

2 October 2026

ASX ANNOUNCEMENT

LPE enters Victoria, secures its first shopping centre and grows in regional Queensland, adding approximately 750 service points in total

Highlights

- Approximately \$1.28 million of combined LPE-funded investment across the three projects in electricity, water and solar infrastructure.
- Approximately 750 electricity and water service points at completion, contracted under three agreements with terms of 10 to 15 years.
- Entry into Victoria through a 15-year Service Order with one of LPE's existing land lease partners, covering 203 new homes and 406 service points.
- LPE's first retail shopping centre, in Rockhampton, and further growth in regional Queensland through Australia's emerging land lease sector.

Locality Planning Energy Holdings Limited (ASX: LPE) ("LPE" or "the Company") has executed three new long-term utility infrastructure and services agreements that extend its customer base into Victoria and into retail shopping centres and grow its land lease portfolio in regional Queensland.

The agreements advance the 'Grow through partnerships' priority LPE published for FY2027 on 28 August 2026, through:

1. Geographic expansion into Victoria.
2. Expansion into a new property asset class through LPE's first retail shopping centre, in Rockhampton.
3. Continued growth in the land lease community market, extending LPE's presence in regional Queensland.

Craig Chambers, LPE Chair, said:

"These agreements demonstrate the continued execution of our partnership-led growth strategy, in a new state and a new property asset class. We are actively expanding our presence within the land lease community sector, entering Victoria for the first time with an existing partner and broadening our customer base through our first shopping centre project."

"Each project has been assessed against the Company's investment criteria and is supported by LPE's infrastructure investment model, which continues to resonate with developers and community operators seeking long-term utility solutions."

Establishing a Victorian Presence

LPE has executed its first Victorian Service Order under the 15-year Master Services Agreement with an over-50s land lease community operator, announced on 15 July 2026. The Service Order covers a new community of 203 homes in regional Victoria, comprising 406 electricity and water service points at completion.

The project is supported by LPE-funded capital investment and includes integrated electricity and water infrastructure, a 99kW clubhouse solar system and a 588kWh community battery, operating alongside residents' own rooftop solar. Homes are expected to be delivered in stages from 2027 to 2032, and connections and revenue will build as homes are completed and settled.

The agreement establishes LPE's presence in Victoria and creates a foundation for future growth within the state's embedded network market.

Consistent with the Company's announcement of 15 July 2026, the operator is not identified, reflecting the commercial sensitivity of its development pipeline. It is an established operator of over-50s land lease lifestyle communities and is of good standing. LPE does not consider the operator's identity to be information that a reasonable person would expect to 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 agreement on the price of LPE's shares and is not misleading by omission.

Expanding into New Asset Classes

LPE has executed a 10-year agreement with AHC Limited for Parkhurst Town Centre in Rockhampton, which represents LPE's first shopping centre project and marks the Company's entry into retail property. The project includes LPE-funded embedded network infrastructure for 25 retail tenancies and a 300kW solar system – LPE's largest to date – designed to improve the operating efficiency of the centre and reduce energy costs for tenants.

Rod MacLeod, Managing Director of AHC, said:

"Our focus is on creating long-term value for our tenants and our customers. Through our partnership with LPE, we're committing to local initiatives that help lower operating costs, improve efficiency and create a better experience for the people who visit the centre every day."

Growing the Land Lease Community Portfolio

LPE continues to expand its position within the land lease community sector in Queensland. The Company has executed a 10-year agreement with McGovern Developments for its Horizon Living community in Gympie, comprising approximately 316 service points at completion.

LPE will fund electricity, water and solar infrastructure, including a 40kW solar system on the clubhouse. The infrastructure will support residents through integrated services such as EV charging and improve the operational efficiency of the community.

Bernie McGovern, Managing Director of McGovern Developments, said:

"At McGovern Developments, we are committed to creating communities that provide genuine long-term value for residents. Reducing the cost of living and harnessing renewable energy are important considerations in the way we plan and develop our communities."

Partnering with LPE enables us to deliver modern electricity, water and solar solutions that support affordability and a better living experience for residents."

Driving Long-Term Growth

Collectively, these projects add approximately 750 service points at completion to LPE's portfolio under long-term agreements of 10 to 15 years that reinforce the Company's strategy of investing in utility infrastructure and extend LPE into a new state and a new property asset class.

These agreements establish the Company's Victorian footprint and broaden its client base into the retail shopping centre market.

Conditions and Phasing

Connections and revenue under each agreement will build progressively as homes are completed and settled and may change as the centre's tenancies evolve. LPE is not currently able to reliably estimate the timing of revenue from these agreements, which depends on the pace of construction, home settlements and tenancy commencements. LPE will update the market as material information becomes available.

Forward-Looking Statements

This announcement contains forward-looking statements, including statements about service points at completion, capital investment, construction and delivery timing, connection volumes and future revenues. Forward-looking statements are subject to risks and uncertainties, including the pace of development by each counterparty, home settlements, tenancy commencements, regulatory requirements and general market 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 Chair of LPE under delegated authority.

Craig Chambers
Chair

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About LPE

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

The Company operates in Queensland, New South Wales, South Australia and Tasmania, with its first Victorian project now contracted, supporting residents to reduce their carbon footprint and energy bills with no upfront cost, and continues to extend its multi-utility offering across strata, land lease communities and retail shopping centres.

Our 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 by scanning the QR code:



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