

AUSTRALIAN SECURITIES EXCHANGE ANNOUNCEMENT

6 November 2025

Georgia Property Sale Completed on 5 November 2025

HIGHLIGHTS

- Settlement of the sale of Georgia property completed on 5 November 2025
- Sale price of Georgia property US\$5million (AUD\$7.6 million)
- Property purchased in 2018 for US\$1.2million (AUD\$1.8 million)
- Net funds from the sale (after deducting the USD\$450k paid for the 9 extension payments, agents' commission and other charges) were applied as follows:
 - repayment of US\$4 million (AUD\$6.1 million) of the current iBorrow loan of US\$5.8 million (AUD\$8.8 million) reducing the loan by 69% to USD\$1.8million (approx AUD\$2.7 million); and
 - the balance of USD\$168k (approx AUD\$255k) was paid to Eden US to supplement working capital
- Financial reconstruction of the Company is nearing completion with total debts having been reduced by AUD\$11.6 million to AUD \$5.2 million through:
 - repayment of US\$4 million (AUD\$6.1 million) of the current iBorrow loan leaving a residual debt of AUD\$2.7 million owing to iBorrow that is secured against the Company's two properties in Colorado; and
 - The Company has also repaid AUD\$5,514,000 of loans owed to major shareholders Arkenstone Pty Ltd & March Bells Pty Ltd through share-for-debt conversions in August and September 2025, leaving a residual debt of AUD\$2.5 million still owing to Arkenstone and March Bells.

DETAILS

Sale of the Property Completed

Eden Innovations Ltd ("Eden") (ASX: EDE) is pleased to report that the settlement of the sale of Eden's property at 1475 Doug Barnard Parkway, Augusta, Georgia has been completed.

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 net funds from the sale (after deducting the USD\$450k already paid for the 9 extension payments, the agents' commission and other charges) were applied as follows:

- repayment of US\$4 million (AUD\$6.1 million) of the current iBorrow loan of US\$5.8 million (AUD\$8.9 million), thereby reducing the loan by 69% to USD\$1.8million (approx. AUD\$2.7 million); and
- the balance of USD\$168,440 (approx. AUD\$258,555), after payment of agents' commission and other expenses, was paid to Eden Innovations LLC ("Eden US") to supplement its working capital.

Eden will update shareholders on the sale of its Mead Property which had an appraised independent valuation of USD\$2.5 million (approx. AUD\$3.8 million) in October 2023. When this property is sold, it is expected to realise sufficient funds to enable Eden to repay in all, or at least most, of the residual balance of the iBorrow loan, if it has not then already been repaid.

Financial Reconstruction Nearing Completion

In addition to repayment of AUD \$6.1 million to iBorrow, the Company has also repaid (through issuing securities) a total of AUD\$5,514,000 of the total loans owed to major shareholders Arkenstone Pty Ltd & March Bells Pty Ltd ("Arkenstone and March Bells") through share-for-debt conversions of:

- AUD\$4,940,000 repaid in August 2025; and
- AUD\$574,000 repaid in September 2025, as previously announced to the ASX.

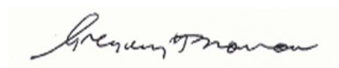
As a result, the total remaining debt position of Eden has been recently reduced by approximately 70% , from approx. AUD \$16.8 million to AUD \$5.2 million, comprising:

- the residual debt owed under the iBorrow facility of approx. AUD \$2.7 million, which is secured against Eden's two properties in Colorado; and
- the unsecured remaining balance of the loan owing to Arkenstone and March Bells of AUD \$ 2.5 million.

With the financial reconstruction of Eden nearing completion with:

- the balance sheet now strengthened with much of the loans having been repaid;
- the recent share consolidation; and
- the emerging growth in the sales of both its EdenCrete® admixtures and its OptiBlend dual fuel system,

the Company is looking forward to a far brighter financial outlook than it has experienced over the past few years.



Gregory H. Solomon
Executive Chairman

This announcement was authorised by the above signatory.
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