

26 September 2024

ASX Limited
20 Bridge Street
Sydney NSW 2000

By: e-lodgement

Attention: Company Announcements Office

DIVESTMENT OF PROPERTY INCOME FUNDS COMPLETION

Eildon Capital Group (ASX: EDC) (the **Group**) has today successfully completed the sale of its management rights and direct co-investment stakes in the EAM Berwick Motor Trust, EAM Elara Village Property Fund, EAM Caboolture Property Fund¹ and EFM Harpley Town Centre Property Trust (**Transaction**).

The Group's entry into a binding sale agreement for the Transaction with Trilogy Funds (**Trilogy**) was announced to the market on 30 July 2024. The total consideration for the Transaction was \$3,630,000.

This Transaction reflects the Group's focus on reshaping the business as we simplify the business model by focusing on a smaller number of higher yielding investments while retaining valuable aspects of the EDC platform.

The Group will continue to focus on enhancing profit through cost control measures while looking for opportunities to partner with investors and asset owners to leverage our funds management platform and track record.

- Ends -

This announcement has been authorised by the Board for release.

For further information, please contact:

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¹ The Group does not hold a co-investment stake in EAM Caboolture Property Fund.