MARKET RELEASE
Cryosite Limited (ASX: CTE)
27 November 2025

Cryosite Completes Settlement of New Freehold Facility

Dear Shareholders,

Cryosite Limited (ASX: CTE) ("Cryosite" or "the Company") is pleased to announce that it has successfully settled the acquisition of its new freehold facility located at 100-104 Adderley Street West, Auburn, NSW ("Adderley St").

Acquisition of the new facility represents a significant milestone in the Company's long term growth strategy, by more than doubling Cryosite's national storage capacity and providing critical expansion capability to meet accelerating client demand.

Note: This image is provided for illustrative purposes only.

Critical Expansion and Business Continuity

Client demand for high-quality storage and distribution capabilities continues to accelerate. Cryosite's existing Ferndell St, South Granville facility (located approx. 4km or 15 mins drive away) is approaching operational capacity, despite a recent 17% mezzanine expansion. The additional footprint provided by the Adderley St facility more than doubles the Company's usable storage and warehousing capacity.

The additional freehold facility significantly strengthens our business continuity and risk profile. Adderley St provides clients with greater assurance that highly sensitive clinical trial and research materials can be protected and stored, regardless of supply chain and market pressures.

Importantly, the newly acquired facility has enabled Cryosite to commence new capital works at the Ferndell St facility, works which would not have been feasible without the capacity relief provided by professional, dependable, compliant

the Adderley St expansion. These upgrades will support expanded temperature-controlled storage and distribution capabilities, which have seen a material uplift in demand in the last 12 months.

Client-Led Growth & New Revenue Streams

Cryosite is in active discussions with existing and prospective clients regarding their requirements for the new facility, reflecting strong forward demand across Investigational Therapies, Biologicals, and associated storage and logistics services.

The additional capacity is expected to unlock new and expanded revenue streams not previously possible, including (but not limited to):

- Additional forms of Clinical Trial and Pharmaceutical Storage (Pallet and Bulk Storage)
- Expanded Cryogenic storage (cell and gene therapies, mRNA-based medicines, advanced therapy medicinal products, and research and development samples)
- Medical device and other Australian Register of Therapeutic Goods (ATRG) storage
- Secondary packaging and other value-added logistics services

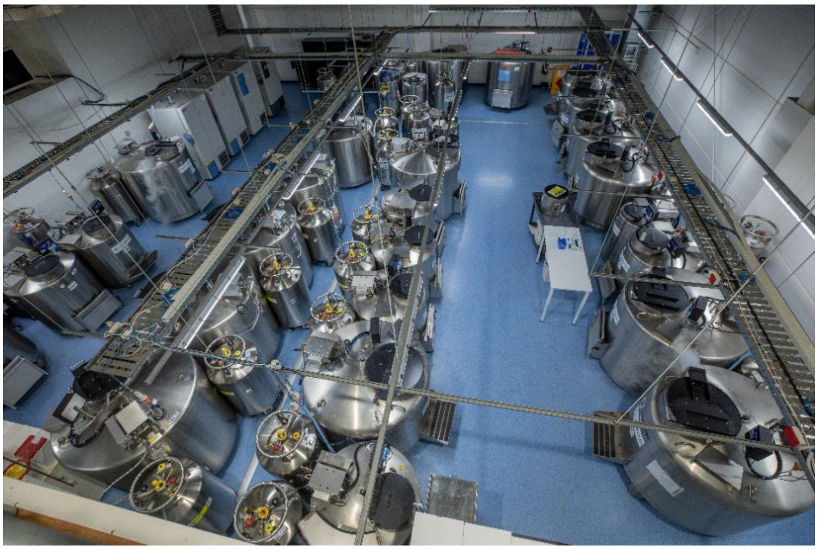
Initial Works & Staged Activation

Following settlement, Cryosite will commence priority works at the Adderley St facility, including:

- Site preparation and fit out
- Staged relocation of liquid nitrogen tanks to the new facility
- Establishment of controlled and uncontrolled ambient bulk storage operations
- Application for licence variations relating to the new facility have been submitted to the TGA and are pending approval

Consistent with Cryosite's capital-efficient operating model, the facility will be carefully staged up based on client demand. This approach ensures the site remains opex-light during the early activation phase, with progressive service expansion as utilisation grows.

Remote monitoring and minimal on-site staffing will further enhance efficiency during the initial phase.



Note: Cryosite's Liquid Nitrogen tank farm will relocate to the new Adderley St facility

Cryosite's Executive Director, Andrew Kerr, said:

"Settlement of the Adderley St facility marks a transformative step for Cryosite. The additional capacity not only relieves immediate constraints but enables strategic expansion and upgrades to our Ferndell St facility and opens new service lines for our clients.

This staged, client-led rollout ensures the site remains capital and opex efficient while significantly strengthening our long-term operational resilience. We are already in discussions with clients regarding their future requirements, and we expect this investment to generate meaningful value for shareholders over the coming years."

If you would like to arrange a visit to our new or existing facilities, please feel free to reach out directly using my details below or via our Investor Hub.

Kind regards,

Andrew Kerr

Andrew Kerr

Executive Director

MOBILE +61 483 840 860
EMAIL andrew.kerr@cryosite.com
www.cryosite.com

Transaction Overview

- Address: 100–104 Adderley Street West, Auburn NSW
- Land Area: 2,339 sqm, Building Area: 2,121 sqm (clearance up to 9.1m)
- Purchase Price: $9.50 million
- Settlement: Completed
- Funding: National Australia Bank (NAB) debt facility and existing cash reserves

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 specialised 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/