



BRINGING OPPORTUNITIES TO LIFE

ASX LISTING AND CAPITAL RAISING

UNIQUE PROPERTY OPPORTUNITIES
-
ENHANCED RETURNS

IMPORTANT INFORMATION

Important Notice

This Presentation (Presentation) has been prepared by Eildon Capital Limited ACN 059 092 198 (EDC) and includes information regarding a share issue to be made under section 706 of the Corporations Act 2001 (Cth) (Corporations Act) (Offer) of ordinary shares in EDC (Shares) pursuant to a prospectus.

You should consider the prospectus for the Offer (Prospectus) before making any decision about whether to acquire shares in EDC.

An investment in EDC shares may only be made by completing an Application Form attached to a complete copy of the Prospectus. You should read the Prospectus in its entirety before deciding to complete and lodge an Application Form. If you have any questions you should seek professional advice from your stockbroker, accountant or financial advisor.

You should not rely on any information or representation not contained in the Prospectus.

Summary Information

The information contained in this Presentation is of a general nature and in summary form. No representation or warranty, express or implied, is provided in relation to the accuracy or completeness of the information. None of the named persons or entities, or their respective advisers, nor the advisers to EDC or any other person including clients named in this document have authorised, permitted or caused the issue, submission, dispatch or provision of this Presentation and, except to the extent referred to in this Presentation, none of them makes or purports to make any statement in this Presentation and there is no statement in the Presentation which is based on any statement by any of them.

It is not intended to be relied upon as advice to investors or potential investors, and does not contain all information relevant or necessary for an investment decision or that would be required in a prospectus or product disclosure statement prepared in accordance with the Corporations Act 2001.

Statements in this Presentation are made only as of the date of this Presentation unless otherwise stated and information in this Presentation remains subject to change without notice.

Not an Offer

This Presentation is not a prospectus, disclosure document, product disclosure statement or other offering document under Australian law and does not constitute an invitation to subscribe for or buy any Shares in EDC, including in any jurisdiction in which it would be unlawful, or a solicitation to engage in or refrain from engaging in any transaction.

Not investment advice or a recommendation

This Presentation does not constitute investment or financial product advice, nor is it a recommendation to acquire Shares in EDC. It is not intended to be used as the basis for making a financial decision, nor is it intended to constitute legal, tax, accounting or other advice. In particular, this Presentation is not intended to be relied upon as advice to any person and does not take into account the financial situation, objectives or needs of any person. This Presentation may not be relied on to make an investment or other financial decision, and you should make your own assessment and take independent professional advice in relation to the information, before making any investment decision in relation to EDC and any participation in the Offer.

Financial amounts

All dollar values are in Australian Dollars (A\$) and financial data is presented as at or for the year ended 30 June 2016 unless stated otherwise. EDC's results are reported under Australian International Financial Reporting Standards, or AIFRS.

Future performance

This Presentation contains certain 'forward looking statements' including statements regarding or based on EDC's current belief, intent, assumptions or expectations with respect to the financial condition and performance, results and operations, business plans and objectives or management, capital adequacy, risk management practices and specific or general provisions. Forward looking statements can generally be identified by the use of forward looking words such as 'anticipate', 'believe', 'expect', 'project', 'forecast', 'estimate', 'likely', 'intend', 'should', 'will', 'could', 'may', 'target', 'plan' and other similar expressions within the meaning of securities laws of applicable jurisdictions, and include statements regarding outcome and effects of the equity raising. Indications of, and guidance or outlook on future earnings, distributions or financial position or performance are also forward looking statements. The forward looking statement contained in this Presentation involve known and unknown risks and uncertainties and other factors, many of which are beyond the control of EDC, and may involve significant elements of subjective judgement and assumptions as to future events which may or may not be correct.

There can be no assurance that actual outcomes will not differ materially from these forward-looking statements.

Disclaimer

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Acceptance

By attending an investor presentation or briefing, or accepting, assessing or reviewing this document you acknowledge and agree to the above.

