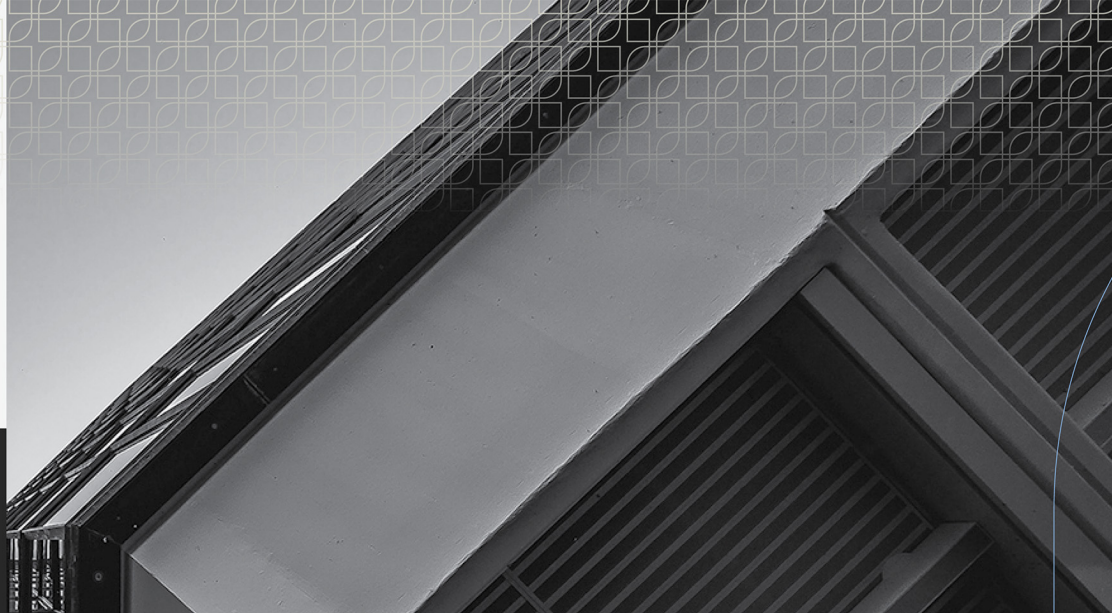




Eildon Capital Group ASX:EDC

ANNUAL GENERAL MEETING

13 November, 2020



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01



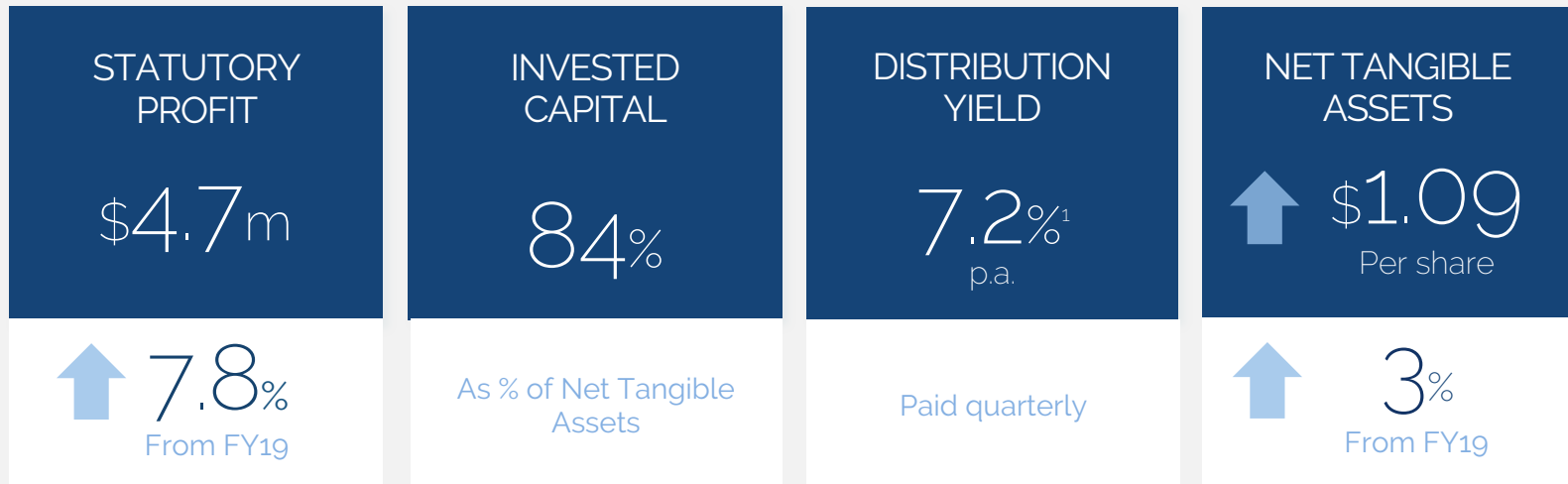
Performance Highlights



Eildon Capital Group – Full Year Results – 30 June 2020

Highlights

- Successful stapling restructure
- Consistent investment philosophy
- Growth in NTA of 3% per share
- Successfully implemented off-market buyback
- Attractive distribution profile maintained
- Portfolio well protected against property market softening



1. Represents a weighted average distribution yield based on a security price of 99.5 cents as at 30 June 2020.



Financial Results Subsequent to 30 June 2020

Highlights

- Fully deployed / committed capital
