



EILDON
CAPITAL

INVESTMENT UPDATE

AS AT 20 DECEMBER 2018



EILDON CAPITAL LIMITED

ACN 059 092 198



INVESTMENT UPDATE



New Investments:

The Directors of Eildon Capital Limited (ASX: EDC) wish to advise that it has completed two new investments. The details of each are provided below.

We are also pleased to advise that with these investments, EDC has now fully deployed its existing capital base. This will now eliminate the “cash drag” from uninvested capital and allow for increased capital appreciation on a monthly basis.

Safety Beach, VIC:

Eildon Capital has contributed \$4.71m in capital as part of a \$9.43m senior loan facility to assist with the settlement of two development sites in Safety Beach. The sites have planning approval for the development of residential townhouses.

The facility has been provided on a loan to value ratio of 65% based on the current “as-is” valuation. The loan facility has a term of 12 months. The loan is secured by registered first mortgage positions over both the properties and personal guarantees of the Borrowers. Interest on the loan is being paid monthly.



Vermont South, Victoria:

Eildon Capital has contributed \$3.0m in capital as part of a \$12.56m loan facility to assist in the settlement of a commercial asset in Vermont South. The property currently comprises older office accommodation. The borrower has commenced a rezoning process, which if approved will allow for residential development on the land. The site is 2.6Ha in area.

The total loan facility is secured via a first registered mortgage over the property with an “as is” valuation of \$25.8m. The facility loan to value ratio is set below 50% and has a maturity of 12 months from drawdown.



COMPANY OVERVIEW

About Us:

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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