

7 October 2021

ASX Limited  
20 Bridge Street  
Sydney NSW 2000

By: e-lodgement

Attention: Company Announcements Office

Eildon Capital Limited  
ACN 059 092 198 and  
Eildon Funds Management Limited  
ACN 066 092 028 as Responsible  
Entity for Eildon Capital Trust  
ARSN 635 077 753

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## **EILDON ASSET MANAGEMENT LAUNCHES THE EAM CABOOLTURE PROPERTY FUND**

Following the successful launch of two income producing property funds in FY21 totalling in excess of \$70m in end value, Eildon Asset Management (50% owned by Eildon Funds Management Limited) has today launched the EAM Caboolture Property Fund (**Fund**). The Fund will be a new unlisted, seven-year, fixed term direct property fund providing investors exposure to high quality income producing assets in a strong growth corridor.

The Fund is raising approximately \$31.4 million from wholesale investors to invest in a new convenience Retail Shopping Centre and Large Format Retail Centre in Queensland (**Property**). The Property is strategically located in the emerging residential suburb of Caboolture, approximately 52 km north of the Brisbane CBD. The Property sits within a broader retail precinct which will benefit from a Bunnings Warehouse, fast food outlets, Ampol Service Centre and childcare centre. The Property is anticipated to be completed and trading in November 2022.

The Fund will offer investors:

- An unlisted, direct property fund with a 7-year initial term
- An initial forecast distribution yield of 7.0% per annum (from practical completion) paid quarterly
- Anchor tenants include Coles, Liquorland, Chemist Warehouse, PETstock\* and KFC\*
- Forecast Weighted Average Lease Expiry is approximately 10 years at opening based on current executed leases and interest levels in the available tenancies
- On completion valuation of \$55.8 million
- Anticipated initial property yield 5.6%
- Total Fund equity of \$31.4 million
- Issue of units in the Fund is anticipated in November 2021

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\* Subject to development approval.

Assuming the successful completion of the capital raising, Eildon Funds Management Limited will be entitled to receive fee income from the Fund commencing in November 2021.

This update has been authorised by the Board for release.

For further information, please contact:

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