OVERVIEW

EXECUTIVE SUMMARY

Eildon Capital Limited (“**Eildon**”):

- Is an active Australia property investor in retail, industrial, residential and commercial opportunities;
- Makes investments via a combination of debt (senior and mezzanine), equity and direct property investments;
- Generates a combination of recurrent income and enhanced capital growth on its investment portfolio;
- Is managed by the property investment team of CVC Limited (“**CVC**”), a highly skilled group with a successful performance track record;
- Is undertaking a capital raising of up to \$10 million and an IPO on the ASX.

MANAGEMENT STRATEGY

- Eildon will continue to target property investments similar to that made by CVC, generating superior risk adjusted returns for shareholders;
- Co-investment along with CVC on various investments;
- Provide shareholders of Eildon with real estate investment opportunities historically available only in unlisted and illiquid structures;

- Leverage off a growing demand for non-traditional third party capital born from a new credit/lending environment;
- Increase Eildon’s market presence/share as a provider of alternate financing solutions for real estate investment opportunities.

CAPITAL RAISING AND IPO METRICS

Offer Price	\$1.06
Amount to be raised from the Offer	Up to \$10 million
Closing date of the Offer	14 February 2017
Commencement of trading on ASX	28 February 2017
Net Assets Post Listing	Min - \$24.6 Million
	Max - \$30.2 Million
Dividend yield based on the Offer price	5%
Dividend payment cycle	Quarterly
First dividend payment (if not accurate)	Anticipated in March 2017 following commencement of trading on ASX

MANAGEMENT TEAM TRACK RECORD

- CVC has been providing property investment financing for over 20 years;
- Dedicated management team, working together since 2009;
- It is this group of executives that will be responsible for sourcing and management of Eildon’s investments;
- The team has invested over \$282 million into property transactions since 2009. Realised investments have delivered gross profits of \$31 million with an IRR of 20.9% per annum.*

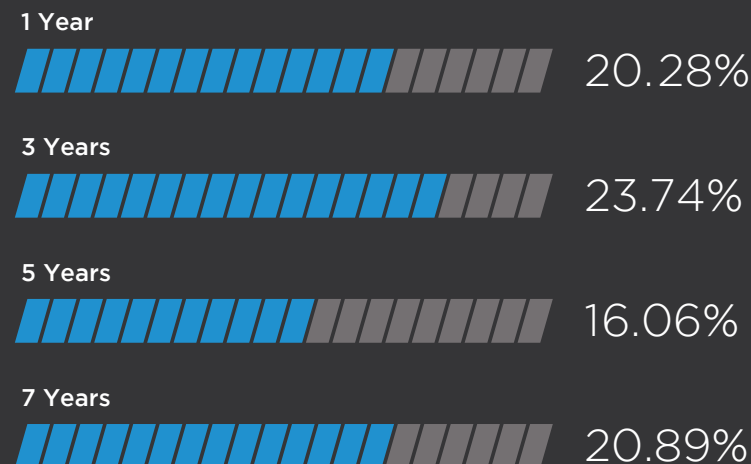
FUTURE

- Deal flow continues to grow beyond the capacity of CVC in its own right – Strong pipeline;
- Continue to utilise experience and expertise to select and manage investments which exhibit strong security and attractive returns.

*Past performance of the management team of the Manager is not necessarily an indication of future performance.

CVC property investment returns on completed investments.

CVC’S INVESTMENT IRR’S



The above table represents the performance of CVC’s property investments for the last 7 years to 30 June 2016 as managed by the management team of the Manager.

INVESTMENT OPPORTUNITY

HIGH YIELD INVESTMENTS

- Targeting >14% per annum on investment portfolio, pre-tax and management fees;
- Investment into a diverse portfolio of high yield property investment, generating recurrent income and capital growth;
- Exposure to property investment opportunities not generally available to investors;
- Managed by a highly skilled team with a successful performance track record of identifying, managing and realising investments.

