



ACN 109 200 900

AUSTRALIAN SECURITIES EXCHANGE ANNOUNCEMENT

14 August 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 ninth option to extend the Inspection Period pursuant to the terms of the Contract for an additional thirty (30) days from and including Thursday, 14 August 2025 to and including Friday, 12 September 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 to repaying principal of the iBorrow loan.

Further to the ASX announcement on 23 June 2025 regarding the expected settlement of the Georgia Property, Eden confirms that draft documentation for the forthcoming settlement has been received, which is anticipated in the coming weeks.

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.