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ACN 109 200 900

AUSTRALIAN SECURITIES EXCHANGE ANNOUNCEMENT

15 April 2025

Sale of Georgia USA Property Update

Eden Innovations Ltd (Eden) (ASX:EDE) is pleased to report that 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 and as varied on 13 February 2025 (see ASX announcement dated 10 February 2025) (“the Contract”) has:

- exercised its fifth option to extend the 90-day Inspection Period pursuant to the terms of the Contract for an additional thirty (30) days from and including Monday, 14 April 2025 to and including Wednesday, 14 May 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, to be applied towards Interest Reserve, in accordance with the Contract.

Eden will continue to update shareholders on the progress and finalisation of the sale of its Georgia Property.

A handwritten signature in black ink, appearing to read "Gregory H. Solomon", written over a light yellow rectangular background.

Gregory H. Solomon

Executive Chairman

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