Annual General Meeting

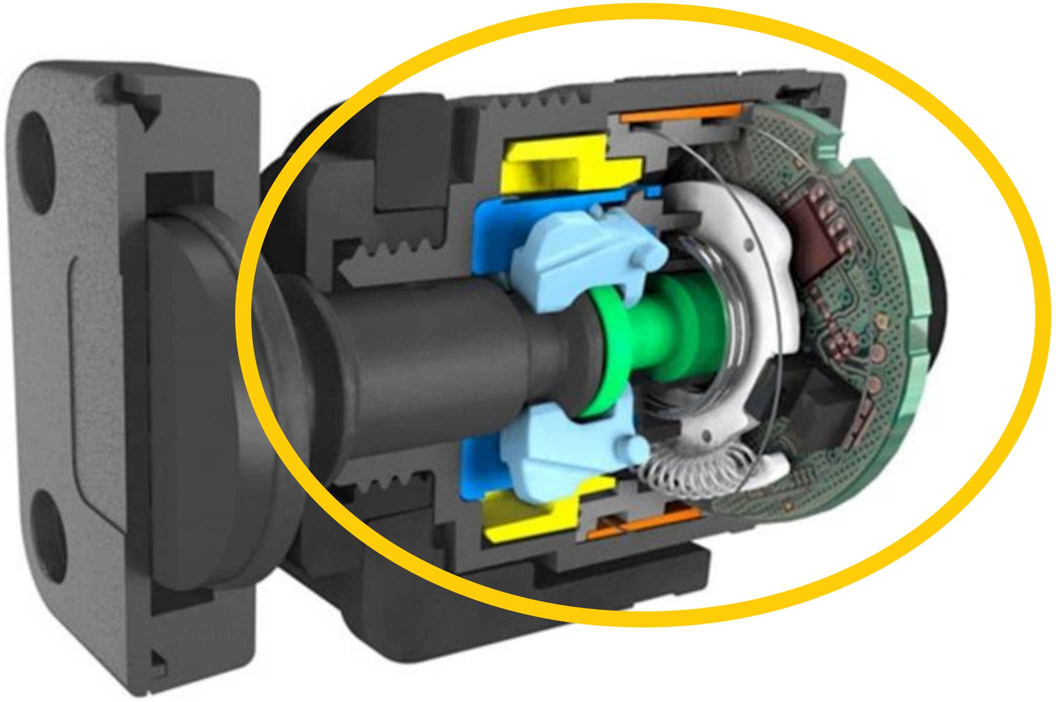
TZ LIMITED (ASX: TZL) | 20 NOVEMBER 2025

Our Proprietary Technology – Hardware and Software

- TZ incorporates micro-processors into its fastening or locking devices.
- This provides "push button" remote activation to the process of access, security, assembly and disassembly
- The Company added sensors and data management to the remote mechanical connection
- Our "AAA" rated clients are testimony to TZ's "best of breed"

TZ Smart Locker			Traditional Electronic Lock
Mechanical locking element with holding force greater than 1000N	✓	✓	Equivalent
Shape memory actuated device	✓	✗	Solenoid or motor driven
Controlled by integrated microprocessors	✓	✗	Simple on/off operation
Integrated sensing for open/closed state, temperature and others	✓	✗	Requires microswitches and additional mechanical devices to sense open/close state
Low power consumption to activate	✓	✗	Relatively high power to activate
No Electromagnetic Fields (EMF) emitted on activation	✓	✗	Typically, EMF created
Lightweight – less than 100g	✓	✗	Typically weighs more than 150g

TZ’s Smart Lock



Applications

DC Cabinet Security

- Enterprise DCs
- Colocation DCs
- Managed Services DCs
- Cloud DCs

Smart Locker Solutions

- Employee Storage
- End of Trip Lockers
- Corporate Mail
- University Mail Centres
- Residential
- Click n' Collect (Retail)
- Postal and Logistics

Tenant and Property Services App

- Commercial
- Residential High-Rise
- Mixed Use
- Build to Rent
- Master Planned Communities
- Retirement and Assisted Living

