

20 JULY 2022

ASX Limited
20 Bridge Street
Sydney NSW 2000

By: e-lodgement

Attention: Company Announcements Office

MARKET UPDATE – FY22 PROFIT GUIDANCE

Eildon Capital Group (ASX: EDC) (**Group**) is pleased to provide the following update to the market:

- Guidance that the net profit after tax (**NPAT**) to securityholders will be in the range of \$6.0 - \$6.1 million (30 June 2021: \$4.9 million) for the full year ended 30 June 2022 and includes \$1.92 million of non-cash revaluations. These results are still subject to the finalisation of the audit and final adjustments for the period. The NPAT represents earnings of approximately 13.0 cents per stapled security for the period.
- Net Asset Value (**NAV**) is forecast to increase to \$1.16 per stapled security, up 4.0 cents above the 31 December 2021 NAV of \$1.12. Net Tangible Assets (**NTA**) is forecast to increase to \$1.09 per stapled security (\$1.05 as at 31 December 2021).
- The June 2022 quarter distribution of 1.50 cents per stapled security will be paid to securityholders on 22 July 2022 and comprises the following components:

Income Component	Amount (cps)
Interest income	1.3983
Other income	0.0000
Tax deferred	0.1017
Cash payment	1.5000

Distributions for the financial year ended 30 June 2022 total 7.50 cents per stapled security and were paid from Eildon Capital Trust, which represents approximately 80% of the Group's capital base.

More detailed commentary regarding the Group's performance and outlook will be provided when full year audited results are released in August 2022.

Joint Company Secretary

The Group is pleased to confirm Ms Tiffany McLean, the Group's General Counsel and Joint Company Secretary has returned from a period of maternity leave.

This update has been authorised by the Board for release.

For further information, please contact:

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Joint Company Secretary
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About Eildon Capital Group

Eildon Capital Group (ASX: EDC) is a specialist real estate investor and fund manager located in Melbourne. Listed in 2017, the Group is focused on creating and managing property investment opportunities which deliver attractive risk adjusted returns with limited downside risk. Eildon's investment activities cover both real estate debt and equity. Our team has significant experience managing real estate investments through all parts of the property cycle.