



EILDON CAPITAL LIMITED

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28 February 2017

Australian Securities Exchange Limited
20 Bridge Street
Sydney NSW 2000

By: e-lodgement

Attention: Company Announcements Office

Correspondence to Shareholders and Dividend Announcement

Please find following correspondence sent to shareholders on 23 February 2017. This includes notification of a dividend declared by directors.

The details of the dividend payment are as follows:

Final Dividend, 100% fully franked	3.5 cents per share
Ex-dividend date	9 March 2017
Record Date	10 March 2017
Payment Date	22 March 2017

Eildon Capital does not have a Dividend Reinvestment Plan.

Mark Avery
Managing Director

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23 February 2017

Dear Shareholder/s

I am pleased to report that Eildon Capital has successfully closed the capital raising and Initial Public Offering as outlined in the prospectus. The process closed on 14 February 2017 and subscriptions were significantly in excess of the allocation available. Listing of Eildon Capital on the Australian Stock Exchange (ASX) will occur on 28 February 2017.

The result outlined above is significant as it represents a new era for your company. We have been pleased with the level of support shown for the business model and the people that are responsible for the management of Eildon Capital.

A capital raising and IPO process is one that is detailed and time-consuming, requiring significant input and effort from a number of people. I would like to thank all those involved in making this result possible, including our management team, legal and financial advisors and most importantly shareholders, both new and existing, that have supported this endeavour.

Eildon Capital is now uniquely positioned to develop into a meaningful real estate investor which is listed on the ASX. We will continue to look to grow the business and to deliver strong returns for shareholders.

It also gives me pleasure to announce that the Board of Directors has resolved to pay an interim dividend of 3.5 cents per share fully franked which will be payable on 22 March 2017.

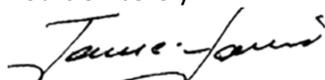
We have also enclosed with your statement the following forms:

- TFN/ABN or Exemption Notification form;
- Direct Credit Authority form; and
- Change of Address form

If you haven't provided these details previously or you would like to amend any details, please take this opportunity to complete the applicable form/s and return to us in the enclosed reply paid envelope.

Once again, I would like to thank shareholders for their continued support of Eildon Capital and we look forward to growing the company with you in 2017 and beyond.

Yours Sincerely



James Davies
Chairman

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