DC Cabinet Security

The Data Centre Security Business

https://tzsmartcabinets.net/

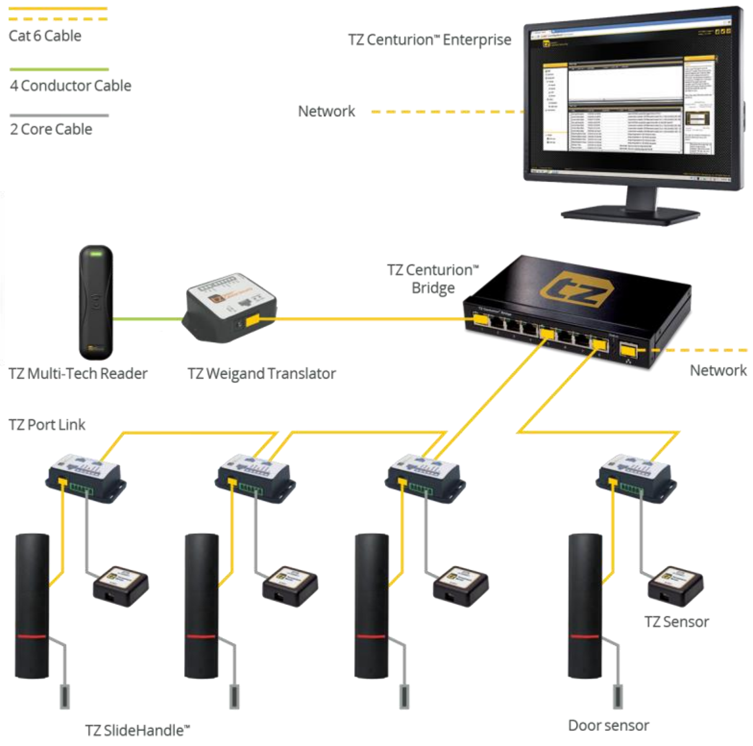
- The AI led data centre boom has seen technical and compliance led changes to cyber security and physical security.
- TZ enjoyed strong market penetration in Australia through the leading providers in **NextDC**, **Macquarie Telecom** and **Fujitsu**
- Unbeknown to TZ, **Microsoft** commissioned a report on TZ electronic locks and after a successful trial, have begun ordering TZ locks for cabinets that are not compliant for what Microsoft requires (details withheld)
- TZ Micro-Protection implements physical security at the actual asset level - where the data is kept
- TZ DC Security limits and controls access to the cabinet
- TZ Micro-protection provides a complete audit trail to meet compliance requirements

Our Data Cabinet Security Solutions

TZ PRAETORIAN

Third-party integration lock control

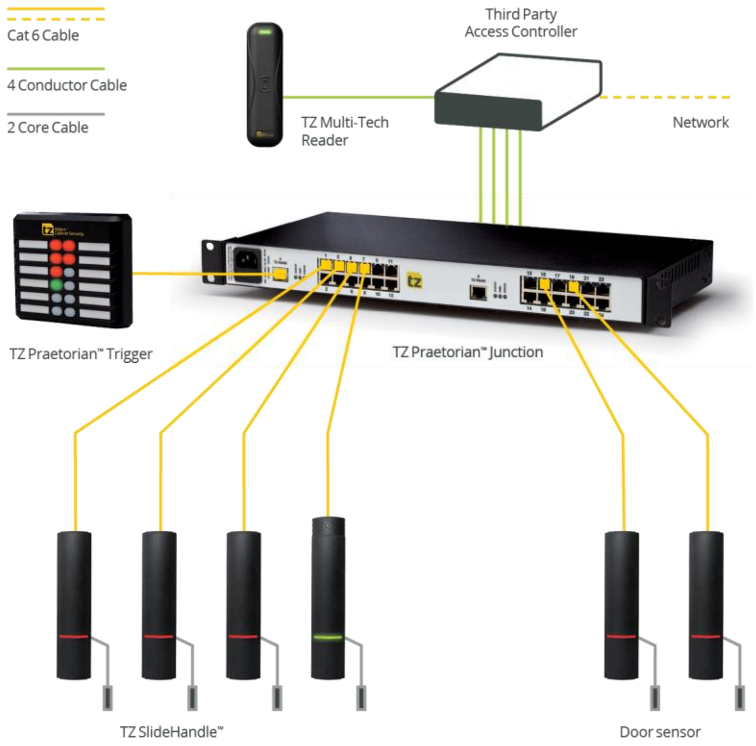
The TZ Praetorian system is designed to work with existing third-party building access control systems to extend physical security and audit trail capability down to the cabinet enclosure level. Multiple cabinet access control with real-time monitoring status.



