EILDON CAPITAL

EILDON CAPITAL LIMITED
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Australian Securities Exchange Limited
20 Bridge Street
Sydney NSW 2000

By: e-lodgement

Attention: Company Announcements Office

Eildon Capital Limited announces institutional equity placement and share purchase plan

Eildon Capital Limited (ACN 059 092 198) (ASX:EDC) (**Company**) announced today that it has launched a capital raising program comprising a 2-tranche placement and a share purchase plan (together, **Capital Raising Program**), as follows:

- A placement to institutional and sophisticated investors at a fixed price of A$1.05 per share (**Issue Price**) of approximately 4.5 million new fully paid ordinary shares in the capital of the Company to raise up to approximately A$4.7 million of additional capital (**Placement Tranche 1**), utilising the Company's existing placement capacity under ASX Listing Rule 7.1;

- A non-underwritten share purchase plan (**SPP**) to raise up to approximately A$5.6 million. The SPP will offer eligible Australian and New Zealand shareholders the opportunity to subscribe for up to A$15,000 worth of fully paid ordinary shares in the capital of the Company at the Issue Price. Shareholders participating in the SPP will not incur brokerage or other transaction costs. The Record date for the SPP is 14 November 2017. Further details of the SPP will be communicated to shareholders in due course; and

- A further placement to institutional and sophisticated investors at the Issue Price, raising approximately A$15.3 million with the ability to accept up to A$25.3 million, subject to shareholder approval at an extraordinary general meeting of the Company to be held on 20 December 2017 (**Placement Tranche 2**).

The Company will be aiming to raise an aggregate amount of approximately A$25.6 million through the Capital Raising Program, but would be open to accepting up to approximately A$35.6 million in aggregate (in each case, before expenses).

As demonstration of its continuing support for EDC, EDC's major shareholder CVC Limited has agreed to participate in Placement Tranche 1 to the extent of up to A$1.9 million and has indicated, on a non-binding basis, that it would be minded to participate further in the SPP and Placement Tranche 2 on a pro-rata basis up to a maximum of A$8.1 million in aggregate.

The funds raised from the Capital Raising Program will be used for investment activities providing further portfolio diversification and/or to fund general working capital.

The Issue Price of A$1.05 per share represents a 2.3% discount to the Company's closing share price on 14 November 2017 ($1.08) and a 1.0% to the Company's 5 day VWAP. New shares issued under the Capital Raising Program will rank equally with the Company's existing shares.

The 2-tranche Placement is jointly managed by Bell Potter Securities Limited and Morgans Corporate Limited. The Placement is not underwritten.

The Company's shares will remain in trading halt until the commencement of trade on 17 November 2017, pending successful completion of Placement Tranche 1.

About the Company
Eildon Capital Limited is an active property investment company, participating across the residential, commercial, retail and industrial sectors.

A flexible approach to investing results in tailored capital solutions for our property partners. The structuring of each transaction aims to deliver strong asset protection and enhanced returns for Eildon Capital Limited shareholders.

For further information, please contact:
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