



NEERABUP FACILITY **EXPANSION OVERVIEW**

Executive Summary

XCircle is embarking on a transformative infrastructure expansion with the development of a new 6,500m² purpose-built facility in Neerabup. This major investment is central to XCircle's strategic shift toward high-capacity, vertically integrated manufacturing tailored to serve Australia's growing demand for modular critical infrastructure.

The Neerabup facility positions XCircle to meet future scalability requirements by consolidating fabrication, assembly, testing, finishing, and logistics into a single, streamlined site. Unlike the current decentralised production model, this transition will enable assembly line-style manufacturing of prefabricated critical infrastructure.

Neerabup was strategically chosen for its industrial zoning, speed-to-market potential, and proximity to main transport links. Its access to arterial freight routes, regulatory efficiency, and land availability make it an ideal location to support XCircle's next phase of growth.

By aligning physical infrastructure with production scale and speed, this development reaffirms XCircle's leadership in delivering rapidly deployable, high-integrity modular systems across Australia's energy, infrastructure, and digital sectors.

Purpose of Expansion

The Neerabup facility will allow **XCircle** to:

- Expand manufacturing and infrastructure project capacity
- Centralise core operations in a custom-built facility
- Enhance production output through line-based modular assembly
- Achieve vertical integration across fabrication, fit-out, finishing, and logistics
- Support rapid deployment of large-format, prefabricated modules

This initiative provides the structural foundation required to meet increasing project volumes and to reinforce **XCircle's** role as a preferred partner for complex infrastructure delivery.

Facility Specifications

Total Gross Building Area: 6,500m²

Warehouse Internal Area: 3,120m²

External Warehouse Coverage: 3,163m²

Sales/Display Areas: Approx. 800m² (GF & FF combined)

Amenities Block: Approx. 560m² (GF & FF combined)

Average Warehouse Roof Height: 11.76 metres

Total Building Volume (Net): 34,173 cubic metres

Key Functional Features

- Oversized 8-metre-wide roller doors for large-format modular loading
- 4 x 10-tonne single-girder overhead cranes (ABUS GM3100 hoists) with 18.8m spans for a combined 40-tonne lifting capacity
- In-house sand-blasting and wet spray finishing areas
- Dedicated fabrication, fit-out, testing, and dispatch zones
- Heavy equipment integration including:
 - Mazak FG 400 NEO (5-axis laser cutting)
 - AvengerPlus 60-feet (drilling and cutting line)

Logistics & Access

- Strategically located near major arterial and freight transport routes
- Designed for streamlined movement of personnel, components, and completed units

Workforce and Automation Strategy

To support the projected operational scale across both Neerabup and Wangara facilities, **XCircle** will implement a workforce and automation-backed delivery strategy. This will include:

- Recruitment of skilled technical and production staff aligned to modular build workflows
- Structured workforce development and training programs to ensure consistency and quality
- Integration of automation systems to support repetitive manufacturing tasks and assembly-line efficiency
- Coordination of production schedules and logistics across sites to ensure responsive, scalable delivery

This combined strategy will provide a stable foundation to meet increasing project volumes, reduce lead times, and maintain the high standards of safety and performance expected from **XCircle's** infrastructure solutions.

Product Manufacturing Scope

- **Power Train Units (PTUs):** Containing LV and UPS switchboards, electrical distribution, UPS and batteries (LFP or Nickel Zinc), integrated cooling, fire detection and suppression, and full communication and monitoring systems.
- **AI Data Centres (AIDC):** Self contained AI DCs in air-cooled or liquid-cooled options, including all supporting infrastructure (power, cooling etc.)
- **Transformer Kiosks (TxKs)**
- **MV & LV Switch Rooms**
- **AI Modular Data Centres**
- **Standalone Equipment Rooms (SERs)**
- **Trackside Equipment Rooms (TSERs)**

All products will benefit from improved standardisation, consistency, and throughput capacity as a result of this facility's vertically integrated operations.