RECURRENT DIVIDENDS

- Targeting 5% per annum on Issue Price of \$1.06, fully franked (to the maximum extent possible);
- Payment of dividends, quarterly;
- First dividend payment anticipated in March 2017, following completion of the capital raising.

LIQUIDITY

Listed on the ASX providing a liquid market for sale of shares.



KEY HIGHLIGHTS

EXPERIENCED MANAGEMENT

The Manager has a proven track record of exceptional:

- Deal sourcing;
- Analysis and investment selection;
- Investment structuring to enhance investment profiles (reduce risk, increase returns);
- Counterparty diligence;
- Risk mitigation;
- Transaction management; and
- Profitability/return outcomes for investors

Transactions have been property market with past investments in VIC, NSW, WA and QLD, providing for the development of market-leading industry networks.

ASSET BACKED ENHANCED RETURNS

Eildon Capital Limited provides investors pure exposure to the property investments/ transactions that are sourced by the managers of CVC Limited's property investments which have generated annualised returns of 20.9% per annum over the past 7 years.

CAPITAL RAISING FOR DEAL PIPELINE

Eildon Capital Limited will have a minimum of approximately \$24.02m of net assets after the raising is completed.

All proceeds from the Offer, after payment of costs associated with

the Offer, will remain in Eildon and will be used to fund pipeline transactions.

APPROPRIATE FLEXIBILITY TO PARTICIPATE IN BEST AVAILABLE OPPORTUNITIES

- Seeking best risk adjusted investment opportunities for investors;
- Ability to invest across property classes, both directly and indirectly;
- Loans and/or equity positions; and
- Investment in residential, commercial, retail and industrial property sectors.

ASX LISTED

ASX listing provides liquidity to investors and flexibility to management to maximize value for shareholders.

FEE STRUCTURE ALIGNMENT

Management fees are structured to align investors with management to success.

INVESTMENT STRATEGY

INVESTMENT OPPORTUNITIES

The Manager will seek out investment opportunities that include a combination of attributes as covered in the matrix below.

ROLE	INSTRUMENTS / LVR / GUIDE TARGET RETURNS	VALUE PLAY	ASSET TYPES
Principal	Equity / up to 100% / >20% p.a.	Repositioning	Direct Real Estate Assets
Joint Venture Partner	Preferred Equity / up to 75% / >18% p.a.	Re-Leasing	Listed Real Estate Funds
Lender	Mezzanine Debt / up to 75% / 13-20% p.a	Development	Unlisted Real Estate Funds
Investor	Senior Debt / up to 75% / 9-15% p.a.	Restructuring	Private Real Estate Companies
		Rezoning	
		Consolidation	

GEOGRAPHIC CRITERIA	INVESTMENT HORIZON	TARGET RETURNS	EXIT STRATEGIES	DOWNSIDE RISK PROTECTION & RISK MITIGATION
The Manager will only target Australia related investment opportunities.	The Manager may target opportunities of any investment horizon, dependent on the merits and terms of that opportunity. It is likely most opportunities will have a duration of 12-30 months.	Given the flexible mandate, different returns will be targeted for different risk positions taken. On a portfolio basis, the manager will target pre-tax returns from investment in excess of 14% per annum.	Outlined in the Investment Approval Process each investment will have a defined exit strategy which will vary depending on the characteristics and nature of each particular Investment.	Eildon Capital will have two driving investment focuses, in order they are: <ol style="list-style-type: none"> 1. Capital protection; and 2. Enhanced returns (on a risk weighted basis).

INVESTMENT STRATEGY

PARTNERING MODEL

The investment model of Eildon centres on partnering with qualified, market-leading property participants. Key personnel of the Manager have successfully partnered with a wide variety of private and public entities over a 20 year period. This approach allows Eildon Capital to operate across a wide range of asset classes and property markets to procure investments which demonstrate superior capital protection with enhanced returns.

DUE DILIGENCE INVESTIGATIONS

Management has a long history of undertaking property investments and conduct full diligence on all aspects of a transaction.

