ASX and MEDIA RELEASE

DOTZ ENERGY SIGNS FIVE-YEAR CHILLERAI AGREEMENT WITH AFRICA ISRAEL HOTELS (VERT HOTELS)

Performance-based agreement starting for six VERT Hotels with income of $174K per annum

Key highlights

- **Dotz has signed a five-year services agreement with the Africa Israel Hotels group (AFI Hotels), operator of the VERT hotel brand, for the supply, installation and operation of Dotz's ChillerAI dynamic chiller-management system. The Agreement was executed by AFI Hotels on 4 November 2026.**
- **The agreement schedule identifies six AFI hotels in Israel – VERT Jerusalem, VERT Eilat, VERT Lagoon Netanya, VERT Dead Sea, Crowne Plaza Tel Aviv City Center and POLI Urban Tel Aviv – with approximately 3,705 tons of installed cooling capacity in total, and further buildings may be added by agreement.**
- **Performance-based revenue model: a monthly fee calculated on 40% of the actual savings in the site's air-conditioning electricity consumption, reviewed and approved by the parties each quarter, with no installation fee payable.**
- **Dotz is to install the system within 60 business days of signing; monthly fees commence after an approximately 30-day baseline measurement period following installation.**

6 November 2026 — Dotz Nano Limited (ASX: DTZ; OTC: DTZZF[/DTZNY) ("Dotz" or the "Company") is pleased to announce that its wholly owned Israeli subsidiary, Dotz Nano Ltd, has entered into a services agreement (Agreement) with Africa Israel Hotels Ltd (Israeli company no. 520038977), on behalf of the AFI Hotels group companies listed in the Agreement (together, AFI Hotels), for the deployment of the Company's ChillerAI system across AFI Hotels properties in Israel, commencing with VERT Jerusalem.

THE AGREEMENT

Under the Agreement, Dotz will supply, install and operate ChillerAI, its AI-based system for the dynamic management of large air-conditioning chiller plants, and provide related support services. The Agreement is dated 29 October 2026, was signed by Dotz on that date and was countersigned by AFI Hotels on 4 November 2026. It has a term of five years from the date of the Agreement, unless terminated earlier in accordance with its terms.

The initial site is the VERT Jerusalem hotel building. The schedule to the Agreement lists six AFI Hotels properties with an agreed order of priority for implementation: VERT Jerusalem (active), followed by VERT Eilat, VERT Lagoon Netanya, Crowne Plaza Tel Aviv City Center, POLI Urban Tel Aviv and VERT Dead Sea. Additional buildings may be added as agreed between the parties at a future time. Deployment beyond VERT Jerusalem remains subject to site readiness and implementation planning with AFI Hotels.

Key terms of the Agreement

Parties	Dotz Nano Ltd (supplier); Africa Israel Hotels Ltd (company no. 520038977) on behalf of the AFI Hotels group companies listed in the Agreement (customer).
Term	Five years from the date of the Agreement (29 October 2026; executed by AFI Hotels on 4 November 2026). AFI Hotels may exit the Agreement every 12 months from

	system start date on at least one month's written notice. Either party may terminate for unremedied breach (30 days).
Sites	Initial site: VERT Jerusalem. Schedule lists six AFI Hotels properties in Israel with approximately 3,705 tons of installed cooling capacity in total; further buildings by agreement.
Revenue model	Monthly fee per site based on installed cooling tonnage, calculated on 40% of the actual savings in the site's air-conditioning electricity consumption. Savings and payments are reviewed and approved at quarterly meetings, with periodic true-up adjustments in favour of either party to reflect actual savings. No installation fee is payable.
Indicative fees	Schedule to the Agreement sets indicative monthly fees across the six hotels totaling approx. NIS 32,176 per month (approx. A$14,500)
Timing	Installation within 60 business days of signing of the Agreement (or another agreed date). Monthly fees commence after a baseline measurement period of approximately 30 days following installation and regular operation of the system.
Conditions	Commencement is conditional on AFI Hotels approving Dotz's monitoring and control dashboard.

BACKGROUND AND PRIOR DEPLOYMENT

AFI Hotels first engaged with the ChillerAI technology under a 2023 proposal, and the system was previously installed at VERT Jerusalem and VERT Lagoon Netanya. The Agreement renews that engagement with Dotz as the contracting party. Dotz will migrate the VERT Jerusalem installation to the Dotz Energy ChillerAI cloud platform and re-commission the system before monthly fees commences.

STRATEGIC SIGNIFICANCE

The Agreement gives Dotz Energy a contracted, performance-based customer relationship with one of Israel's established hotel operators and a defined pathway across a multi-property portfolio. The shared-savings model aligns Dotz's revenue with measured energy savings achieved for the customer and is consistent with the Company's strategy of building recurring revenue from ChillerAI deployments in large commercial buildings, alongside its Cyprus activities with Thanos Hotels and MyMall.

NEXT STEPS

Dotz and AFI Hotels intend to hold a joint kick-off meeting to review the current condition of the sites, agree the actions required to re-commence operations and finalise a work plan, including responsibilities and timelines for each property. Immediate priorities include obtaining AFI Hotels' approval of the monitoring dashboard, re-commissioning ChillerAI at VERT Jerusalem and completing the baseline measurement period. The Company will update the market on material developments in accordance with its continuous disclosure obligations.

CEO COMMENTARY

Dotz Chief Executive Officer Nati Harpaz said:

"We are delighted to be working with AFI Hotels and the VERT team. This agreement puts ChillerAI back into operation at VERT Jerusalem under Dotz Energy and sets out a clear, prioritised pathway across AFI's hotel portfolio. Our model is simple: we are paid only from the savings we deliver, and both parties review those savings every quarter."

"Our focus now is disciplined execution – re-commissioning the Jerusalem site on the Dotz Energy platform, demonstrating measured results and then working with AFI to extend the system to further properties. We are also in active discussions with several other partners and also focusing on cost reduction across the business"

This announcement has been authorised for release by the Board of Directors of Dotz Nano Limited.

ABOUT DOTZ NANO LIMITED

Dotz Nano Limited (ASX: DTZ) is a climate-technology company commercialising technologies intended to reduce energy consumption and carbon emissions. Dotz Earth develops sorbent technologies for carbon capture, while Dotz Energy focuses on AI-driven energy optimisation, managed energy infrastructure and adjacent software applications.

For further information: www.dotz.tech | www.dotz.energy

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Forward-looking statements

This announcement contains forward-looking statements, including statements regarding deployment of ChillerAI at AFI Hotels properties, project timing, energy savings, revenues and commercial opportunities. Such statements involve risks and uncertainties, including site readiness, customer approvals, technology performance, the level of verified savings and the customer's termination rights, and actual outcomes may differ materially. Fees under the Agreement depend on verified savings and no forecast or guarantee of future revenue or performance is given.