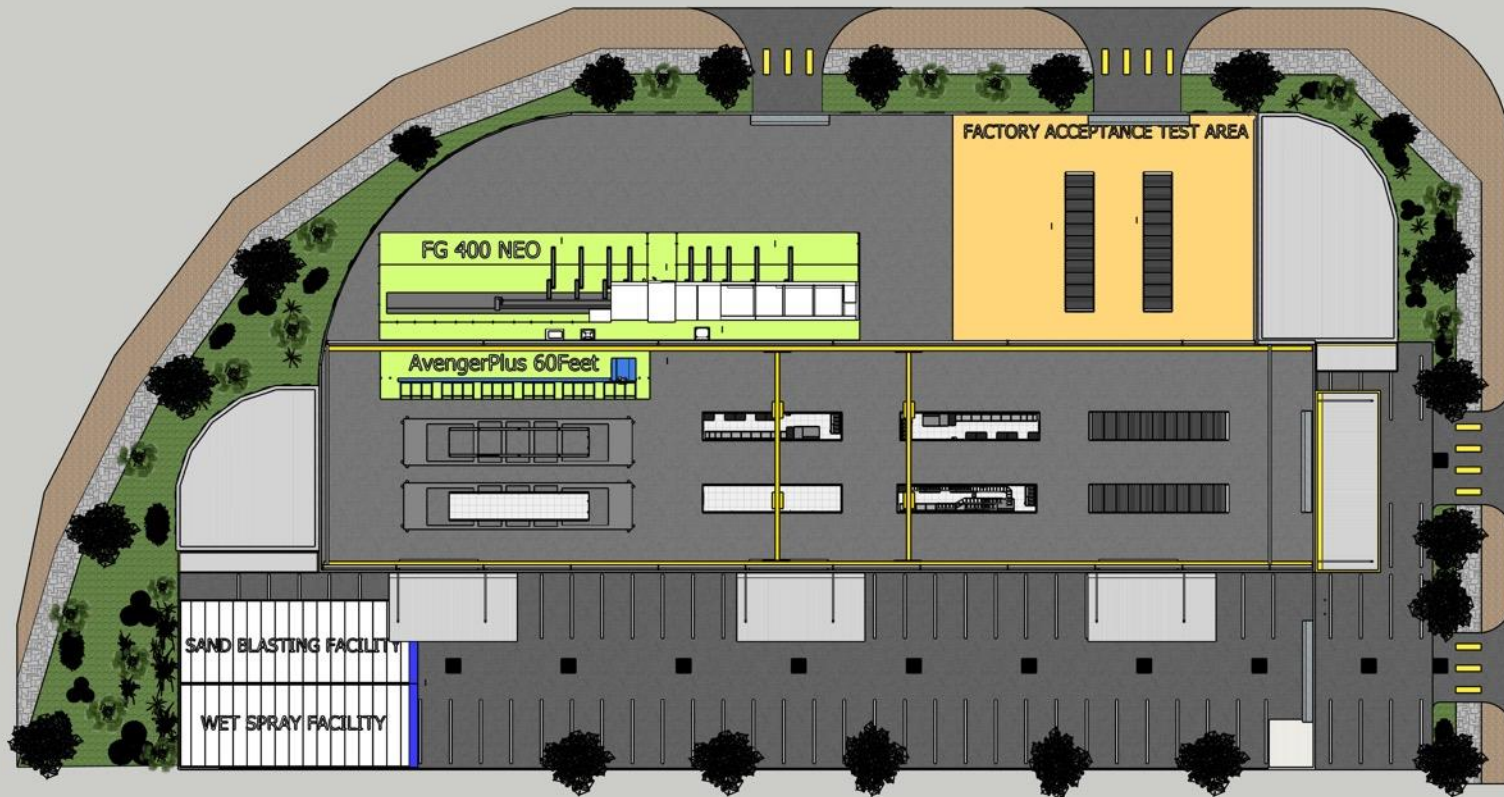
Timeline & Operational Output

- **Target Facility Completion:** Early to mid 2026
- **Expected Output at Scale:** 4 modules per month, alongside parallel modular product streams
- **Complementary Role:** Neerabup will operate in parallel with XCircle Manufacturing in Wangara, enabling increased total throughput and delivery capability

