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ACN 109 200 900

Australian Securities Exchange Announcement

12 January 2026

Eden Secures \$2.2m Strategic Investment to Fully Eliminate iBorrow Debt and Remove Ongoing Debt Servicing Costs

Key Highlights:

- Eden has secured a \$2.2m convertible note from 7 Enterprises Pty Ltd, with the funds to be used to assist repaying the remaining iBorrow debt of \$2.7m, strengthening the balance sheet and removing near-term refinancing risk.
- The repayment of the iBorrow facility will greatly reduce Eden's debt servicing obligations and significantly improve the operational cash flow, with the iBorrow loan previously costing the Company more than \$1m per annum in interest and related debt servicing costs (FY25)¹.
- Since 30 June 2025, the iBorrow debt of \$8.7m (US\$5.6m) has been reduced to \$2.7m (US\$1.8m) and will now be fully repaid, underpinned by disciplined capital management, a balance sheet restructure, and a \$7.6m divestment of a United States property².
- The balance-sheet reset follows a period of accelerating operating momentum, including ~50% US revenue growth to ~\$2.3m in FY25, ~\$1.3m in new OptiBlend® quotations in Q1 FY26, and increasing EdenCrete® Pz7 sales to Holcim Ecuador, with FY26 annualised sales estimated at ~\$1.2m³.
- With global sales momentum, a strengthened balance sheet, reduced cash flow constraints, and institutional investor support, Eden is well positioned for 2026.

Eden Innovations Limited (ASX:EDE) ("Eden" or "the Company") is pleased to announce a \$2.2m strategic convertible note investment from 7 Enterprises Pty Ltd, which has been used to fully eliminate the Company's iBorrow debt and remove ongoing debt servicing obligations.

The transaction represents a significant de-risking of Eden's capital structure, removing a high-cost debt facility while preserving operational flexibility as the Company scales revenue across its concrete additives and fuel-reduction technologies.

¹ See ASX Announcement 30 Sep 2025

² See ASX Announcements 30 Sep 2025 & 6 Nov 2025

³ See ASX Announcements 28 Nov 2025, 30 Oct 2025 & 8 Dec 2025

Daniel Raihani, Director of 7 Enterprises, said:

"Eden has demonstrated clear commercial traction in the US and internationally. This investment reflects our confidence in the Company's technology platform, revenue momentum and pathway to sustainable cash generation."

The proceeds of the convertible note are to be used to assist in repaying the remaining \$2.7m of the Company's iBorrow LP ("iBorrow") loan, removing the debt provider from the balance sheet.

Interest on this convertible note is to be fully capitalised and does not require periodic cash repayments, eliminating quarterly debt servicing obligations and reducing operating cash outflows.

Since 30 June 2025, the Company will have fully repaid the iBorrow loan of \$8.7m, which improves liquidity and materially strengthens Eden's cash flow profile, facility previously costing in excess of \$1.0m per annum in interest and associated debt servicing costs, which are now fully eliminated (as reported for FY25).

Eden believes this transaction materially accelerates its pathway to cash flow positive operations, as revenue growth translates more directly into free cash flow following the removal of high-cost debt.

Key Convertible Note Terms:

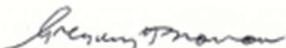
- Principal amount: \$2.2m
- Term: to 30 August 2027
- Maturity: Principal plus accrued interest repayable in cash in full at the end of the note term, unless converted to Eden shares at an earlier date
- Interest: 9% per annum, capitalised
- Conversion: Subject to mutual agreement, principal plus accrued interest to be converted to Eden fully paid ordinary shares, priced at a deemed 15% discount to the 30-day VWAP of Eden traded shares immediately preceding the date of conversion
- Shareholder approval for note conversion to be sought as required
- Security: First-ranking charge over Eden's US property at 12395 North Mead Way, Littleton, Colorado which is on the market for sale.
- Fees: Eden to issue 20 million unlisted options, exercisable at \$0.07 each, expiring 8 September 2027
- Early repayment: Eden may elect to repay principal plus accrued interest prior to the maturity date

The Company considers the terms of the convertible note to be market standard and do not contain any of the features noted in section 5.9 of ASX Guidance Note 21.

Gregory H. Solomon, Executive Chairman of Eden Innovations, said:

"Eden is grateful to 7 Enterprises having agreed to provide a \$2.2m loan to Eden on very supportive terms that will enable the Eden to repay in full the iBorrow debt and greatly assist the Eden Group achieve its long-awaited objective of achieving a positive cashflow."

This announcement was authorised by the below signatory.



Gregory H. Solomon
Executive Chairman

For any queries regarding this announcement please contact Greg Solomon on +61 8 9282 5889.

About Eden Innovations Limited

Eden Innovations Ltd (ASX:EDE) is an Australian-listed industrial technology company that develops, manufactures and sells advanced materials and energy efficiency solutions globally.

These products are protected by the Company's patents and trademarks, including a high-value patent covering its proprietary carbon nanotube technology, which underpins Eden's concrete and plastic additive products.

Eden's technologies are used across construction, concrete production, power generation and other industrial infrastructure applications in many countries, having generated over \$30m+ in lifetime sales.