

1 July 2025

ASX Limited
20 Bridge Street
Sydney NSW 2000

By: e-lodgement

Attention: Company Announcements Office

UPDATE ON KINGS INVESTMENT AND EDC FY25 FINANCIALS

Update on Kings Investment

As previously announced in April 2025, Eildon Capital Group's (ASX:EDC) (**Group**) mezzanine loan facility for the Kings-Newport Village project in Victoria was due for repayment on 31 March 2025, however an extension was agreed on the following terms:

- 6-month extension to 30 September 2025;
- Interest rate of 16.5% compounding monthly; and
- \$1.5 million repayment to reduce the project debt due on or before 30 June 2025.

The Group advises that to date, the Borrower has failed to provide the \$1.5 million repayment and has confirmed it is not in a position to do so in the near term. The outstanding loan balance as at 30 June 2025 is \$12.4 million.

The Board is considering various options with respect to the investment and further details will be provided in due course.

EDC FY25 Financials and Melbourne Market

The Group advises that its loan exposure to the Melbourne market has been impacted by slower than expected sales velocity. There is likely to be a provision against those loans in the Group's 2025 accounts, but the amount of provision has not yet been determined.

This announcement has been authorised by the Board for release.

For further information, please contact:

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