



INVESTMENT UPDATE

AS AT 20 DECEMBER 2017



EILDON CAPITAL LIMITED

ACN 059 092 198



INVESTMENT UPDATE



New Investment:

The Directors of Eildon Capital Limited (ASX: EDC) wish to advise that it is providing a mezzanine finance loan of up to \$6.0m to partially refinance an existing loan facility relating to a 4.35 hectare industrial property located in East Bentleigh, Victoria.

The property is in the process of a detailed rezoning of the site to allow for a mixed use development including commercial, retail and residential outcomes.

The loan has been made on a loan to value ratio of below 70% based on the current "as-is" valuation as an industrial property, without considering the benefit of any uplift in value that may arise as a result of a successful planning outcome. The loan facility has a term of 18 months.

The loan is being jointly funded with CVC Limited on a 50:50 basis.

Repayment of Loan:

The company is also pleased to advise that the loan provided to finance the construction of townhouses in Springwood, Queensland has been fully repaid.

The funds returned have been committed to the first mortgage loan facility for construction funding for the residential development located in Carrara, Queensland which has previously been announced.

COMPANY OVERVIEW

Eildon Capital is an active property investment company, participating across the residential, commercial, retail and industrial sectors.

A flexible approach to investing results in tailored capital solutions for our property partners. The structuring of each transaction aims to deliver strong asset protection and enhanced returns for Eildon Capital shareholders.



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