- Net Tangible Assets of \$1.10
- 2 additional qualifying debt investments
- Attractive distribution profile maintained

DISTRUBTIONS
PAID

1.925 cpu

DISTRIBUTION
YIELD

7.8%¹
Paid quarterly

NET TANGIBLE
ASSETS

\$1.10²
Per security

¹ Based on closing price of \$0.98 as at 10 November 2020 and using current distribution payment level. ² As at 31 October 2020.



Shareholder Asset Growth Since Inception

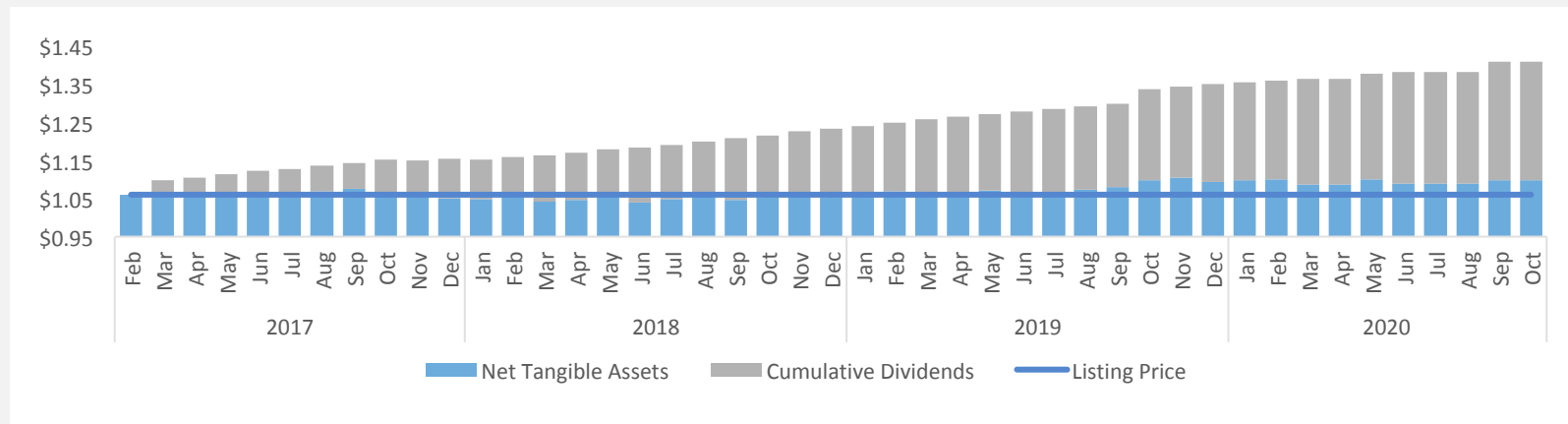
31.2c in
distributions paid
since listing

9.5% annualised returns
(NTA + Cumulative
Distributions)

Portfolio has been
fully deployed/
committed over a
sustained period

NTA + Cumulative
Distribution
growth rate 0.8c
per security/month
(Past 12 Months)

NTA & Accumulated Distributions Since ASX Listing



As at 31 October 2020.



