

## ASX ANNOUNCEMENT

6 March 2025

### Eureka acquires second all-age rental village on NSW Central Coast

#### Highlights

- Acquisition of Tuggerah Shores residential home village located between Sydney and Newcastle
- Comprises 65 long-term rental sites and 7 short-term campsites – highly predictable, secure cash rents
- Large freehold land holding in a tightly held market with low ongoing maintenance requirements
- Ingoing yield of 8.6%<sup>1</sup> with significant earnings upside

Eureka Group Holdings Limited (ASX: EGH) is pleased to announce it has executed binding contracts to acquire Tuggerah Shores Home Village - a residential home village located in Tuggerawong on the New South Wales Central Coast.

The mixed-use residential park consists of 3 Manufactured Housing Estate (MHE) homes, 62 long-term cabin and caravan sites, and 7 short-term campsites. The park also includes a three-bedroom Manager's Residence, central amenities block, camp kitchen, and in-ground swimming pool. The community is based on a 5.2 hectare landholding however a sizeable portion of this is bushland and unlikely to be developable.

Eureka has acquired the community on an initial yield of 8.6%<sup>1</sup>. The purchase price is \$8.25m.

Eureka's Chief Executive Officer, Mr Simon Owen commented, "The Central Coast of New South Wales boasts a population of 362,500 people making it the third most populated region in New South Wales, and the tenth in Australia. Tuggerah Shores presents an excellent opportunity for Eureka to step into this high growth market".

Tuggerah Shores will be Eureka's second acquisition in the all-age rental market. The Village provides accommodation for permanent and long-term residents and consistently trades at 100% occupancy with a deep waiting list. Eureka will continue to refurbish or replace caravans and cabins at the Village over the coming years.

"Demand for affordable all age rental accommodation in Australia remains high and will stay that way for the foreseeable future. Eureka has multiple other all-age rental villages under exclusive due diligence", Owen said.

The acquisition of Tuggerah Shores Home Village is the third acquisition funded from the proceeds from the Company's successful \$70.4 million capital raising.

Eureka expects to settle the acquisition on 31 March 2025.

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

-Ends-

#### For further information:

**Investors**, contact Simon Owen, CEO 07 2145 6322

---

<sup>1</sup> Excluding transaction costs

