



INVESTMENT UPDATE

AS AT 22 DECEMBER 2017



EILDON CAPITAL LIMITED

ACN 059 092 198



INVESTMENT UPDATE

The Directors of Eildon Capital Limited (ASX: EDC) are pleased to advise that the company has provided a \$4.4 million mezzanine loan for a 4 hectare property in South Kingsville, Victoria, which is zoned for residential development and is anticipated to yield over 400 dwellings. The facility being provided represents a total loan to value ratio ("LVR") of 50%.

The mezzanine loan facility is being provided as a co-investment alongside CVC Limited and is subordinate to a major Australian bank. The term of the loan is 12 months and has a forecast peak LVR of below 60%.



DIVIDEND

The Directors have resolved to pay a fully franked dividend for the quarter ending 31 December 2017 of 1.925 cents per share. The payment will be made on 5 February 2018. The key dates attributable to the dividend are:

- Ex-dividend date – 18 January 2018; and
- Record Date – 19 January 2018.

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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