

17 May 2023

ASX Limited
20 Bridge Street
Sydney NSW 2000

By: e-lodgement

Attention: Company Announcements Office

Eildon Capital Group – ASIC Relief Permitting Electronic Delivery of Target's Statement

Eildon Capital Group (ASX: EDC) (**Eildon** or **Group**) refers to the unsolicited off-market takeover bid for its stapled securities (**EDC Stapled Securities**) by Samuel Terry Asset Management Pty Ltd as trustee for Samuel Terry Absolute Return Active Fund at a price of \$0.93 per EDC Stapled Security announced on 24 April 2023 (**Takeover Offer**).

ASIC has granted Eildon relief from the usual requirement under the *Corporations Act 2001* (Cth) to despatch the Target's Statement to holders of EDC Stapled Securities (**EDC Securityholders**) by post or courier. Therefore, when the Target's Statement is released:

1. if you have nominated an email address to receive securityholder communications from Eildon, then you will receive an email to your nominated email address with a link to an electronic copy of the Target's Statement; and
2. if you have not nominated an email address to receive securityholder communications from Eildon, then you will receive a letter or postcard from Eildon to your registered postal address, which will contain details of a URL link to an electronic copy of the Target's Statement.

EDC Securityholders may also request that a physical copy of the Target's Statement be sent to them by contacting the Eildon information line on 1300 109 678 (within Australia) or +61 3 9415 4006 (outside Australia) between 8:30am and 5:00pm (Melbourne time) Monday to Friday. If you are located in Australia, the physical copy of the Target's Statement will be sent by pre-paid ordinary post or by courier or, if you are located outside Australia, the physical copy of the Target's Statement will be provided by pre-paid airmail post or by courier.

ASIC has stated that the fact that it has granted this relief in connection with the Takeover Offer should not be taken as a reflection of ASIC's views on any other aspect of the Takeover Offer.

This announcement has been authorised for release by Laurence Parisi, Chief Executive Officer of the Group.

For further information, please contact:

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About Eildon Capital Group

Eildon Capital Group (EDC) 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 strives to deliver:

- Enhanced returns; and
- Capital protection.

Eildon co-invests alongside its investor clients utilising its \$52 million (NTA) balance sheet capacity, demonstrating strong alignment of interest.