Investment Performance Since Inception

- Committed and / or deployed capital has totalled \$108m since inception
- Importantly the 16 completed investments have delivered strong annualised returns on a drawn basis (including interest and fees)



¹Based on peak investment exposure.



02



Portfolio Update



Portfolio Status – 31 October 2020

- Current portfolio consists of 9 investments spread across NSW, VIC and QLD
- Capital is fully deployed or committed into qualifying investments
- The Manager is pleased to report all investments are performing as expected and are forecast to deliver returns consistent with original investment assumptions

6

Debt
Investments

3

Equity
Investments

83%

Portfolio Debt
Investment

11%

Portfolio Delivering
Rental Income

\$39.4m

Current Portfolio Value

\$2.8m

Future Committed Investments

\$42.2m¹

Total Deployed/Committed Investments

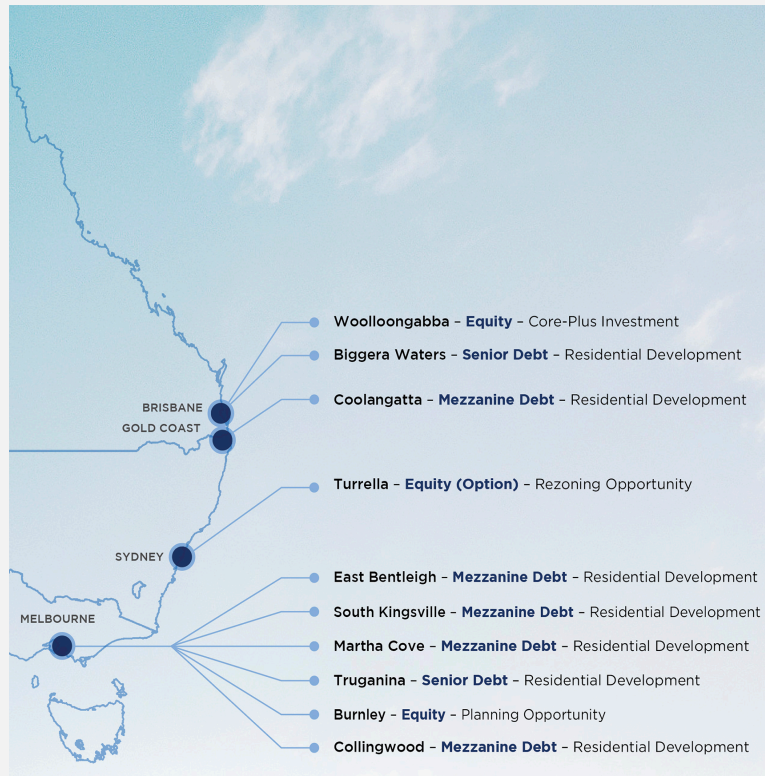


16%²

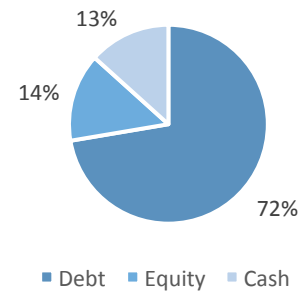
weighted average forecast return
from current investments

¹Portfolio status as at 31 October 2020, includes commitments made post year end. ² As at 30 September 2020.