TZ CENTURION

Software driven access control system

The TZ Centurion solution delivers a state-of-the-art, IP-based electronic access control system designed specifically for the micro-protection of data centre cabinets. Enterprise server application that communicates, manages and reports, with full audit trail, on all devices on the Centurion



Data Cabinet Security Revenue

- Security sales were AUD$632,000 in FY23
- TZ DC Security sales rose to AUD$1.6m in FY24
- TZ DC Security sales were AUD$2.lm in FY25 with over $330,000 in Recurring Revenue
- Already in FY26 sales of over AUD$3m have been achieved with the company participating in some large tenders
- The Board could not, at this stage, forecast revenue for this division in FY26 – some contract tenders would be material if successful

Data Centre Micro Security

Preferred supplier to the world's leading data centre operators

Microsoft
NEXTDC
Disney
IBM
Coromatic
DXC TECHNOLOGY
FUJITSU
OCBC
macquarie DATA CENTRES
CANADIAN SECURITY INTELLIGENCE SERVICE
Lincoln Electric System
UNIVERSITY OF TORONTO
eHealth Taking Care Everywhere
vivo
Tenaris
bluelock

Smart Lockers

Software Applications

Corporate Mail

- Secure authenticated deliveries
- 24/7 Pick-up convenience
- Cost efficiencies through automation
- Chain of custody tracking and audit trail

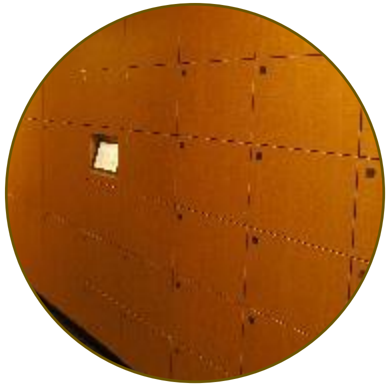
Employee Storage

- Supports hybrid work environments
- Secure authenticated access
- Space saving though dynamic storage
- Improved Employee experience

University Mail

- Enables package volume management
- Automates package handoff process
- Reduces mailroom congestion
- Improved Student convenience and experience

Residential Mail



- Improved Tenant satisfaction
- Reduced Concierge Staff workload
- 24/7 secure access
- Eliminates the need for direct handoff from Staff or Couriers

Postal and Logistics

- Delivery cost optimization
- Delivery location consolidation
- 24/7 Pick-up
- Secure and contact-free exchanges

Offer for Telezygology Inc.

- Telezygology Inc. is TZ's US subsidiary. It has a customer base of nearly 200 with over 200 installation locations. The company has an impressive array of "AAA" rate clients (due to TZ's integration capabilities) and is a dominant player in the US education market (University Mail and Parcel deliveries)
- TZ received a non-binding Indicative offer for Telezygology Inc. TZ's board rejected the offer even though it would have covered the company's debt ($6.25m) and substantially improved working capital as a result. Other interested parties have now expressed an interest, and the Board will progress discussions before considering any further proposal for Telezygology Inc.
- TZ believes, with an added focus, that there is significant growth in this US business. If retained the objective would be to double the recurring revenue from the US Locker business from AUD$2.6m to AUD$5m over the next 2 years

Global Expansion

- Singapore has been the company's entre into Asia, establishing relationships with dominant players in Southeast Asia
- TZ recently recently won a **Singapore Business Award in conjunction with CapitaLand**, one of the largest developers in the region
- Singapore will be the base for further expansion into Asia with the company holding discussions on opportunities in China, Korea and Japan

TZ and CapitaLand take home SBR International Business Award under Building Services & Facilities

They deployed innovative Smart Locker technology across flagship developments such as CapitaSpring, Rochester Commons, and Geneo.