Stakeholder Communication and Media

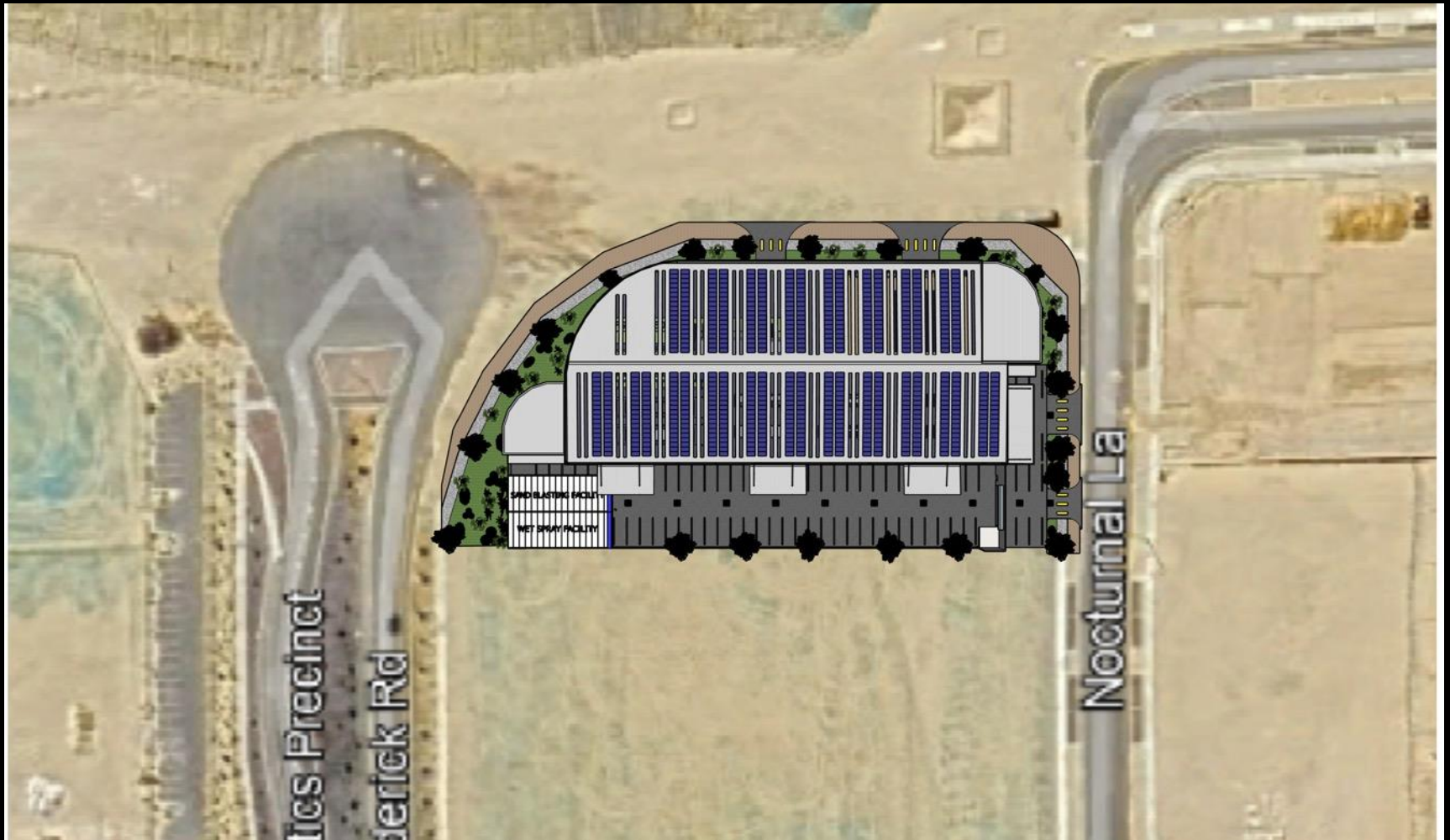
- This presentation is intended for both current and prospective **XCircle** clients. It will be supported by: - An accurate flyover video of the completed facility layout - High-resolution animations showing modular assembly in operation - Visual breakdowns of workflow zones and integrated production capabilities

