

24 April 2023

ASX Limited
20 Bridge Street
Sydney NSW 2000

By: e-lodgement

Attention: Company Announcements Office

Response to Takeover Announcement

Eildon Capital Group (ASX: EDC) (**Group**) refers to the announcement made earlier today by Samuel Terry Asset Management Pty Ltd as trustee for Samuel Terry Absolute Return Active Fund (**STAM**) lodging a bidder's statement in respect of an off-market takeover bid for the Group's securities at a price of \$0.93 per security (**Offer**).

The Board is considering the Offer and at this time the Board recommends that securityholders **TAKE NO ACTION** in relation to the Offer and STAM's bidder's statement.

- Ends -

Authorised by the Board of Eildon Capital Limited and Eildon Funds Management Limited as trustee for Eildon Capital Trust

For further information, please contact:

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About Eildon Capital Group

Eildon Capital Group (EDC) 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 strives 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.