15 July 2026

LPE secures three development partnerships, expanding its future growth pipeline

- Locality Planning Energy Holdings Limited (ASX: LPE) (the Company or LPE) has secured three residential development partnerships to expand the LPE growth pipeline in FY27.
- This growth pipeline involves an aggregate estimated capital investment of approximately $5.8 M and is expected to service 18 sites, with more than 3,000 new homes and 4,700 energy and water service points at completion.
- The three partnerships span:
  - (i) social and affordable housing and specialist disability accommodation,
  - (ii) design-led premium terrace and townhouse developments, and
  - (iii) over-50s land lease communities,

  extending LPE's integrated multi-utility platform across three high-growth residential adjacencies.
- The announcement is made in compliance with LPE's continuous disclosure obligations under ASX Listing Rule 3.1.

Portfolio overview

The three partnerships collectively strengthen LPE's FY27 and beyond revenue pipeline and represent a deliberate extension of the Company's multi-utility capability from strata into complementary residential asset classes with long-term structural fundamentals.

The counterparties referred in Partnership 2 and Partnership 3 below are not identified in this announcement reflecting the commercial sensitivity of their respective development pipelines. Each of these counterparties, being an established Australian residential developer and land lease community operator respectively, are of good standing. LPE does not consider the identity of these counterparties to be information that would have a material effect on the price or value of LPE's shares and considers that this announcement contains all material information relevant to assessing the impact of the partnerships on the price of LPE's shares and is not misleading by omission.

Partnership 1: Community housing provider

LPE currently services eight sites for Community Housing Limited (CHL), with three sites currently in delivery, three development sites contracted with 10-year agreements and 1 site in the process of being contracted. With the final site contracted, this will take the total number of sites with CHL to 12 sites.

Partnership 2: Residential developer

LPE has been engaged to deliver integrated energy solutions across residential developments delivered by an established national residential developer.

LPE has executed 10-year contracts for four sites as well as a 5-year contract for one site with this developer, with a further three sites subject to site-specific agreements. Revenue from the three further sites is contingent on the execution of those site-specific agreements.

Partnership 3: Over-50s land lease community operator

On Friday 10 July 2026, LPE executed a 15-year Master Services Agreement (MSA) with a leading operator of over-50s land lease lifestyle communities. The MSA contemplates four new Queensland communities. Revenue from this agreement is contingent on the execution of site-specific agreements.

Conditions and phasing

Revenue and connection volumes across the three partnerships will phase in as sites reach the relevant execution and connection milestones. LPE is not currently able to provide an accurate estimate of revenue, as this depends on the timing of site-specific agreements and service orders, the pace of community and site development, and the rate of home settlements. LPE will update the market as material information becomes available.

Craig Chambers, LPE Chair, said: *"These three partnerships mark a material extension of LPE's platform into adjacent residential asset classes with strong long-term fundamentals. Each partnership has been underwritten on disciplined capital criteria, and the Board is confident the portfolio will contribute recurring revenue and diversification benefit to shareholders in the future as the sites reach connection."*

Forward-looking statements

This announcement contains forward-looking statements, including statements about the number of homes and service points at completion, capital investment, connection volumes and future revenues under the three partnerships. Forward-looking statements are subject to risks and uncertainties, including the execution of site-specific agreements and Service Orders, the pace of community and site development by each counterparty, the rate of home settlements, and general market and regulatory conditions. Actual outcomes may differ materially from those expressed or implied in this announcement. LPE undertakes no obligation to update any forward-looking statement, other than as required by law or the ASX Listing Rules.

Authorised for release by the Board.

Craig Chambers

Chair

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About LPE

LPE is an ASX-listed energy provider focused on embedded network services to residential communities. LPE delivers electricity, hot water, solar, battery, EV charging and smart metering solutions through long-term supply agreements that generate strong recurring revenue.

The Company predominantly services the Queensland market, supporting residents to reduce their carbon footprint and energy bills with no upfront cost, and continues to extend its multi-utility offering across strata and now land lease communities.

Our Customer Value Proposition continues to evolve as we work with partners, communities and customers to find new solutions to take us into the future.

If you have any questions on this announcement or any past LPE announcements, visit our Investor Hub. Like, comment or ask a question on our announcements. You can find this through the following link or scanning the QR code:

investorhub.localityenergy.com.au or email us at investors@localityenergy.com.au

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