Assembly Line Capacity

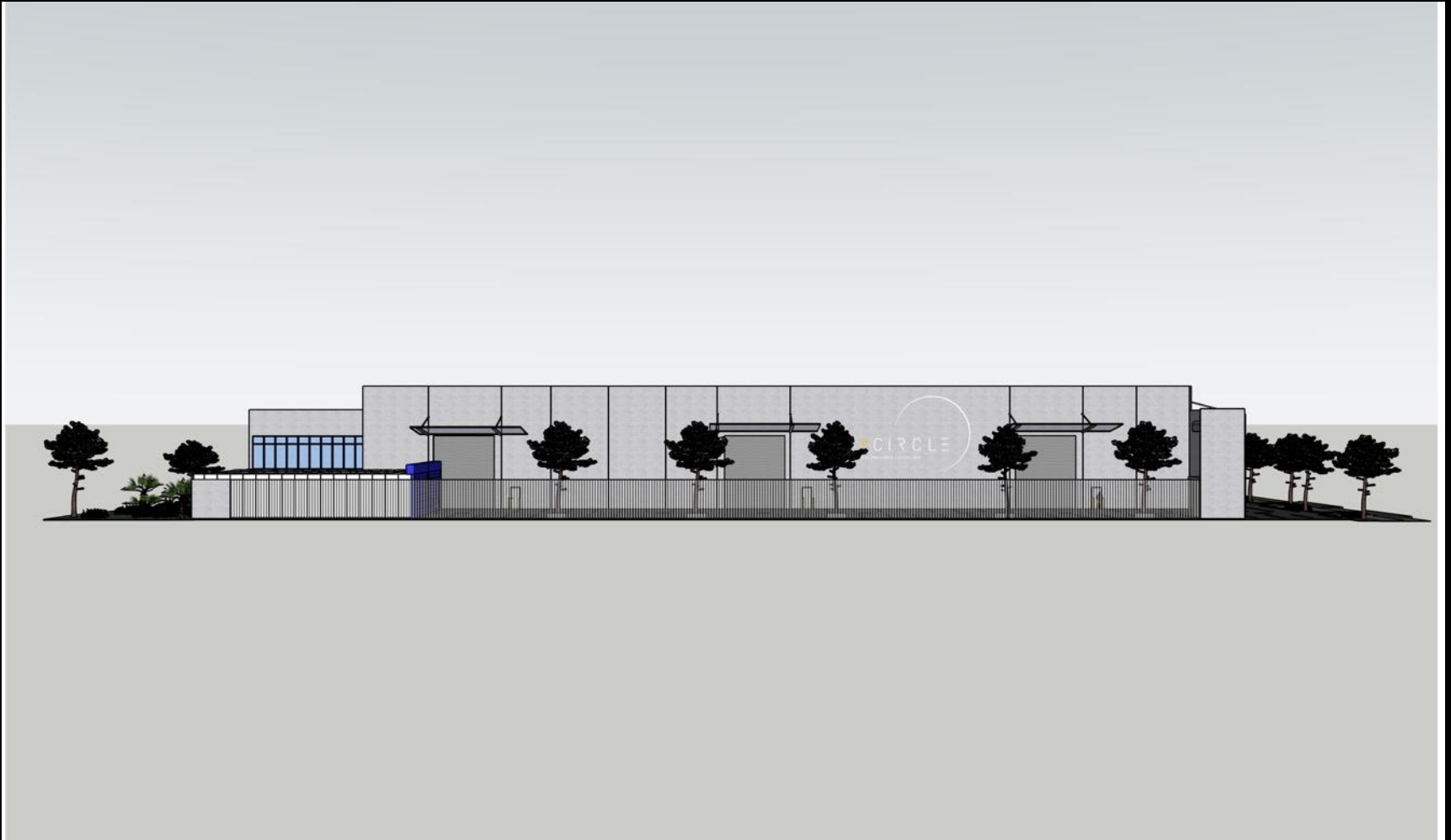


- Visual render showing assembly line facility showing a total of 10 modules, 8 in various stages of assembly, and 2 within the dedicated Factory Acceptance Testing (FAT) area. This will allow **XCircle** to deliver 2 modules every 2 weeks or 4 every month.

