

KALiNA Expands Land Position in Alberta

- KALiNA's has increased its land position, securing control of two new locations in Alberta. The total area now secured has increased by 157% from 305 to 785 acres
- New sites secured are in response to growing demand for suitable sites that can house large-scale data centres co-located next to gas-fired combined cycle power projects incorporating carbon capture
- KDP has now assembled five projects with an aggregated capacity to potentially deploy, over time, at least 1,700 MW (1.7 GW) of its Power-CCS plants
- Recent sales activity of sites for data centre sites co-located with power plants provides a meaningful benchmark opportunity for the Company to crystalize value for the KDP portfolio

KALiNA Power Limited (**ASX: KPO**) ("**KALiNA**" or the "**Company**") announces that it has expanded its secured land portfolio for the development of its projects to power AI data centre activity in Alberta, Canada; one of the world's top data centre destinations.

The portfolio is being developed by the Company's 100%-owned Canadian subsidiary, KALiNA Distributed Power ("**KDP**") and is comprised of multiple ~170MW natural gas-fired combined cycle power plants incorporating Carbon Capture and Sequestration ("**Power-CCS**").

The Company has formally secured site control at two new locations in the Crossfield and Clairmont areas of Alberta by way of options to purchase until the end of 2027 and 2028 (please refer to [Annexure 1](#) for further details on each option agreement).

The 180-acre Clairmont site has the capacity for one 170 MW Power CCS plant. The 320-acre Crossfield site has the capacity for at least three 170 MW Power CCS plants. Capacity potential is determined by factors such as usable acreage, electrical transmission details, natural gas availability and CO2 sequestration capacity.

KDP has now assembled five secured projects representing a total of 785 acres with the capacity to potentially deploy, over time, at least 1,700 MW of its Power-CCS plants(1.7 GW) (please refer to Figure 1 below).

At each of the Alsike, Myers and Crossfield locations, KDP has filed Systems Access Service Requests for electrical interconnection as co-sited projects under a special designation for both data centre power requirement ("**Load**") and power plant generation. This allows each site to host a data centre serviced by KDP's Power-CCS plants while also providing access to the grid for any back-up or additional power generation required and for the sale of any surplus electricity to the Alberta power pool (please refer to Figure 2 below).

At the Gilby and Clairmont locations, KDP has filed Systems Access Service Requests for electrical interconnection with a generation-only designation (“**Generation**”). This allows each site to either sell its power to the Alberta power pool or contract with data centres located off-site anywhere in Alberta to provide electricity through long-term virtual power purchase agreements (“**VPPAs**”).

Environmental desktop and biophysical studies have been completed at the Myers, Alsike and Gilby locations and are planned to be completed at the Crossfield and Clairmont locations in 2025. The completed environmental studies have not raised any adverse issues.

