



ACN 109 200 900

AUSTRALIAN SECURITIES EXCHANGE ANNOUNCEMENT

15 July 2025

Sale of Georgia USA Property Update

Eden Innovations Ltd (“Eden”) (ASX: EDE) reports 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 (“the Contract”) has:

- exercised its eighth option to extend the Inspection Period pursuant to the terms of the Contract for an additional thirty (30) days from and including Monday, 14 July 2025 to and including Wednesday, 13 August 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, to be divided equally towards Interest Reserve and a fee to iBorrow, in accordance with the Contract.

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

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.