

16 April 2025

ASX Limited
20 Bridge Street
Sydney NSW 2000

By: e-lodgement

Attention: Company Announcements Office

UPDATE ON KINGS INVESTMENT

Eildon Capital Group (ASX:EDC) (**Group**) today announces an update on its investment in the Kings-Newport Village loan facility.

The Group has previously advised that it had provided a mezzanine loan facility for the Kings-Newport Village project in Victoria and the loan was due for repayment on 31 March 2025. As at 31 December 2024, the loan totalled \$20.9 million. The Borrower repaid the Group \$9.8 million on 28 February 2025 as a result of a refinance activity on the project. The balance of the loan as at 31 March 2025 was \$11.93 million.

Subsequent to the partial repayment of the loan facility, the Group has agreed to extend the loan facility on the following terms:

- 6-month extension to 30 September 2025;
- Interest rate of 16.5% compounding monthly; and
- \$1.5 million repayment to reduce the project debt on or before 30 June 2025.

The Board would also like to advise that the Group's cash balance as at 14 April 2025 is \$13.4 million. The Group has approval for and has initiated a securities buy-back program for a maximum of 10 million stapled securities. As at the close of trading on ASX on 15 April 2025, a total of 768,244 securities have been bought back by the Group.

This announcement has been authorised by the Board for release.

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