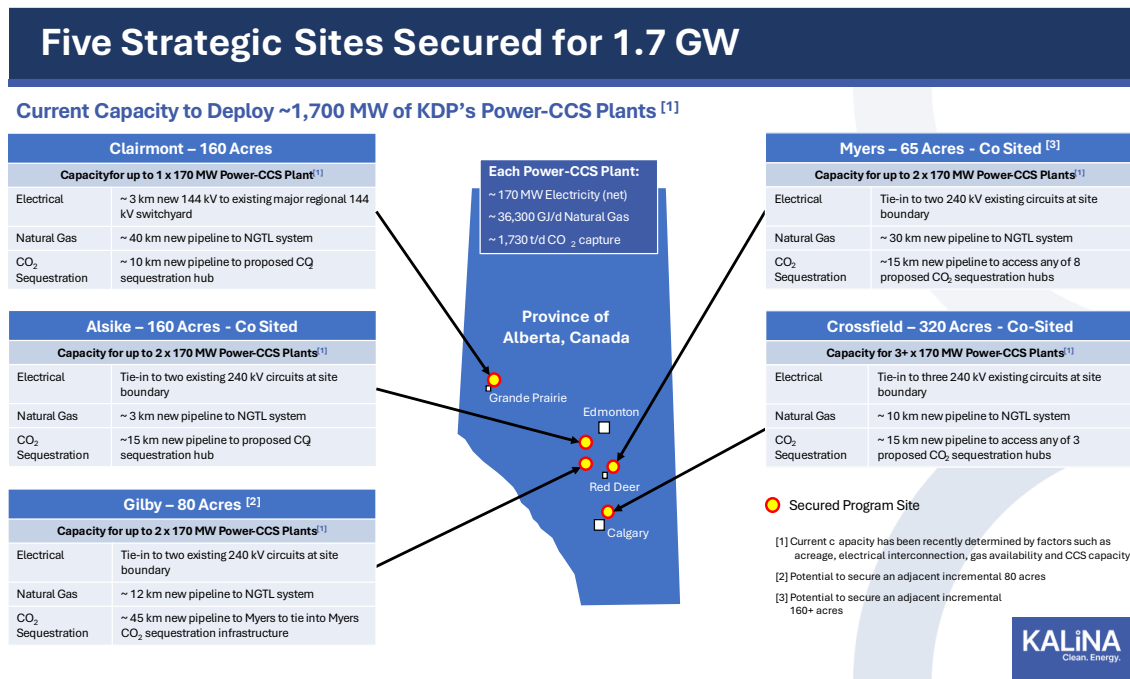


Figure 1: KALiNA’s secured sites as at the date of this announcement.

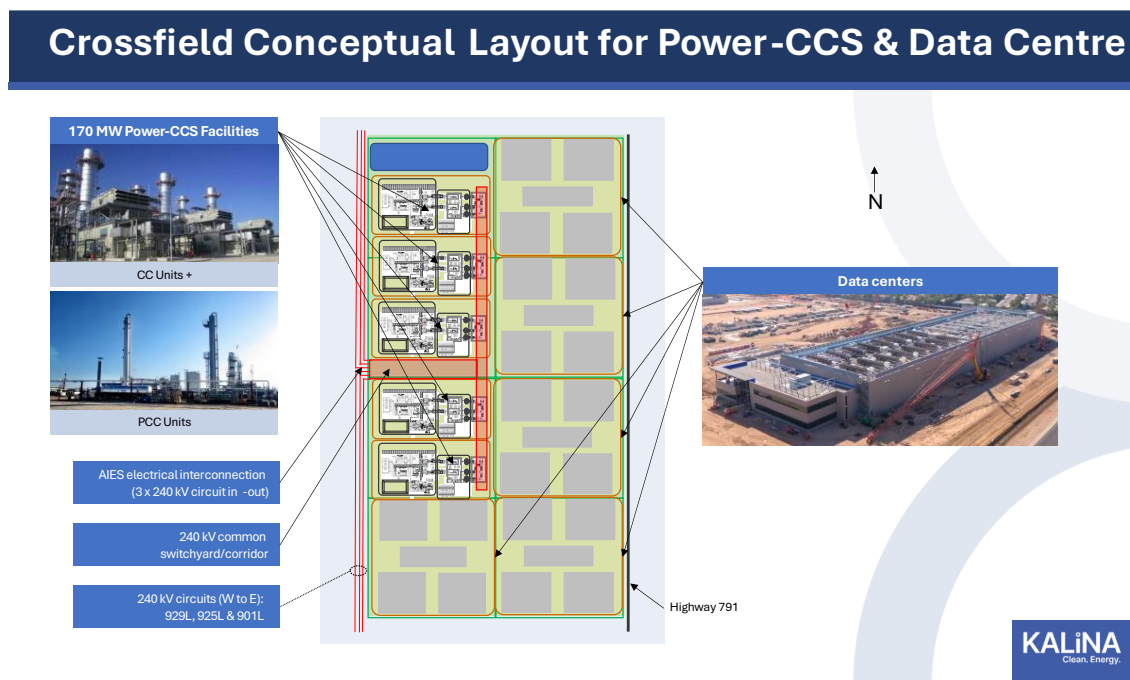


Figure 2: Conceptual layout for Crossfield site Power-CCS & Data Centre.

