



EILDON  
CAPITAL

# INVESTMENT UPDATE

AS AT 30 JULY 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 provided or formally committed to the following investments:



### **Sandringham, Melbourne, VIC:**

\$1.4 million in mezzanine finance to assist with the construction of a 3 level plus basement residential apartment complex. Located in the desirable suburb of Sandringham, the development comprises 22 apartments and 47 basement car parks. The project benefits from presales of apartments.

The loan is secured via a registered second mortgage over the property and corporate and personal guarantees. With a loan term of 16 months (expiring in June 2019), the facility has a peak LVR of 67% based on an 'as-if complete' independent valuation.



### **Safety Beach, Melbourne, VIC:**

\$4.2 million in mezzanine finance to assist with the construction of a 57 townhouse project located in Safety Beach. Benefiting from presales, the loan is secured via a registered second mortgage over the property and corporate and personal guarantees.

The loan has a term of 22 months with funding of the loan expected to occur in mid-August 2018 upon satisfaction of certain conditions, and has a peak LVR of 75% based on an 'as-if complete' independent valuation.



### **Burnley, Melbourne, VIC:**

\$3.0 million invested in an equity transaction involving a planning process to be undertaken on a significant site in inner Melbourne. Eildon Capital's investment represents 16% of the project, with CVC Limited investing the same amount in the project.

The project is currently a commercial site and close to public transport, and has potential to be rezoned to allow for residential development.

INVESTMENT  
UPDATE



**McCrae, Melbourne, VIC:**

\$0.6 million in mezzanine finance to assist with the construction of an apartment complex in McCrae. Upon completion, the development will consist of 15 apartments, and has currently achieved significant presales.

The loan is secured via a second registered mortgage over the property and personal guarantees. The loan has a term of 15 months (expiring in August 2019) with a maximum LVR of 76.0% based on an 'as-if complete' independent valuation.



**Bulimba, Brisbane, QLD:**

\$2.1 million in mezzanine finance to assist with early works construction of a mixed use town house and apartment project in Bulimba. Located on absolute river frontage in Brisbane, the development will consist 24 apartments and 6 townhouses on completion.

The maximum LVR on the facility is 60.0% and the loan term is 7 months. The facility is expected to be drawn shortly upon satisfaction of certain conditions.

COMPANY  
OVERVIEW

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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