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ACN 109 200 900

AUSTRALIAN SECURITIES EXCHANGE ANNOUNCEMENT

20 October 2025

Georgia Property – Targeted sale completion date 3 November 2025

HIGHLIGHTS

- Sale price of Georgia property US\$5million (AUD\$7.7million)
- Georgia property purchased in 2018 for US\$1.2million (AUD\$1.85million)
- Targeted sale completion date - 3 November 2025
- Net funds from the sale are expected to repay over US\$4 million (AUD\$6.2 million) of the current iBorrow loan of US\$5.8 million (AUD\$8.9 million), substantially reducing ongoing financing costs

DETAILS

Eden Innovations Ltd (“Eden”) (ASX: EDE) is pleased to report that it has been advised by the Purchaser that the targeted closing date of the sale of Eden’s property at 1475 Doug Barnard Parkway, Augusta, Georgia is Monday 3 November 2025 and preparations for the closing are underway.

JB2 Partners LLC or its nominee (“the Purchaser”), the purchaser from Eden Real Estate LLC (“the Seller”), contracted in September 2024 to purchase the 65.58-acre industrial property at 1475 Doug Barnard Parkway, Augusta, Georgia, USA (“the Property”) pursuant to a conditional sale and purchase contract, for US\$5 million (A\$7.7 million) and as subsequently varied on 13 February 2025 (see Eden ASX announcement dated 10 February 2025) (“ the Contract”).

The Purchaser has advised Eden that the final outstanding permit required to effect the sale is expected to be received in the immediate future, and has nominated Monday, 3 November 2025 as the targeted date for completion of the sale.

Pursuant to the terms of the varied Contract, the Purchaser has extended the inspection period eleven times, and has paid non-refundable fees totalling US\$450,000 (AUD\$693k), which are applied as part of the purchase price.

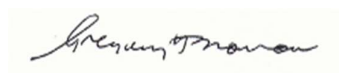
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In summary, the balance of the sale price of land of US\$5million (AUD\$7.7 million), less an estimated US\$400,000 (AUD\$616k) for commission and selling expenses, received at completion, will be applied towards reducing the iBorrow loan of US\$5.8 million (AUD\$8.9 million).

The final sale costs and loan repayment amount are yet to be reconciled with iBorrow.

This repayment will greatly reduce the ongoing monthly interest and other costs of the Company. The Property was purchased in 2018 for US\$1.2million (AUD\$1.85million).

Eden will continue to update shareholders on the finalisation of the sale of its Georgia Property, as well as progress on the sale of its Mead Property.



Gregory H. Solomon
Executive Chairman

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

Forward Looking Statements

Statements contained in this release, particularly those regarding possible, planned and future events are, or may be, forward looking statements. Such statements relate to future events and expectations and as such, involve known and unknown risks and uncertainties. Actual results and developments may differ materially from those expressed or implied by these forward looking statements depending on a variety of factors. None of Eden Innovations Ltd's directors, officers, employees, agents or contractors makes any representation or warranty (either express or implied) as to the accuracy or likelihood of fulfilment of any forward looking statement, or any events or results expressed or implied in any forward looking statement, except to the extent required by law. You are cautioned not to place undue reliance on any forward looking statement. Any forward looking statements in this announcement reflect views held only as at the date of this announcement.