Smart Locker Solution Specialists

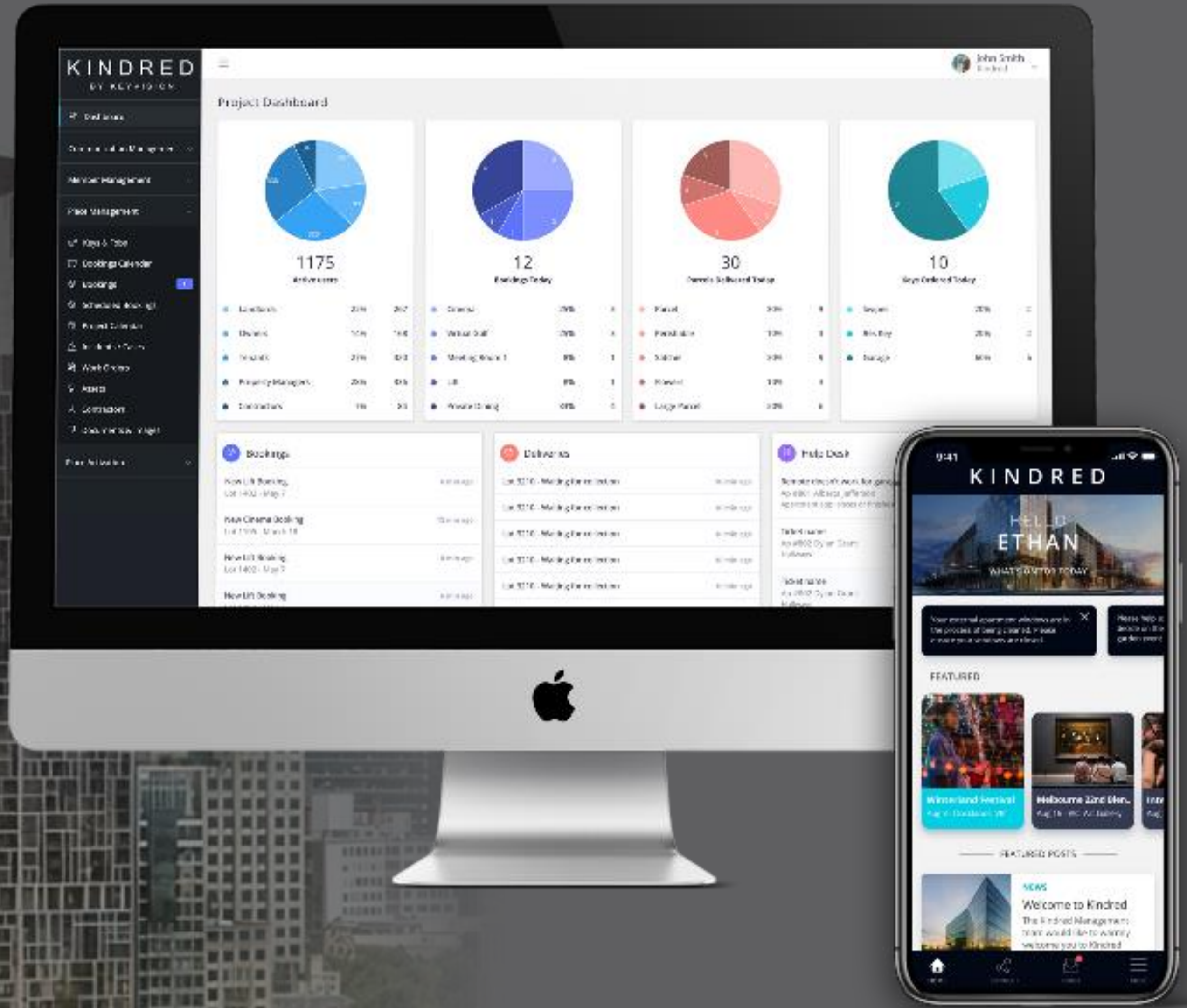
Preferred supplier to the world's leading corporations


LOCKER
EXIT

Keyvision

Connecting Communities

Property and community management
with one simple platform



Keyvision

Provides:

- Member Management
- Member Documents
- Parcel and Delivery Management
- SMS, Push Alerts and Notifications
- Digital Signage Noticeboard
- Emails – auto-generated
- Booking Calendars
- Building Key Management
- Contractor and WO Management
- Defects Management
- Schedule Maintenance
- Event Calendar and RSVP
- Groups & Clubs

Property Management Services

Preferred solution to some of the largest property developers in Australia

Who we are

Global provider of smart locking, access control and smart locker solutions

TZ locks in global data centre deal with Microsoft backing

Sydney Morning Herald, May 9, 2025

In a game-changing development, ASX-listed TZ Limited has clinched its first order for 120 smart cabinet locking kits for global data centres, with technology titan Microsoft sitting squarely behind the deal.