• General property market trends and conditions	✓
• Local market analysis	✓
• Quality and experience of the project partner / sponsor	✓
• Financial feasibility outputs	✓
• Sensitivity analysis	✓
• Legal framework	✓
• Risk mitigation	✓

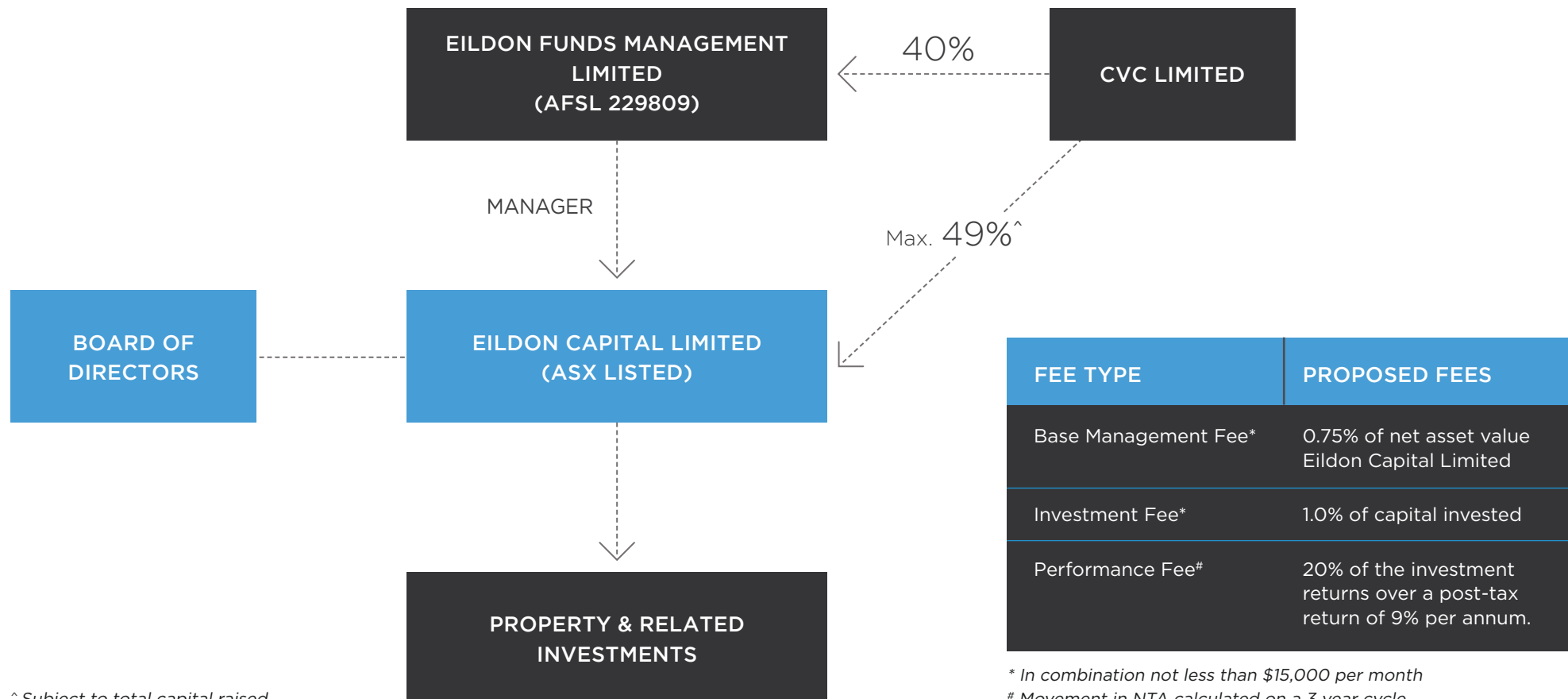
USE OF FUNDS AND CURRENT PORTFOLIO

- Pipeline of opportunities that exceed current available funds;
- Proceeds from raising will be used to support a committed land and construction facility loan, as well as other targeted projects;
- Provide quarterly dividends initially targeted at 5% per annum based on the issue price, and look to grow as NTA and profitability grows.

