

11 August 2023

ASX Limited
20 Bridge Street
Sydney NSW 2000

By: e-lodgement

Attention: Company Announcements Office

MARKET UPDATE – FY23 PROFIT GUIDANCE

Eildon Capital Group (ASX: EDC) (**Group**) would like to provide guidance that the statutory net profit after tax to securityholders for the full year ended 30 June 2023 is expected to be in the range of \$1.9 – 2.1 million, subject to final adjustments and completion of the audit.

The net profit after tax to securityholders was impacted by the expenses resulting from the off-market takeover bid by Samuel Terry Asset Management as trustee for the Samuel Terry Absolute Return Active Fund, which included financial and legal adviser costs, registry costs and dilution from the performance rights which vested. Without these expenses, the net profit after tax to securityholders is expected to be in the range of \$3.2 - \$ 3.3 million (30 June 2022: \$3.5 million excluding revaluation gains), subject to final adjustments and completion of the audit for the period.

Net Asset Value and Net Tangible Assets is expected to be approximately \$1.11 and \$1.04 per stapled security respectively, as at 30 June 2023 (31 December 2022: \$1.17 and \$1.10 respectively), which were also impacted by the expenses resulting from the off-market takeover bid as outlined above.

Distributions for the financial year ended 30 June 2023 totalled 6.0 cents per stapled security, in line with guidance. Distributions were paid from Eildon Capital Trust, which represents approximately 83% of the Group's capital base.

More detailed commentary regarding the Group's performance will be provided when full year audited results are released in mid to late August 2023.

This announcement has been authorised by the Board for release.

For further information, please contact:

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About Eildon Capital Group

Eildon Capital Group (**Eildon**) is an ASX-listed real estate investment and funds management business. Eildon's investment activities cover both credit and equity in real estate.

The Group creates investment opportunities for sophisticated investors which strive to deliver:

- Enhanced returns; and
- Capital protection.

Eildon co-invests alongside its investor clients utilising its balance sheet capacity, demonstrating strong alignment of interest.