

**NOTICE TO THE  
AUSTRALIAN STOCK EXCHANGE**

**7 August 2005**

**SALE AND LEASEBACK OF LAND AT 66 BENNETT AVENUE  
HAMILTON HILL**

The Directors of Cell Aquaculture Limited (**Company**) have agreed to sell the Company's land at 66 Bennett Avenue, Hamilton Hill subject to the completion of satisfactory due diligence by the purchaser, which is to be completed on or before 5 pm Friday 12 August 2005. The other material condition to which the transaction is subject is the Company entering into a lease agreement with the purchaser in respect of the land for a period of three years, with the option of two further one year extensions.

The sale is expected to settle in early November 2005.

The cash offer of \$2.6 million is a significant gain over book value and above recent valuations by independent property valuers.

The proceeds will be applied to furthering overseas joint ventures and business opportunities for the Company's EcoCell™ "Hatch to Dispatch" system.

**PERRY LEACH**  
**Managing Director**



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