The order, placed through Microsoft's procurement agent Wesco Anixter, marks the start of the commercial rollout of TZ's retrofit solution regions including the United St. The initial order is part of a broader 360-unit commitment worth $725,000 and will be distributed across high-growth rates, Europe, the Middle East, South Africa and Asia.

TZ has reimagined the humble lock, fusing cutting-edge shape memory alloy (SMA) technology with intelligent microprocessors to create a next-generation electronic locking system.

Dubbed the "SMArt" system, the high-tech solution ditches the old-school lock and key in favour of a sleek, software-driven setup that delivers superior security, remotely controllable with a tap or a click.

'The growing pipeline of sales opportunities continues to validate TZ's cabinet locking solutions.'

TZ Limited chief executive officer John Wilson

TZ says the new order is a major win for the company, whose cabinet security tech is quickly becoming a go-to solution in a data-driven world fuelled by the booming demand for artificial intelligence, cloud computing and digital transformation.

The smart locking kit incorporates a modular, retrofit-friendly design that can be easily integrated into existing access control systems via hardwiring or through TZ's API-driven software. The system provides real-time access tracking and compliance auditing using TZ's proprietary Centurion Enterprise software platform.

TZ Limited chief executive officer John Wilson said: ***"The growing pipeline of sales opportunities continues to validate TZ's cabinet locking solutions and our ability to meet the needs of the market."***

The Microsoft deal follows good results from pilot installations in Dublin and Chicago, which the company says have positioned TZ to become a serious player in the global data centre arms race.

SBR International Business Award under Building Services & Facilities

Smart locker solution provider TZ and CapitaLand Group, one of Asia's largest diversified real estate groups, have won the Building Services & Facilities category in the SBR International Business Awards 2025 for the innovative Smart Locker technology solution deployed at CapitaLand's properties.

The award celebrates a significant contribution to the rethinking of workspace efficiency, security, and tenant experience through the deployment of intelligent locker solutions across CapitaLand developments such as CapitaSpring, Rochester Commons, and Geneo.

TZ and CapitaLand take home SBR International Business Award under Building Services & Facilities

They deployed innovative Smart Locker technology across flagship developments such as CapitaSpring, Rochester Commons, and Geneo.

Revolutionising traditional lockers

At the heart of this breakthrough solution is a cloud-controlled and edge-operated design locker system which enables the use of multiple digital authentication methods, including facial recognition, mobile card, and QR code access via CapitaLand's tenant experience platform, CapitaStar@Work. Another critical feature of the system is that it ensures continuous operation even without network connectivity, ensuring that staff can get access to their personal belongings in the event of network disruption in the premises.

The SmartLocker initiative also addresses security concerns surrounding digital authentication methods at the workplace. The digital authentication system ensures that users get access only to their own lockers. Real-time logging and audit trails allow relevant teams to track access and usage, as well as receive alerts for issues faced by users. CapitaLand is committed to creating a safer environment for its employees and tenants, acknowledging the importance of security at the workplace.

On the physical front, a key benefit derived from this system is the reduction of reliance on large pedestal drawers and manual key management, allowing more area to be repurposed for other uses. The SmartLocker system is also designed to scale, allowing for expansion to additional areas, covering more square footage and accommodating a larger tenant population.

Since its implementation in various locations, the SmartLocker solution has had significant impact on office space management, with tenants expressing their satisfaction with the locker system, thanks to the security features and its ease of use.

What the future brings

With artificial intelligence (AI) now integrated into smart technology systems, the teams from CapitaLand and TZ are exploring an AI-based solution to enhance the locker system's capabilities. Predictive maintenance, personalised user experiences, and advanced data analytics for better decision-making are just some of the developments being discussed.