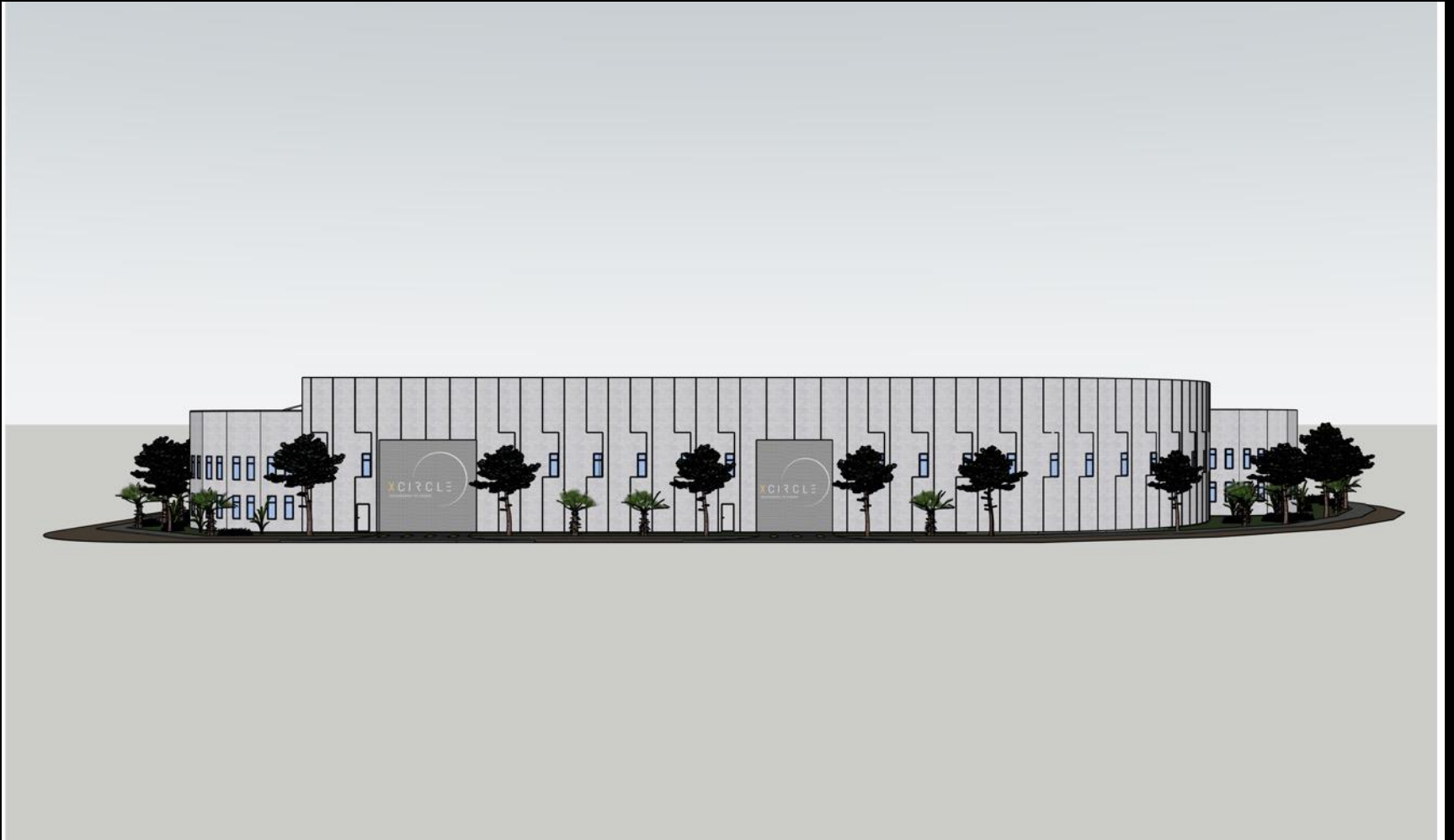
Factory Renders



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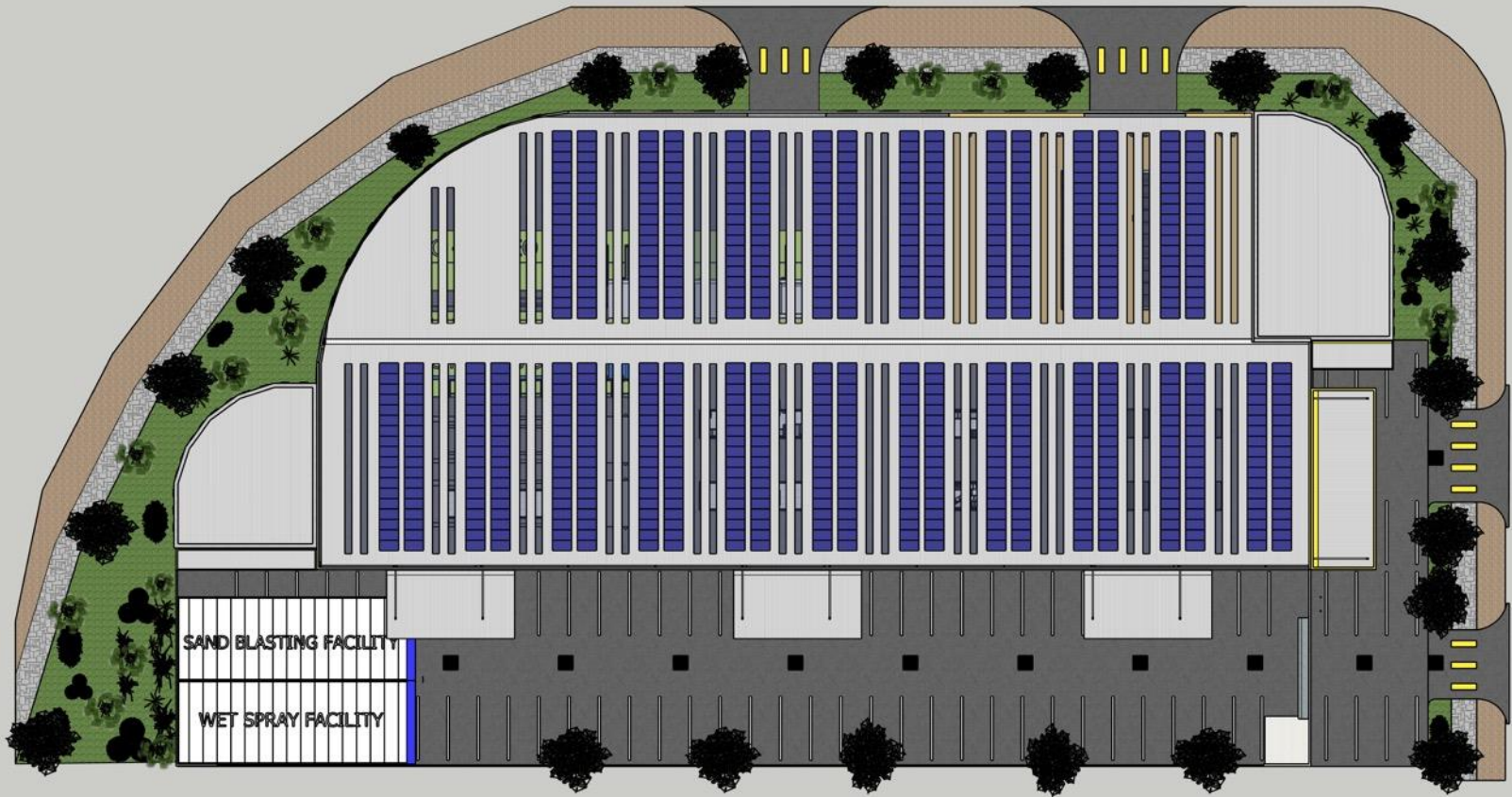
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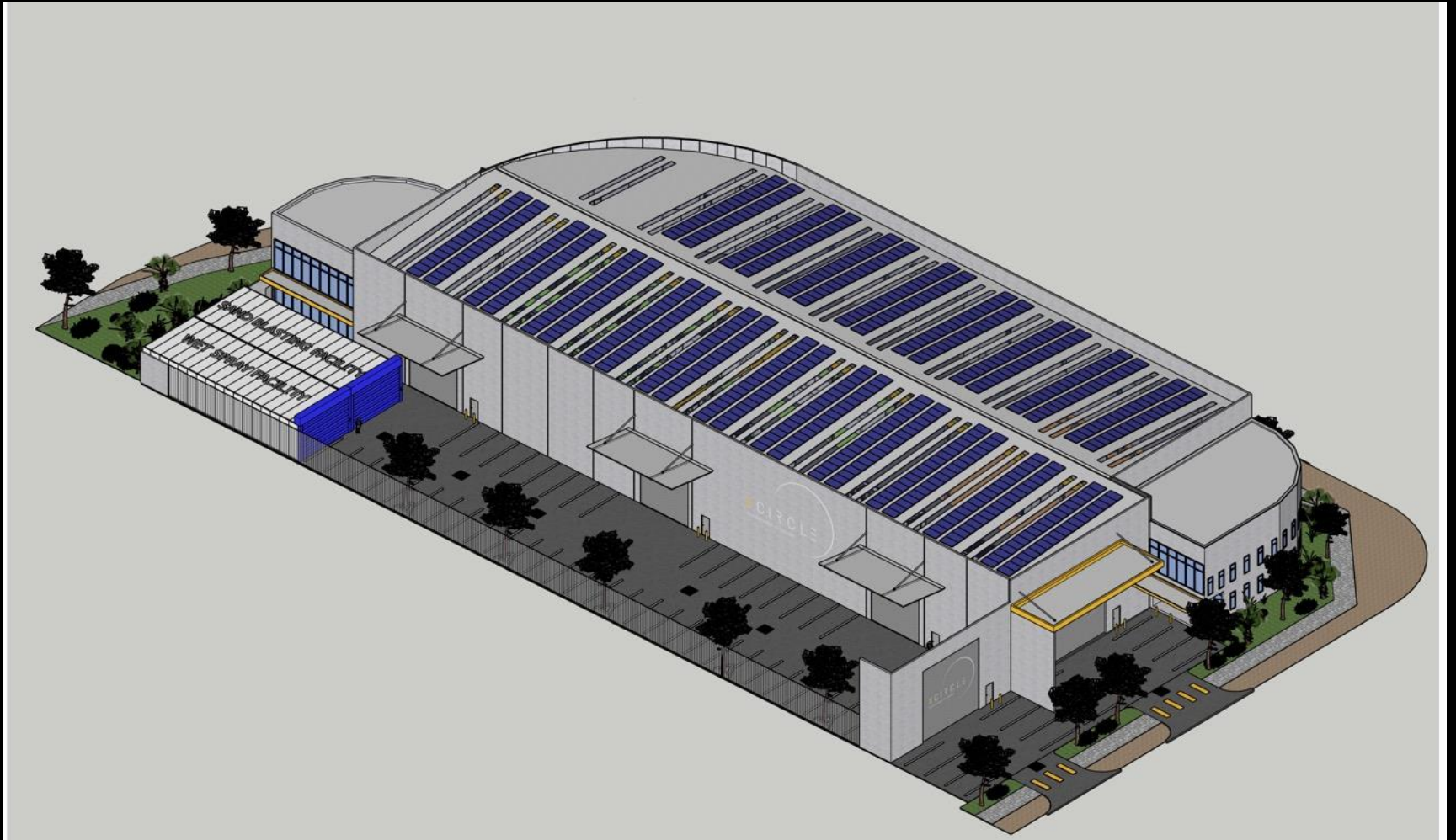
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Conclusion

The Neerabup expansion is more than a facility build — it is a strategic repositioning of **XCircle's** production philosophy.

By investing in a site that combines physical scale, industrial efficiency, and advanced equipment, **XCircle** is creating a robust foundation to lead Australia's modular infrastructure sector in capability, consistency, and scale.

This is the future of XCircle: purpose-built, integrated, and engineered for the demands of tomorrow.