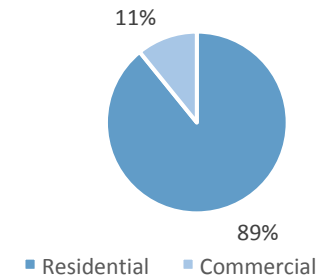
Investment Portfolio – 31 October 2020



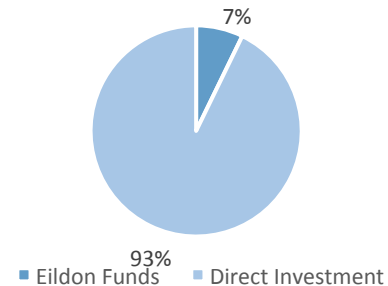
EDC Portfolio Composition



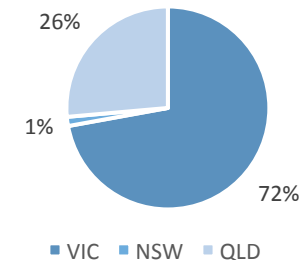
EDC Sector Diversification



EDC Investment Type



EDC Geographic Diversification





Debt Investments – 31 October 2020

6
DEBT
INVESTMENTS

100%
AUSTRALIAN
PROJECTS

16.4%
WEIGHTED AVERAGE
ANNUALISED RETURN

0.4_{year}
WEIGHTED AVERAGE
DURATION

66%
WEIGHTED AVERAGE
LVR

100%
LOCATED IN
CORE MARKETS
(Qld, Vic, NSW)



MARTHA COVE, VIC
(ARTISTS IMPRESSION)



BIGGERA WATERS, QLD
(ARTISTS IMPRESSION)



Equity Investments – 31 October 2020

Eildon Capital Group currently holds 3 equity positions. The concept behind these investments is that they aim to provide securityholders enhanced returns associated with planning process outcomes. They represent 16.5% of the investment portfolio.

Woolloongabba (JV Equity Investment) 11% of portfolio

Property purchased as industrial / commercial investment. Benefits from high density DA Approval which has potential to deliver significant upside when market is favourable for residential development.

Burnley (JV Equity Investment) 4% of portfolio

Repositioning project with upside through planning. Seeking planning permit for residential uses in prime inner city location.

Turrella (JV Option Investment) 1% of portfolio

Capital light investment. EDC holds a share of an option position in a project aiming to achieve rezoning of industrial land to residential. Project is well serviced by public transport in an emerging area.

3
EQUITY
INVESTMENTS



WOOLLOONGABBA, QLD –
DA APPROVED SCHEME

PROJECT	STATE	STYLE	LOCATION	INVESTMENT COMMENCED	STATUS	FORECAST REALISATION / PLANNING OUTCOME
Woolloongabba	QLD	Core Plus	Brisbane Central	2016	Development Approval	FY 2021 / Achieved
Burnley	VIC	Development	Melbourne Fringe	2018	Planning Commenced	FY 2022 / FY 2021
Turrella	NSW	Rezoning	Sydney Middle Ring	2017	Planning Process	FY 2022 / FY2022



03



Eildon Funds Management Update

Eildon Capital Group – Summary



1. PROPERTY INVESTMENT

- Specialist ASX listed real estate investment vehicle
- Delivering strong and stable quarterly income (>7% p.a. excl. franking credits)
- Undertaken 24 investments with access to a significant and ongoing pipeline
- Flexible in approach to optimise investment returns across debt and equity

2. FUNDS MANAGEMENT

- Ongoing management of Eildon Capital Group balance sheet
- Manager of \$169 million of capital / assets (Wholesale & Institutional investors across debt and equity)
- Increased earnings to securityholders as Funds Management business grows

