

15 December 2021

ASX Limited
20 Bridge Street
Sydney NSW 2000

By: e-lodgement

Attention: Company Announcements Office

EILDON CAPITAL GROUP
Eildon Capital Limited
ACN 059 092 198 and
Eildon Funds Management Limited
ACN 066 092 028 as Responsible
Entity for Eildon Capital Trust
ARSN 635 077 753

Suite 4, Level 6
330 Collins Street
Melbourne VIC 3000

T +61 2 9087 8000
W www.eildonfunds.com
E info@eildoncapital.com

BUSINESS UPDATE AND DECEMBER 2021 QUARTERLY DISTRIBUTION

Successful closing of EAM Caboolture Property Fund

Eildon Capital Group (ASX: EDC) (**Group**) today provides the following update to the market.

Eildon Asset Management Pty Ltd as trustee for the Eildon Asset Management Trust (**EAM**) has successfully completed a \$31.4 million equity raising for the EAM Caboolture Property Fund (**Fund**), a new unlisted, seven-year, fixed term direct property fund. The Fund has acquired a new Coles anchored Shopping Centre and Large Format Retail Centre in Caboolture, Queensland to be known as the 'Caboolture Shopping Village' which is anticipated to be completed and opened for trading in around November 2022.

The Fund offers investors:

- access to a brand new convenience retail shopping and large format centre in an attractive investment structure;
- upon Practical Completion, distributions are forecast to reach 7.0% p.a with the potential for capital growth over the term of the investment;
- strong national brand tenants including Coles, Chemist Warehouse, KFC and PETstock catering to consumers daily needs; and
- forecast lease expiry of approximately 10 years (by income) from Practical Completion.

The Property has been independently valued at \$55.8 million on completion. As a result of this transaction, the Group's Assets Under Management (**AUM**) increase to approximately \$320 million.

December 2021 Quarterly Distribution

The Group is pleased to announce a distribution for the quarter ending 31 December 2021 of 2 cents per stapled security. The dividend and distribution reinvestment plan (**DRP**) will be applicable for this distribution.

The DRP allows eligible securityholders to reinvest all or part of their dividends into stapled securities in accordance with the DRP rules. Stapled securities purchased under the DRP will be free of brokerage fees and other transaction costs.

Information regarding the DRP is available on the Group's website at www.eildoncapital.com.

Eligible securityholders who wish to participate in the DRP who have not previously elected to participate are required to do so by no later than 5:00 pm (AEDT) on 6 January 2021 by accessing the secure Easy Update website at www.computershare.com.au/easyupdate/edc.

The timetable for the distribution payment and DRP are as follows:

Event	Date
Announcement date	15 December 2021
Ex-distribution Date	4 January 2022
Record Date	5 January 2022
Deadline for receipt of elections to participate in DRP	5:00 pm (AEDT) on 6 January 2022
DRP pricing period	7 January 2022 to 13 January 2022
Announcement of DRP price	14 January 2022
Payment date of distribution and expected issue date of stapled securities under the DRP	24 January 2022

Securityholders can also contact the share registry, Computershare, on 1300 855 080 (within Australia) or +61 3 9415 4000 (outside Australia) for assistance.

Appointment of Joint Company Secretary

The Board is pleased to announce the appointment of Mr Laurence Parisi as Joint Company Secretary of the Group, effective today. The Group's Company Secretary, Ms Tiffany McLean will be taking a period of maternity leave and return in the first half of 2022.

This announcement has been authorised by the Board for release.

For further information, please contact:

Laurence Parisi
Chief Operating Officer
T +61 3 7003 7006
lparisi@eildoncapital.com