior Secured lien over all the Australian and United Kingdom entities.
- Call Option/Warrants: NIL
- Other material items and fees of the facility are disclosed in Appendix 1 to this announcement.

Over the past few years, EPX has broadened its service offering through a combination of organic growth and targeted acquisitions, creating an integrated platform focused on building optimisation and performance. This expanded capability allows EPX to deliver greater value to property owners seeking to improve asset efficiency, reduce operating costs and enhance profitability. Supported by favourable market conditions, including sustained high energy prices and increasing demand for energy management solutions, EPX is well positioned to capitalise on a growing pipeline of opportunities.

Recent announced success, such as the NSW TAFE tender win for 150+ new sites, a major Australian REIT adding 200+ sites, expansion and upsizing of customers such as the UK's Great Western Railway (GWR) and FirstGroup PLC, has assisted EPX to increase its global site footprint to over 1,000+ sites. This provides the platform for further growth.

To seek to take advantage of this, EPX is entering into a Secured Revolving Note facility for up to A\$3.0 million in capital. This capital will allow EPX to move on revenue growth opportunities quicker within set budget parameters, as well as provide flexibility to consider further M&A opportunities and general working capital.

About Partners for Growth (PFG)

For over 20 years, PFG has provided flexible debt financing to more than 250 companies across 15 countries. In Australia and New Zealand, PFG has extended more than A\$1

billion in loan commitments to high growth businesses. PFG is also active in the United States, South-East Asia, Europe and the Middle East.

CEO, John Balassis said, "I am pleased that EPX has entered a level of maturity that it can utilise some debt in its business to assist in continuing to pursue growth as well as provide some working capital. We look forward to working with PFG and their team." John further commented, "We are seeing some interesting opportunities throughout our customer base, and this type of facility provides the business flexibility to pursue these, where it is profitable to do so."

This announcement has been authorised for release to the ASX by the Board of EPX.

About epX

EPX, the most impactful building performance platform provider, delivers sector leading, vendor agnostic, cost and energy efficiency in buildings. EPX is a global leader in improving building performance and reducing costs in the built environment.

EPX's proven proprietary EDGE cloud technology platform delivers energy cost and GHG emissions reduction in commercial real estate with control capability to manage critical energy and infrastructure assets. It is a data repository collecting and analysing more than 5.6 billion points of data per annum with proprietary algorithmic analysis and machine learning.

Our EDGE platform collects BMS, metering and broad operational data from a 7.5+ million sqm portfolio, across 25 countries. It accurately identifies operational inefficiencies, building performance, maintenance improvements and CO2e reduction opportunities and provides auditable insights that on average deliver 21% reduction in energy consumption. It is rapidly deployable and able to deliver immediate visibility and automation without full system overhauls.

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LinkedIn: <https://www.linkedin.com/company/epx-tech-optimisation/>

Website: www.epx.tech



APPENDIX 1 - MATERIAL TERMS OF THE PFG SECURED LOAN NOTES AGREEMENT

Borrower:	EPX Limited (ACN 645 144 314)
Corporate Guarantors:	E P & T Pty. Ltd. (ACN 060 381 142) (an Aus Guarantor) Wattwatchers Pty Ltd (ACN 123 010 588) (Subject to Deed of Company Arrangement) (an Aus Guarantor) EP & T Global Limited (Company number 06746262) (UK Guarantor)
PFG:	Partners for Growth VII, L.P.
Facility Face Value	AUD\$3.0 million
Facility Purpose	General working capital and growth purposes, and fees and expenses associated with this Facility.
Facility Term & Redemption Date	36 months after first Drawdown
Interest Rate for Term	12.58% per annum on the drawn amount, fixed for the Facility Term
Fees	The Fees applicable to the Facility are: • 2.0% Undrawn Line Fee; • \$60,000 Upfront Fee; and • A\$240,000, payable on the earliest of: ○ the Final Redemption Date; ○ any voluntary cancellation of the Facilities; and ○ acceleration of the Facilities. ○ At EPX's option, one-third of the Back End Fee may be settled by EPX by issuing freely tradeable listed shares in EPX to PFG (or PFG's nominee) at a 15% discount to the then-current 10-day volume weighted average price.
Other	• Maintain drawn principal of at least 50% of the Facility Face Value during the Facility Term. • There are other typical conditions of a Senior Secured facility of this type including reporting and default provisions.
Warrants and/or Options	NIL