Important sales activity of sites for data centre sites co-located with power plants

In response to growing data centre interest in Alberta and resulting forecasted demands for electricity, there has been a notable increase in sales activity of data centre sites co-located with power plants. These other sites under development highlight the inherent value of KDP's sites, many of which are in similar stages of development. Set out below are some such examples:

- **Captus Energy**, a subsidiary of Calgary-based BTG Energy recently negotiated the sale of its site for C\$27 million to NASDAQ listed Gryphon Digital. The site includes carbon sequestration reservoirs and gas supply to generate ~ 130 MW of power to co-locate with the data centre buyer. Plans include eventually increasing access to gas supply and electrical interconnection which, if procured, may facilitate a significant scale up in the future.¹
- **Bitdeer Technologies Group** (NASDAQ: BTDR), a blockchain and high-performance computing company, announced the acquisition of a fully licensed and permitted 101 MW site and gas-fired power project in an all-cash transaction for C\$21.7 million. The site has potential to scale to 1 GW of power.²
- **TwelveSix**, a Calgary-based consulting firm specializing in data centre financial assessment and site acquisition, brokered the recent BitDeer acquisition and two other data centre acquisitions of project development sites since October 2024.

Over the past several months, the Company has been in discussions with TwelveSix regarding the values of KDP's sites. From those discussions, and as at the date of this announcement, TwelveSix has advised they would expect KDP's Power-CCS projects and its Saddle Hills project to have a current value in the range of C\$100,000 – C\$300,000 per MW.

From the Company's own evaluation and negotiations on the Captus Energy project as well as its ongoing discussions with TwelveSix, management believes these transactions are for projects that are generally comparable to the stage of development of the KDP portfolio projects by virtue of having:

- adequate usable acreage;
- approved electrical interconnections or applications in the current Alberta Electric System Operator (AESO) process;
- available gas infrastructure and/or direct gas supply contracts with producers; and
- associated regulatory applications in process.

The Company is actively exploring the potential near-term sale of the Saddle Hills project and one or more of the Power CCS project sites which are not part of the current Framework Agreement with Crusoe (as disclosed in the Company's announcement on 5 February 2025).

Executive Chairman Ross MacLachlan commented: "Our team has assembled an outstanding portfolio of sites perfectly suited to house large scale data centres co-sited with

¹The company's own evaluation and negotiations on the Captus Energy site and:
<https://captusgeneration.com/captus-generation-agrees-to-be-acquired-by-gryphon-digital-mining-for-data-centre-opportunity/>

² <https://ir.bitdeer.com/news-releases/news-release-details/bitdeer-announces-strategic-acquisition-101-mw-site-and-gas>

KDP's gas fired Power-CSS plants. Given our strong track record and capability in site selection, we have been able to significantly expand our footprint in Alberta. This has largely been driven by demand for suitable sites for large scale data centres. Alberta has become a 'go-to' jurisdiction for this industry and KDP has secured excellent sites with an early mover advantage. We find ourselves in a commanding position."

Forward Looking Statements

This announcement may contain certain forward-looking statements and projections. Such forward looking statements/projections are estimates for discussion purposes only and should not be relied upon. Forward looking statements often use words such as "anticipates," "expects," "intends," "plans," "believes," "seeks," "estimates," "guidance", "will", "may", "should", "would", "could" or other words of similar meaning. These words and similar expressions are intended to identify forward looking statements and should be considered an at-risk statement. Such statements are subject to certain risks and uncertainties and actual results may vary materially from those set forth in the forward-looking statements.

The forward looking statements made in this announcement relate on to events as of the date on which the statements are made. KALiNA Power Limited does not make any representations and provides no warranties concerning the accuracy of the projections and disclaims any obligation to update or revise any forward-looking statements/projects based on new information, future events or otherwise except to the extent required by applicable laws.

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This announcement was approved and authorised for release by CEO, Ross MacLachlan.