EXISTING INVESTMENTS			
INVESTMENT STYLE	INVESTMENT SIZE (MILLIONS)	MATURITY DATE OF INVESTMENT	DETAILS
Senior Finance Loan	4.20	May-17	Provided senior finance on a residential apartment development site in the Gold Coast area. The facility represents a loan-to-value ratio below 65% with a maturity date at the end of 2016. The loan benefits from additional collateral security. Since the loan was provided the borrower has repaid \$2 million in May 2016. An additional \$0.75 million was repaid in November 2016.
Senior Finance Loan	5.00	May-17	Senior finance facility provided on an approved residential apartment development site (2 buildings of approximately 100 apartments each) in the Gold Coast area. The facility represents a loan-to-value ratio below 65%. The loan benefits from additional collateral security. Since the loan was provided \$0.75 million was repaid in November 2016.
Senior Finance Loan	0.50	Apr-17	First mortgage loan to a small development site for the settlement of land for a residential sub division.
Mezzanine Finance Loan	1.65	Mar-18	Second mortgage loan to a 20 unit development in south-east bayside suburb of Melbourne. The project is substantially presold with a loan-to-value ratio of 75%.
Commercial Property Investment	3.35	N/A	Equity investment to fund the purchase of a commercial property in Brisbane. Purchased with an 8 year lease to an ASX-listed entity, the property provides income and exposure to the residential market as it has full approval as a mixed use residential apartment development. Eildon Capital's ownership is 35%.
Senior Finance Loan (i)	7.68	Aug-17	Joint land and construction loan in conjunction with CVC Limited, provided to a developer to fund the construction of a residential development site in Brisbane with a loan-to-value ratio of 75%.
TOTAL PROPERTY INVESTMENTS	22.38		

(i) The investment size of the senior finance loan represents the facility limit of \$7.68 million of the land and construction loan. The amount drawn on the loan as at the date of the Original Prospectus is \$3.73 million.

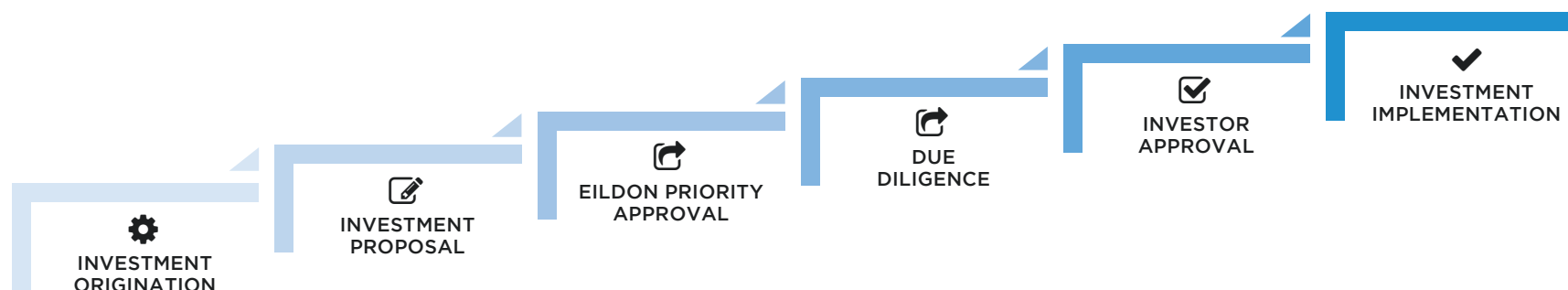
MANAGEMENT STRUCTURE



[^] Subject to total capital raised.

INVESTMENT APPROVAL PROCESS

The Company will adopt a streamlined investment approval process to maximize the prospects of successfully and efficiently securing and completing an investment.