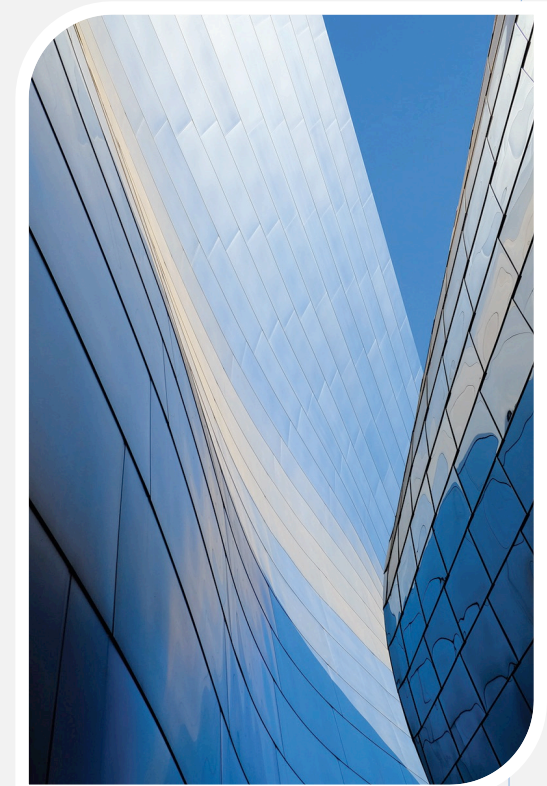
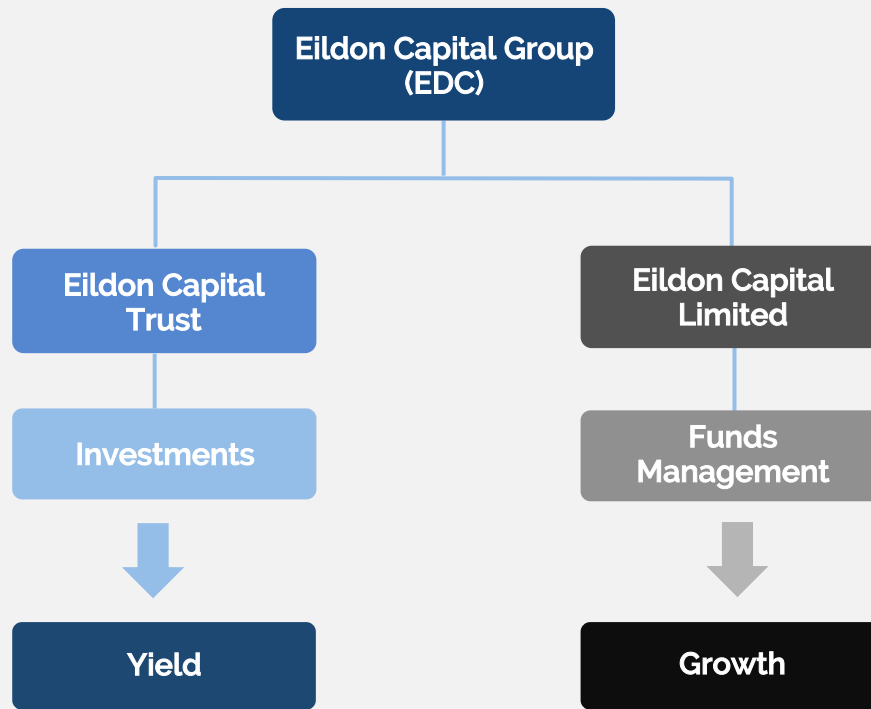
All figures as at 30 June 2020.



Eildon Capital Group – Post Internalisation



Eildon Capital Group is a unique ASX offering, providing income yield through its balance sheet investments plus exposure to a scalable Funds Management platform.



04



Proxy Results



Eildon Capital Group – Proxy Results

Agenda Items

Resolution 1 - Adoption of Remuneration Report

For	Against	Abstain	Discretion	Excluded	Total
27,755,219 99.44%	-	31,390 0.11%	29,500 0.11%	94,378 0.34%	27,910,487

Resolution 2 - Election of Mr Craig Treasure as a Director of the Company

For	Against	Abstain	Discretion	Excluded	Total
27,213,887 97.50%	122,983 0.44%	544,117 1.95%	29,500 0.11%	-	27,910,487

Resolution 3 – Increase annual limit for non-executive directors' fees

For	Against	Abstain	Discretion	Excluded	Total
26,010,169 93.19%	1,745,050 6.25%	65,675 0.24%	29,500 0.11%	60,093 0.22%	27,910,487



Eildon Capital Group – Proxy Results

Agenda Items

Resolution 4 – Approval of Employee Incentive Plan

For	Against	Abstain	Discretion	Excluded	Total
26,773,716 95.93%	981,503 3.52%	31,390 0.11%	29,500 0.11%	94,378 0.34%	27,910,487

Resolution 5 – Approval of on-market buy back

For	Against	Abstain	Discretion	Excluded	Total
27,849,597 99.78%	31,390 0.11%	-	29,500 0.11%	-	27,910,487

Resolution 6 – Removal of Auditor

For	Against	Abstain	Discretion	Excluded	Total
27,833,064 99.72%	16,533 0.06%	31,390 0.11%	29,500 0.11%	-	27,910,487

Resolution 7 – Appointment of Auditor

For	Against	Abstain	Discretion	Excluded	Total
27,849,597 99.78%	-	31,390 0.11%	29,500 0.11%	-	27,910,487



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