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Annexure 1 – Option Agreements

Crossfield – Option Agreement for Purchase of Lands	
Purchaser (Kalina)	Kalina Distributed Power Limited
Counterparty (Owner)	An independent third-party individual residing near the City of Airdrie in the Province of Alberta
Term	The agreement continues until the earlier of (i) Kalina terminating the agreement by written notice, (ii) exercise of the option by Kalina under the option agreement, and (iii) End of 2027 (Option Period).
Land acquired	<p>320 acres of land in the Province of Alberta as identified in Figure 1 in the announcement.</p> <p>Provided that Kalina makes all Option Payments as set out in the section “Consideration”, Kalina may provide written notice to the Owner to purchase (Purchase Notice) the relevant land with a deposit payment of \$1.00 upon which, a sale contract (Sale Contract) that has been executed by the parties on the same date as the option agreement, will become effective.</p>
Consideration	<p>Kalina will pay the following amounts for the option to acquire land (Option Payments):</p> <ul style="list-style-type: none"> • C\$200,000 (already paid). • C\$300,000 each subsequent year for the remaining 2 subsequent years in the Option Period (if Kalina has not terminated the option agreement (in which case it has no further obligation to pay the Owner)). <p>It is expected that Option Payments will be paid out of the Company’s general working capital.</p> <p>When the Sale Contract becomes effective, Kalina will pay the Owner:</p> <ul style="list-style-type: none"> • C\$14.1 million if the option is exercised in the first and second year of the Option Period; and • C\$15.2 million if the option is exercised in the third year of the Option Period. <p>Completion of the Sale Contract is subject to Kalina’s due diligence of the land and where the Purchase Notice is delivered (i) from 1 October to 31 December (inclusive), the parties will complete the sale on 30 January of the following year, and (ii) from 1 January to 30 September (inclusive), the parties will use reasonable commercial efforts to complete the sale on the 30th day following satisfaction of Kalina’s due diligence.</p> <p>It expected that the Company will satisfy the consideration for the Sale Contract through the most accretive of:</p> <ul style="list-style-type: none"> ▪ Investment at KPO ▪ Investment at KDP/project level ▪ The sale of one or more of its sites

Clairmont – Option Agreement for Purchase of Lands	
Purchaser (Kalina)	Kalina Distributed Power Limited
Counterparty (Owner)	An independent third-party corporation incorporated under the laws of the Province of Alberta
Term	The agreement is effective until the earlier of (i) Kalina terminating the agreement by written notice, (ii) exercise of the option by Kalina under the option agreement, and (iii) End of 2028 (Option Period).
Land acquired	<p>160 acres of land in the Province of Alberta as identified in Figure 1 in the announcement.</p> <p>Provided that Kalina makes all Options Payments as set out in the section “Consideration”, Kalina may provide written notice to purchase (Purchase Notice) the relevant land upon which, a sale contract (Sale Contract) that has been executed by the parties on the same date as the option agreement, will become effective.</p> <p>If Kalina exercises the option by delivering a Purchase Notice:</p> <ul style="list-style-type: none"> • between 1 November through to 31 March of a given year, Kalina will reimburse the third-party lessee of the land for reasonable, out of pocket, post-harvest cultivating costs (and the lessee notifies and obtains consent from Kalina in advance if it expects such amounts to be greater than \$25,000); and • between 1 April through to 31 October of a given year, Kalina will allow the third-party lessee to complete its agricultural growing and harvesting activities for that period, without any obligation to reimburse or compensate the lessee.
Consideration	<p>Kalina will pay, for the option to acquire land (Option Payments), an amount of C\$25,000 (plus GST) on signature (already paid) and a \$25,000 payment (plus GST) on or before the end of each year during the Option Period (unless terminated earlier).</p> <p>It is expected that the Option Payments will be paid out of the Company’s general working capital.</p> <p>When the Sale Contract becomes effective, Kalina will pay the Owner:</p> <ul style="list-style-type: none"> • C\$1.5 million plus an additional \$79.00 for each day from the effective date of the option agreement until the date of the Purchase Notice (up to a maximum of C\$1,615,261). <p>Completion of the Sale Contract is subject to Kalina’s due diligence of the land (for no more than 25 days after the date of the Purchase Notice) and will be on the 30th day following the date of the Purchase Notice, subject to the rights of any third-party lessee of the land.</p> <p>It expected that the Company will satisfy the consideration for the Sale Contract through the most accretive of:</p> <ul style="list-style-type: none"> ▪ Investment at KPO

	<ul style="list-style-type: none">▪ Investment at KDP/project level▪ The sale of one or more of its sites
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