"The SmartLocker initiative sets new standards for organisations and the use of their workspace, whilst creating lasting value for our tenants, their employees, and the broader community. The project's commitment to user convenience, operational efficiency, and scalability ensures that the demand for its implementation in more workspaces will keep growing. We have no doubt that the SmartLocker system will become a ubiquitous workplace feature in no time," said Fleur Lim, Vice President, Group Admin at CLI.

Appendix

TZ Board & Key Management

Peter Graham

Non-Executive Chairman

Peter Graham is an experienced corporate advisor. Started in chartered accountancy (auditor) with Ernst and Young before a decade of Treasury roles with Westpac and UBS (commodity loans and hedging). The resources expertise led Peter into equities, initially as a research analyst with Tolhurst (acquired by Patersons, now Cannacord). Peter built a successful research/institutional dealing career before branching into corporate advisory in 1995. As a corporate advisor for over 20 years, Peter developed an extensive equity capital markets profile, with transactions across multiple sectors. Peter accepted the chairmanship of TZ Limited commencing in 2020.

Anton Schiavello

Non-Executive Director

Anton Schiavello has extensive experience across workplace technology, commercial furniture and manufacturing, and office fit out and construction. In 2017, Anton Co-Founded Nura Space, a workplace technology platform that integrates booking systems, IoT-enabled furniture, and data analytics.

Simon White

Non-Executive Director

Post a successful AFL career, Simon worked in corporate advisory and equity capital markets, with initial experience at Patersons Stockbroking before joining Sequoia Financial Group (SEQ) and then the Delcor Family office. In this time Simon worked on IPO's, equity placements, corporate advisory and restructuring. He has worked on a variety of deals across many business sectors. Recently, Simon has been Director of Investor Relations with Paradigm Biopharma, an ASX Top 300 company. Simon's skills in corporate governance are most beneficial to the TZ Limited Board.

TZ Board & Key Management continued

John Wilson
Group CEO

John has extensive international business experience, having spent most of his 35-year career developing global businesses across Asia, Europe and the US, with responsibility for establishing major strategic alliances and partnerships, and driving market entry strategies through new product innovation and commercialization. Previously, he had a successful executive career for a listed multinational building products corporation in a range of senior leadership roles. As co-founder of TZ, John built the Company into a publicly listed, global technology brand before exiting in 2007. He returned in a consulting capacity to support the TZ Board in 2011 and again in 2017 when he stepped in as interim CEO for a 3-year term. In early 2023, John was asked again to take steerage of the business as Group CEO.

LeiLei Shen
Group Chief Finance Officer

Leilei is a Certified Public Accountant Australia and Certified Management Accountant USA, who is dedicated to the management and supervision of all areas of financial accounting and reporting. Leilei joined TZ in 2023 and has been instrumental in leading the streamlining of operational processes and improved business efficiencies in the US business. With Vijay Gupta transitioning to retirement, she has taken on the Group CFO role which is pivotal for TZ's development and market expansion. Prior to TZ, she worked in senior accounting roles in multinational organisations in the medical equipment, travel technology and refrigeration transportation industries.

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Disclaimer continued

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Indications of, and guidance in relation to, future earnings, financial position and performance are also forward-looking statements. You are cautioned not to place any reliance on any forward-looking statement, particularly in the light of the current economic climate and the significant volatility, uncertainty and disruption that is being caused by global geopolitical uncertainty. All forward-looking statements reflect beliefs and assumptions with respect to future events as at the date of this Presentation, however they are not guarantees of future performance. Such forward-looking statements involve known and unknown risks, uncertainties, assumptions, contingencies, and other factors which are, in most instances, beyond the control of the Relevant Parties, and may involve elements of subjective judgement and assumptions as to future events that may or may not be correct.

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The corporate transaction the subject of this Presentation remains subject to various contingencies, including the completion of commercial and legal due diligence, the negotiation and entry by the parties into long from transaction documents and the receipt of any necessary regulatory and/or shareholder approvals. Shareholders are cautioned therefore that there is no commercial certainty that the proposed acquisition of Keyvision will complete on the terms set out in this Presentation or at all.