INVESTMENT ORIGINATION

- Manager sources opportunity through market research and deal networks.
- Manager performs feasibility analysis and undertakes preliminary due diligence.
- Manager negotiates to secure deal position.

INVESTMENT PROPOSAL

- Manager develops an investment proposal which contains forecast investor returns, transaction risks, due diligence and recommendations.

EILDON CAPITAL PRIORITY APPROVAL

- Manager to present Investment Proposal to Eildon offering a minimum allocation of 30% of any transaction it sources.
- Eildon Capital Limited Board to advise level of interest, proposed investment amount and any conditions which may be applicable to making the investment.
- If Eildon Capital Limited choose not to invest, the Manager is free to place 100% of the investment with CVC.

DUE DILIGENCE

- Manager conducts due diligence and presents findings with recommendations.
- Eildon Capital Limited Board review due diligence report and recommendations.

INVESTOR APPROVAL

- Manager present final investment recommendation to Eildon Capital Board which is approved or rejected.

INVESTMENT IMPLEMENTATION

- Manager to finalise transaction implementation and manage documentation execution if transaction approved.

DIRECTORS AND MANAGEMENT TEAM

JAMES DAVIES – INDEPENDENT DIRECTOR (CHAIRMAN)

James Davies has over 30 years' experience in investment management across real estate, private equity, infrastructure, natural resources and distressed asset management. Most recently he was Head of Funds Management at New Forests Asset Management overseeing \$2.5 billion worth of investments. Prior to that he held Director roles at Hastings Funds Management Limited and Royal Bank of Scotland's Strategic Investments Group. He has sat on numerous Investment Committees and Boards including as Chairman of Timberlink Australia, Forico and Airport Rail Link. James holds a Bachelor of Computing Science from the University of New England, a Masters of Business Administration from London Business School and is a Graduate of the Australian Institute of Company Directors.

MARK AVERY* – MANAGING DIRECTOR

Mark began his professional career at Macquarie Group in 2002 where he was employed for five years in its property finance division as well as its residential development divisions. Mark then moved to a private Melbourne-based developer before joining a subsidiary of Mirvac in the industrial property sector. Since commencing at CVC Limited in 2010, Mark has been responsible for the group's real estate investment activities. Mark is RG146 compliant and holds bachelor degrees in Commerce and Planning & Design from the University of Melbourne.

ALEXANDER (SANDY) BEARD* – DIRECTOR

Sandy commenced employment with CVC Limited in 1991 and has been its CEO and Managing Director since 2000. He has extensive Board and management experience ranging from early stage businesses to mature organisations across a wide spectrum of industries. Sandy has considerable experience in real estate businesses including Villa World Limited where he was Chairman from November 2011 to July 2012 and a board member from April 2011 until September 2014. Sandy has also overseen all CVC participation in property investments. Sandy holds a bachelor degree in Commerce from UNSW and is a fellow of the Institute of Chartered Accountants in Australia and New Zealand.

MICHELLE HARPUR – INDEPENDENT DIRECTOR

Michelle has been a partner in mid-size, large and international law firms since 1992, and has recently established her own practice, Harpur Phillips. She was

admitted as a solicitor in 1986. Her clients have included listed public companies and private companies involved in property development, and in addition to governance and risk management. She sits on the Governance Committee of Lifeline Northern Beaches. She has a BA and LLB from UNSW and has also completed the Company Directors Course with the AICD.

JOHN HUNTER* – COMPANY SECRETARY

John is the Chief Financial Officer and Company Secretary of CVC Limited. John joined CVC in 2006 and has overseen the development and management of a number of investment vehicles with his core responsibility being management of financial and statutory reporting and compliance.

John has extensive experience in ASX-listed and unlisted public reporting and accounting for property, equity trusts, managed investment companies and schemes, due diligence and compliance. Prior to being employed by CVC, John worked at Platinum Asset Management as Finance Manager developing and managing the internal finance function.

