ASX ANNOUNCEMENT **28 January 2025**

EBR leases new facility to expand manufacturing capabilities

Key highlights:

- EBR has signed a new 11-year commercial lease agreement for a 51,000 square feet (4,751 sqm) facility, significantly increasing the size of the Company's current footprint at very favourable terms
- The expanded facility will enable EBR to increase its manufacturing scale and capabilities for future growth
- EBR plans to upgrade and qualify the new facility, and expects to complete the move during H1 2026
- Monthly rent on the new facility will not begin until January 2026 and will only be paid on 20,000 sq ft (1,858 sqm) in the first year, 30,000 sq ft (2,787 sqm) in the second year, 40,000 sq ft (3,716 sqm) in the third year, and the full 51,136 sq ft (4,751 sqm) in the fourth year and thereafter
- Approximately US$4M in tenant improvements will be financed by the landlord
- In addition to the US$4M from the landlord, EBR has budgeted US$1.3M for furniture, equipment, and contingencies for the buildout

Sunnyvale, California; 28 January 2025: EBR Systems, Inc. (ASX: **"EBR"**, **"EBR Systems"**, or the **"Company"**), developer of the world's only wireless cardiac pacing device for heart failure, is pleased to announce that it has entered into a 11-year commercial lease agreement for a state-of-the-art facility in Santa Clara, California.

The new facility expands EBR's corporate, R&D, and manufacturing space, ensuring that there is sufficient room to accommodate future growth and demand for WiSE. The new facility is approximately 51,000 square feet (4,751 sqm), which provides operational flexibility. The new facility will be used for key operations including manufacturing of WiSE, storage and distribution, and R&D.

EBR will upgrade and qualify the new facility over the next year and intends to move staff and equipment progressively, expecting to complete its transition into the new facility during H1 2026. Following completion of the required build out and installation of key equipment, the FDA will need to perform a manufacturing Post-Approval Inspection (PAI) akin to the effort recently concluded for our current facility. The purpose of the PAI is to confirm EBR's manufacturing, processing and packing procedures comply with Quality System regulations, and ensure EBR's facility can consistently produce devices that meet approved specifications.

The new facility is located at 4600 Patrick Henry Drive in Santa Clara, California. This plant is only 4.2 km from EBR's current headquarters, ensuring that employees will not be disrupted by longer commutes. EBR will transfer all departments and close the current facility in Sunnyvale once the move has been completed.

John McCutcheon, EBR Systems' President & Chief Executive Officer said:

"Our team has been working on identifying an appropriate property and negotiating the terms of the lease for the better part of a year. We are incredibly happy with the terms, the location, and the space. This will be great for our shareholders, our employees, and our future customers as we develop this state-of-the-art facility in Silicon Valley. The move will not be disruptive to our employees as it is only 4.2 km from our current site. We are confident that the new facility allows us to control the Company's direction as we transition into a commercial medical devices business addressing a significant unmet need."

This announcement has been authorised for release by the Routine Disclosure Committee, a Committee of the Board.

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About EBR Systems

Silicon Valley-based EBR Systems (ASX: EBR) is dedicated to superior treatment of cardiac rhythm disease by providing more physiologically effective stimulation through wireless cardiac pacing. The patented proprietary Wireless Stimulation Endocardially (WiSE) technology was developed to eliminate the need for cardiac pacing leads, historically the major source of complications, effectiveness and reliability issues in cardiac rhythm disease management. The initial product is designed to eliminate the need for coronary sinus leads to stimulate the left ventricle in heart failure patients requiring Cardiac Resynchronisation Therapy (CRT). Future products potentially address wireless endocardial stimulation for bradycardia and other non-cardiac indications.

EBR Systems' WiSE Technology

EBR Systems' WiSE technology is the world's only wireless, endocardial (inside the heart) pacing system in clinical use for stimulating the heart's left ventricle. This has long been a goal of cardiac pacing companies since internal stimulation of the left ventricle is thought to be a potentially superior, more anatomically correct pacing location. WiSE technology enables cardiac pacing of the left ventricle with a novel cardiac implant that is roughly the size of a large grain of rice. The need for a pacing wire on the outside of the heart's left ventricle – and the attendant problems – are potentially eliminated. WiSE is an investigational device and is not currently available for sale in the US.

Forward-Looking Statements

This announcement contains or may contain forward-looking statements that are based on management's beliefs, assumptions, and expectations and on information currently available to management. Forward-looking statements involve known and unknown risks, uncertainties, contingencies and other factors, many of which are beyond the Company's control, subject to change without notice and may involve significant elements of subjective judgment and assumptions as to future events which may or may not be correct.

All statements that address operating performance, events or developments that we expect or anticipate will occur in the future are forward-looking statements, including without limitation our expectations with respect to our ability to commercialize our products including our estimates of potential revenues, costs, profitability and financial performance; our ability to develop and commercialize new products including our ability to obtain reimbursement for our products; our expectations with respect to our clinical trials, including enrolment in or completion of our clinical trials and our associated regulatory applications and approvals; our expectations with respect to the integrity or capabilities of our intellectual property position.

Management believes that these forward-looking statements are reasonable as and when made. You should not place undue reliance on forward-looking statements because they speak only as of the date when made. EBR does not assume any obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise. EBR may not actually achieve the plans, projections or expectations disclosed in forward-looking statements, and actual results, developments or events could differ materially from those disclosed in the forward-looking statements.

Foreign Ownership Restriction

EBR's CHESS Depositary Interests (CDIs) are issued in reliance on the exemption from registration contained in Regulation S of the US Securities Act of 1933 (Securities Act) for offers or sales which are made outside the US. Accordingly, the CDIs have not been, and will not be, registered under the Securities Act or the laws of any state or other jurisdiction in the US. The holders of EBR's CDIs are unable to sell the CDIs into the US or to a US person unless the re-sale of the CDIs is registered under the Securities Act or an exemption is available. Hedging transactions with regard to the CDIs may only be conducted in accordance with the Securities Act.

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