

ASX Announcement

7 December 2023

Eureka-managed Fund completes acquisition of 6 villages in Western Australia

Eureka Group Holdings (ASX: EGH) (“**Eureka**” or the “**Company**”) is pleased to announce its new wholesale property fund, Eureka Villages WA Fund (the “**Fund**”), has completed the acquisition of a portfolio of six seniors’ rental villages located in Western Australia (the “**Portfolio**”).

The purchase price of \$44 million and associated transaction costs have been funded via a standalone debt facility of \$21 million and equity raised from professional and wholesale investors. The Fund is raising \$28.5 million and has been well received by wholesale investors. Eureka has made a \$5 million cornerstone investment in the Fund and to facilitate settlement, has invested a further \$4 million. To accommodate additional investors, Eureka intends to reduce its total investment to \$5 million in the near term.

Eureka Executive Chairman Mr Murray Boyte said, “We’re pleased to have completed the acquisition of the Portfolio in this Eureka-managed fund, and we look forward to welcoming the residents and staff across the six villages. This strategic acquisition expands our national footprint and further consolidates our position as a leader in affordable seniors’ rental accommodation.

This announcement was approved and authorised for release by Eureka’s Board of Directors.

For further information

Investors, contact Murray Boyte, Executive Chairman on 07 5568 0205

Media, contact John Hurst, Tribune Partners on 0418 708 663