



August 8, 2025

ASX RELEASE

The Calmer Co Secures Expanded Lease in Navua, Fiji for Future Growth

08 August 2025, Brisbane: The Calmer Co. International Limited (ASX: CCO), a packaged goods company focused on kava and other natural products that support relaxation, aid sleep, and offer an alternative to alcohol, provides the following update regarding its Navua facility in Fiji.

The Calmer Co has successfully negotiated an expanded lease agreement for its Navua manufacturing facility in Fiji, securing a three year term with an option to extend until 2031. This strategic move ensures long term control of the manufacturing site, supporting uninterrupted operations and aligning with the company's growth strategy, aimed at achieving scalability and breaking even.

Capital initially allocated for acquiring the facility will now be redirected to accelerate growth initiatives, providing critical operational funds as the company introduces its new product range to the US market.

Founder & CEO Zane Yoshida commented, "This agreement ensures the stability of our manufacturing operations through 2031. The staged lease expansion gives us the flexibility to expand as needed and supports our plans for growth, especially as we enter the US market."

Key Terms of the New Lease Agreement

- **Lease Commencement:** 1 September 2025
- **Initial Term:** 3 years
- **Renewal Option:** 3 additional years (to August 2031)
- **Initial Rent:** FJD \$14,800/month (VEP)
- **Rent from 1 July 2026:** FJD \$17,850/month (VEP) following full handover
- **Rent Cap:** Maximum 10% increase upon review
- **Lessor:** Kaiming Agro Processing Pte Limited
- **Termination:** Lessee may terminate with 3 months' notice, or 1 month in exceptional circumstances



Staged Site Expansion

The lease secures access to over **2,000 sqm of operational space** through a **staged handover**:

- By **31 January 2026**: front yard, additional receiving and packing areas, cooler, blast freezer area and admin offices
- By **30 June 2026**: laboratory

The Company will assume full possession of the expanded site and will relocate its core processing, packing, and administrative operations accordingly.

Background

On 9 October 2024, the Company announced that it had executed a binding offer to acquire the Navua property. On 6 February 2025, the Company announced that the contract would become unconditional with the support of a FJD2.64 million loan facility from the Fiji Development Bank (FDB).

During the final stages of completion, it was identified that building plans required for transfer were unavailable due to prior flood damage at the local town council. The Company engaged engineers to assist with compliance documentation, who subsequently advised that remedial works would be required to meet current standards, including full temporary vacating of the premises.

To avoid operational disruption, the Company has negotiated to terminate the acquisition agreement and has entered into a long-term lease of the facility with expanded terms to support future growth. The landlord has agreed to this revised arrangement, and the Company did not draw down on the FDB facility. Capital earmarked for the acquisition will now be redirected to strategic growth initiatives.

Strategic and Financial Implications

- **Right of First Refusal**: The Company retains the right to purchase the site if it is offered for sale during the lease term.
- **Power & Infrastructure**: The Company will fund installation of a 750KVA transformer and related power infrastructure to support increased production capacity.
- **Insurance & Maintenance**: The Company will maintain public liability, equipment, and business interruption insurance, while the landlord remains responsible for structural and cyclone-related cover.
- **Operational Continuity**: The lease secures long term control of the manufacturing site with no disruption to operations, aligning with The Calmer Co.'s path to breakeven and scalable growth.



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ENDS

This announcement has been approved for release by the Board of The Calmer Co. International Limited.

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About the Calmer Co.

The Calmer Co. International Limited (ASX:CCO) is a fast-growing beverage business leveraging a global opportunity in kava and other natural products that replace alcohol and support relaxation and sleep.

Our products are delivered to consumers globally through e-commerce channels and blue-chip retail distribution partners, supported by a reliable farm to shelf supply chain. The product range includes drinking powders, natural and flavoured kava shots, concentrates and capsules, sold under the brands Fiji Kava, Taki Mai and Danodan Hempworks in markets including USA, Australia, New Zealand, China and the Pacific Islands.

Forward Looking Statements

This ASX release includes certain forward-looking statements that are based on information and assumptions known to date and are subject to various risks and uncertainties. Actual results, performance or achievements could be significantly different from those expressed in, or implied by, these forward-looking statements. Such forward-looking statements are not guarantees of future performance and involve known and unknown risks, uncertainties and other factors, many of which are beyond the control of The Calmer Co. These factors may cause actual results to differ materially from those expressed in the statements contained in this announcement.