

03 FEBRUARY 2023

ASX Limited  
20 Bridge Street  
Sydney NSW 2000

By: e-lodgement

Attention: Company Announcements Office

## MARKET UPDATE – HALF YEAR FY23 PROFIT GUIDANCE

Eildon Capital Group (ASX: EDC) (**Group**) would like to provide guidance that the net profit after tax to securityholders for the half year ended 31 December 2022 is forecast to be in the range of \$1.9 – 2.1 million (31 December 2021: \$1.93 million excluding revaluation gains). This result remains subject to final adjustments and completion of the audit for the period.

Net Asset Value and Net Tangible Assets is forecast to be approximately \$1.17 and \$1.10 respectively per security as at 31 December 2022 (31 December 2021: \$1.12 and \$1.05 respectively).

More detailed commentary regarding the Group's performance will be provided when half year audited results are released in mid to late February 2023.

This announcement has been authorised by the Board for release.

For further information, please contact:

Laurence Parisi  
Chief Executive Officer  
T +61 3 7003 7006  
[lparisi@eildoncapital.com](mailto:lparisi@eildoncapital.com)

## About Eildon Capital Group

Eildon Capital Group (**Eildon**) is an ASX-listed real estate investment and funds management business. Eildon's investment activities cover both credit and equity in real estate.

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

- Enhanced returns; and
- Capital protection.

Eildon co-invests alongside its investor clients utilising its \$52 million (NTA) balance sheet capacity, demonstrating strong alignment of interest.