

21 SEPTEMBER 2022

ASX Limited
20 Bridge Street
Sydney NSW 2000

By: e-lodgement

Attention: Company Announcements Office

SEPTEMBER 2022 QUARTER DISTRIBUTION

The directors of Eildon Capital Group (ASX: EDC) are pleased to announce a distribution for the quarter ending 30 September 2022 of 1.40 cents per stapled security which will be paid from Eildon Capital Trust (**ECT**). No dividend is being paid from Eildon Capital Limited.

Forecast distributions for FY2023 of between 5.5 - 6.0 cents per stapled security to be paid from Eildon Capital Trust are supported by income producing investments and co-investments (80% of Group NAV).

The Distribution/Dividend Reinvestment Plan has been suspended at this time. As a result, the Distribution/Dividend Reinvestment Plan will not be in operation.

The timetable for the distribution payment is as follows:

Event	Date*
Announcement date	21 September 2022
Ex-distribution Date	27 September 2022
Record Date	28 September 2022
Payment date of distribution	21 October 2022

**Dates are indicative and may be subject to change*

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

This announcement has been authorised by the Board for release.

For further information, please contact:

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About Eildon Capital Group

Eildon Capital Group (**Eildon** or **Group**) is an ASX-listed real estate investment and funds management business with over \$350 million Assets Under Management. Eildon's investment activities cover both credit and equity in real estate.

The Group creates investment opportunities for sophisticated investors which strives to deliver:

- Enhanced returns; and
- Capital protection.

Eildon co-invests alongside its investor clients utilising its \$55 million balance sheet capacity, demonstrating strong alignment of interest.