



Top Shelf International Holdings Ltd

**Principal Place of Business:
16-18 National Boulevard
Campbellfield
Victoria
Australia 3061**

15 July 2024

Top Shelf executes formal documentation for sale of land assets

Top Shelf International Holdings Limited (**Top Shelf** or the **Company**) today announces that the Company has executed formal documentation in respect of the \$5.0 million sale & leaseback transaction of the farmland and structural improvement assets at the Company's Eden Lassie agave farm, with an entity related to TSI non-executive director Stephen Grove.

The key terms of the transaction, as previously announced to ASX at the time of execution of a binding term sheet on 12 April 2024, are as follows:

- Total purchase consideration of \$5.0 million
- Initial 10 year term with option to extend for a further 5 years
- Commencing lease cost of \$0.5 million per annum
- Right for the Company to repurchase the assets at any future date for a minimum of \$6.5 million

As previously disclosed, the agreed sale of only the agave farmland and structural improvement assets enables the Company to retain full ownership and control of the agave agronomy activities and distillery operations. Proceeds from the sale, after transactions costs, will be used by the Company for working capital purposes and for further reduction of debt.

The sale and leaseback transaction remains subject to approval of TSI shareholders. An Extraordinary General Meeting of shareholders is expected to be held in September 2024. The Company will provide notice of the Extraordinary General Meeting to ASX in due course.

END

This announcement was approved by the Chairman of the Top Shelf Board, Julian Davidson.

For more information (investors and media):

- visit our investor website <https://www.topshelfgroup.com.au/investors> or contact investor relations at info@topshelfgroup.com.au or on (03) 8317 9990; or
- contact Matt Slade on +61 409 916 474.

IMPORTANT INFORMATION

This announcement does not constitute financial product advice and does not take into account the investment objectives, financial situation or needs of any particular investor. Investors are encouraged to seek independent financial advice before making any investment decision.

About Top Shelf

Top Shelf International is a Melbourne based distiller and marketer of premium Australian spirits, with distinctive brands in NED Australian Whisky, Grainshaker Hand Made Australian Vodka and Act of Treason Australian Agave. The Company has a track record of success creating high quality, premium Australian products and brands; each in its own way encapsulating a distinctive Aussie attitude, social experience and flavour profile.

The Company has expertise in the development and production of distilled spirits, undertakes a significant level research and development and operates modern fermentation, distillation and packaging facilities in Campbellfield, Victoria.

The Company is creating Australia's first agave spirit range from its magnificent Agave farm and distillery operation in The Whitsundays region of Queensland. This location has been specifically chosen for its climatic suitability for growing *tequilana* blue agave. The farm is being developed using the most up-to-date and innovative agronomy and horticultural practices.

In addition to distilling and manufacturing its own portfolio of spirit brands, Top Shelf also provides canning, bottling and packaging services at its Campbellfield production site in Victoria.