



ACN 109 200 900

AUSTRALIAN SECURITIES EXCHANGE ANNOUNCEMENT

14 January 2025

Sale of Georgia USA Property Update

Eden Innovations Ltd (Eden) (ASX: EDE) is pleased to report that further to its ASX Announcement on 13 December 2024, JB2 Partners LLC ("**the Purchaser**"), the purchaser from Eden Real Estate LLC ("**the Seller**") of the 65.58-acre industrial property at 1475 Doug Barnard Parkway, Augusta, Georgia, USA ("**the Property**") pursuant to a conditional contract to sell and purchase the Property for US\$5 million (A\$7.494 million) dated 13 September 2024 ("**the Contract**") (see Eden's ASX Announcement dated 16 September 2024) has:

- exercised its second option to extend the 90-day Inspection Period pursuant to the terms of the Contract for an additional thirty (30) days from and including Tuesday 14 January 2025 to and including Wednesday, February 12, 2025; and
- the Purchaser has delivered or will deliver to Chicago Title Insurance Company – Seattle, National Commercial Services the Extension Fee of US\$50,000.00 in accordance with the Contract.

Gregory H. Solomon
Executive Chairman

This announcement was authorised by the above signatory.
For further information please contact Brett Tucker on +61 8 9282 5889.