

MARKET RELEASE

Cryosite Limited (ASX: CTE)

01 October 2025

Acquisition of Strategic Warehouse Facility

Dear Shareholders,

Cryosite Limited (ASX: CTE) ("Cryosite" or "the Company") is pleased to announce that it has entered into a binding contract to acquire a strategic freehold warehouse facility at 100 Adderley Street West, Auburn, NSW.

The acquisition represents a significant milestone in Cryosite's short and long-term growth strategy, providing critical additional capacity to support growing client demand and the expansion of business operations.



Note: This image is provided for illustrative purposes only.

Strategic Rationale

Capacity Relief & Growth Enablement

Cryosite's current Ferndell Street facility is approaching capacity, despite a recent mezzanine expansion which increased the site footprint by 17%. This additional premises will enable further revenue growth and mitigate future capacity bottlenecks. The new site footprint will add over 100% usable warehousing and storage capacity to the business.

Rare Freehold Opportunity

Freehold industrial assets in Sydney's Inner West are scarce, with lease opportunities significantly outnumbering purchase options. Securing this site provides long-term security of tenure and strategic control over Cryosite's operations.

Strategic Location

Located within 15 minutes of Cryosite's existing facility at 13a Ferndell Street, South Granville, and close to the M4 Motorway, Parramatta Road and Silverwater Road, the property offers excellent connectivity to Sydney's CBD, both international airports (Mascot & Western Sydney), and key logistics corridors.

Operational Fit

The property's high clearance, dual roller doors, private gated entry, power capacity, space for a backup generator, and freestanding structure make it ideally suited to Cryosite's specialised, high-mix storage model, supporting operations in a complex and highly regulated environment.

Financial Impact

- Acquisition price represents a discount based on comparable sales, supporting strong underlying asset value.
- Ownership is expected to be more cost-effective than leasing comparable facilities in Western Sydney.
- Near-term financial impact will reflect additional holding and interest costs, with revenue contributions expected as the site is progressively activated.

Acquisition Funding and Debt Facility

- The acquisition will be funded with existing cash reserves and new debt facility. The company expects to reduce its debt liability with excess net cash flows over the coming years.
- Cryosite has received a proposal on highly competitive terms for a debt facility with a 'Big Four' Australian bank.
- Completion of the acquisition is expected to occur in late-November 2025, subject to standard conditions for an acquisition of this nature and final funding approval.

Operational Opportunities

- Expansion of Storage & Processing: Relocation of the liquid nitrogen tank farm to Adderley St West will free up significant space at Ferndell St for new cold, frozen, and ultra-frozen storage, secondary packaging, and clinical trial product storage.
- New Revenue Streams: The site provides potential for additional services, examples include medical device storage, pallet storage, and short-term leasing to industry partners.
- Business Continuity: Establishing a second licensed facility supports dual-site compliance requirements for international pharmaceutical clients.

Next Steps

- Complete settlement.
- Commence fit-out and site readiness works.
- Apply for Therapeutic Goods Administration (TGA) licence variation to include the new site.

Transaction Overview

- Property: 100-104 Adderley Street West, Auburn, NSW
- Land Area: 2,339 sqm, Building Area: 2,121 sqm (clearances up to 9.1m)
- Purchase Price: \$9.50 million
- Comparable sales indicate valuation range: \$10.50 – \$11.25 million
- Settlement: Expected late-November 2025
- Funding: New debt facility and existing cash reserves

Cryosite's Executive Director, Andrew Kerr, said:

“The acquisition of 100 Adderley Street West secures a strategically located freehold property that addresses Cryosite’s capacity constraints and positions us to capitalise on the rapidly expanding demand for storage of Investigational Therapies & Biologicals in Australia. This is an investment in capacity expansion and operational resilience that will drive long-term shareholder value.”

Should you wish to learn more about our business or strategy, I welcome you to reach out directly using my details below or via our [Investor Hub](#).

Kind regards,



Andrew Kerr

Executive Director



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Authorised for lodgement by the Board of the Company



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About Cryosite

Cryosite is a unique Australian company and a world-class specialist in providing outsourced clinical trial and biological depot services.

Established in 2000, Cryosite is highly experienced in clinical trial logistics. Our team is comprised of highly qualified scientists and clinical trials experts who ensure complex clinical trials are conducted with seamless efficiency and safety.

We manage the importation, receipt, storage, distribution and reverse logistics of specialized ambient, cold, frozen, ultra-frozen, liquid nitrogen clinical trial, pharmaceutical and biological products. Cryosite's third party depot services are professional, reliable and compliant; our people are experts in their respective fields and are approachable, ethical and responsive to clients' needs.

To learn more, please visit:

Website: <https://cryosite.com/>

Cryosite's Investor Hub: <https://investorhub.cryosite.com/>