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## ANNOUNCEMENT TO THE ASX – 8 January 2024

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### **Inventis Limited [ASX: IVT] – Sale and Lease back of Property**

Inventis Limited {ASX IVT} is pleased to announce that Electronic Circuit Designs Pty Ltd (ECD) a 100% owned subsidiary has agreed to a Sale and Lease back of the property at Matraville NSW on the 21<sup>st</sup> of December 2023.

This is consistent with Inventis' plan to realise gains for its Shareholders and improve our capital management and optimise our balance sheet.

#### **Terms of Sale**

The Sale will realise a total of \$2.95 million. The property was last revalued on 31 March 2022 for \$2.65 million by an independent bank Valuer. The property will be sold to Richtoll Pty Ltd (ABN 65 127 480 282).

The sale is subject to ECD lease back arrangements and a balance of \$850K less purchase deposit is vendor financed, secured by 2nd Mortgage and a negative covenant pledge. The current sale terms include a lease from ECD for a 5-year term plus 2 x 5 year options at a rental of \$160,000 pa.

The property will allow up to \$2.1 million of debt reduction on settlement and ECD will vendor finance the balance at commercial rates for up to 2 years.

We anticipate settlement will occur within the standard 45 days. The ECD interest payable on the property loan is 10% pa, plus monthly fees of 0.25% currently.

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Anthony Mankarios, Group Managing Director says "this arrangement improves cashflow, reduces debt, improves our balance sheet and secures our tenure on site for up to 15 years as required.

At Inventis we are focused on improving our results to Shareholders and the decision to sell and lease back aims to precisely do that. The consolidated operational brands remain robust and well respected with gains in revenue to November in double digits.

The opportunities with our Technology Division's growth plans into the USA and Philippines are significant, with our patent Hazavoid, this could initiate a significant change the future fortunes of the Company should the closely monitored capital management solutions prevail. The Company has currently approved at the last AGM on 15th December Convertible Notes to raise \$4 Million."

Michael Green

*Company Secretary*

#### **Contacts**

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