

06 October 2025

ASX Limited
20 Bridge Street
Sydney NSW 2000

By: e-lodgement

Attention: Company Announcements Office

UPDATE ON KINGS-NEWPORT VILLAGE LOAN FACILITY -

Eildon Capital Group (ASX:EDC) (**Group**) today announces an update on its investment in the Kings-Newport Village loan facility.

King Apartments Pty Ltd, as managing partner of Kings Investment Partnership (Borrower), is the borrower on 2 separate projects at the Kings/Newport village site:

- Kings-Newport village vacant parcel of land – the site EDC **IS** a lender on.
- Newport village Stage 1 completed townhouses site – a nearby site that EDC **IS NOT** a lender on.

The Group has been advised that the Borrower was issued a notice of default due to non-payment of interest and land tax in relation to the Newport village Stage 1 completed townhouses site.

The Group advises that the underlying security for the loan under default (i.e. Newport village Stage 1 completed townhouses site) is not part of the Group's mezzanine facility and there are no guarantees provided by the Borrower.

The EDC Board continues to consider various options with respect to its investment in the Kings-Newport village project and further details will be provided in due course.

This announcement has been authorised by the Board for release.

For further information, please contact:

Varun Sachdev
Chief Executive Officer
T +61 403 541 026
vsachdev@eildoncapital.com