



FOR IMMEDIATE RELEASE
19 January 2009

Eatonfield Group plc
("Eatonfield" or "the Company")

Related Party Transaction and Director's Dealings

Eatonfield Group plc (AIM: EFD), the commercial property developer and housebuilder, announces that on 13 January 2009, Rob Lloyd Racing Limited, a company controlled by Rob Lloyd, the Company's Chief Executive, advanced a further loan of £400,000 to Eatonfield to meet a short-term working capital funding requirement, the terms of which were finalised and agreed on 16 January 2009. The loan is unsecured, free of interest and fees and repayable on demand until 27 February 2009. If Eatonfield requires this facility beyond this date, revised terms will need to be negotiated and agreed.

This arrangement constitutes a related party transaction under the AIM Rules. With the exception of Rob Lloyd, who is involved in the transaction as a related party, the Company's directors consider, having consulted with Evolution Securities Limited, the Company's Nominated Adviser, that the terms of the transaction are fair and reasonable insofar as the Company's shareholders are concerned.

Separately, Eatonfield received notification on 16 January 2009 from Rob Lloyd that on 15 January 2008, Mr Lloyd pledged 8,000,000 ordinary shares of 5 pence each in the share capital of the Company as security against personal borrowings, with the number of ordinary shares pledged by Mr Lloyd subsequently being increased to 11,000,000 ordinary shares.

Mr Lloyd remains the beneficial owner and retains the voting rights of his entire holding of 11,000,000 ordinary shares, which is as previously notified and represents 47.7% of the Company's issued share capital.

For further information, please contact:

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