JUFRI ABIDIN – INVESTMENT MANAGER

Jufri takes an active role in deal structuring, transaction modelling, due diligence and documentation management for the Manager. Jufri has fund experience gained from his time at APN Property Group an ASX listed real estate fund manager. Jufri has managed the property portfolios of multiple unlisted real estate investment trusts, consisting of up to 60 assets under management, with a combined value of AUD\$500 million. Jufri holds a Bachelor of Mechanical Engineering from the University of Melbourne.

TOM KELLAWAY – INVESTMENT ANALYST / FINANCE & OPERATIONS

Tom is responsible for the analysis of potential transactions and the performance of current investments managed by the Manager.

Tom has a background in accounting services and finance, having worked with a large accounting practice and one of the world's largest logistics operators. Tom holds a Masters in Professional Accounting from the University of Technology, Sydney and is a member of the Institute of Chartered Accountants in Australia and New Zealand.

*Executive staff of the Manager



MANAGEMENT TRACK RECORD

OF CVC AND EILDON INVESTMENTS

CVC COMPLETED PROPERTY TRANSACTION

DEBT INVESTMENT



BACKGROUND

- A private developer contracted to purchase a development in Brisbane site during the market downturn.
- The purchase terms allowed sufficient time to procure a development approval for over 350 apartments which added significant value to the site (coupled with improved market conditions).
- At the time of settlement, the developer required first mortgage settlement finance with a clear strategy to sell the site on market.

STRUCTURE

- The loan was a first mortgage facility to an LVR of approximately 70%.

MANAGEMENT ACTIVE APPROACH

- Management was involved in the sourcing and due diligence of the investment.

PERFORMANCE

- The site has been sold and settled with full repayment of debt and interest.

TRANSACTION	CHARACTERISTICS	INVESTMENT SIZE	INVESTMENT PERIOD	INVESTMENT IRR
PROPERTY FINANCE	DEBT	\$12 MILLION	12 MONTHS	23.63%

CVC COMPLETED PROPERTY TRANSACTION

DEBT INVESTMENT



BACKGROUND

- After the market downturn in 2009, there was opportunity to provide mezzanine finance to a Melbourne developer to complete the capital structure for a 70 apartment development. Planning approvals and pre-sales had been achieved, and the developer had purchased the site below market value.

STRUCTURE

- The loan was subordinated by a senior debt facility provided by a tier one senior lender. However, a registered second mortgage was provided to secure the investment.

MANAGEMENT ACTIVE APPROACH

- Given management’s track record and financial capacity, the senior financier was approving of the registered position, a security position that is not always available.

PERFORMANCE

- Construction of the project was completed and fully sold and settled in 2011.
- All debt and interest repaid.

TRANSACTION	CHARACTERISTICS	INVESTMENT SIZE	INVESTMENT PERIOD	INVESTMENT IRR
PROPERTY FINANCE	MEZZANINE DEBT	\$3 MILLION	18 MONTHS	28.35%

EILDON CAPITAL COMPLETED PROPERTY TRANSACTION

DEBT INVESTMENT



BACKGROUND

- Eildon Capital provided settlement funding to a private developer who purchased a site in Brisbane having secured planning approvals for an apartment development. The site was presold on delayed settlement terms to a new party. The developer needed short term financing to settle the site.

STRUCTURE

- The loan was subordinated by a senior debt facility. Secured by a registered second mortgage over the property, Eildon also benefited from collateral security in the form of a registered mortgage over another asset.

MANAGEMENT ACTIVE APPROACH

- Management procured the investment opportunity through its network of property participants and structured the deal to provide Eildon the appropriate level of security for an investment of this nature.

PERFORMANCE

- The on sale of the property was completed and all capital and interest was repaid on 31 October 2016.

TRANSACTION	CHARACTERISTICS	INVESTMENT SIZE	INVESTMENT PERIOD	INVESTMENT IRR
PROPERTY FINANCE	MEZZANINE DEBT	\$4 MILLION	10 MONTHS	22.97%

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