

ASX ANNOUNCEMENT

1 May 2025

Eureka successfully enters into a new upsized \$185 million debt facility

- Provided by National Australia Bank Ltd (existing banking partner) and Westpac Banking Corporation.
- Facilities spread across 3-, 5- and 7-year periods.
- Material improvement in pricing with competitive interest rate terms reflecting the increased scale and stable cashflows of the business.
- Increased future debt capacity with a documented \$200 million uncommitted 'Accordion' facility.
- Flexibility provided for capital partnerships and funds.

Eureka Group Holdings Limited (ASX: EGH) is pleased to announce that it has successfully refinanced and upsized its existing \$101m of debt facilities into a \$180 million multilateral facility split into periods of 3, 5 and 7 years plus an annually renewable \$5m working capital facility.

Key financial covenants include a maximum LVR of 55% and ICR greater than 2.0 times.

Financial close has concluded with repayment of the existing NAB facility of \$49.5 million and satisfaction of other market standard conditions precedent.

Commenting on the refinancing, Chief Executive Officer, Mr Simon Owen said "We are pleased with the outcome of our refinancing. We appreciate the support of our banking partners, and with their support, this upsized debt facility and the introduction of a second lender provides the Group with considerable financial capacity and flexibility to assist funding the next phase of growth. This allows Eureka to acquire, expand and develop residential communities nationally on the balance sheet or via funds and capital partnerships.

PwC Debt & Capital Advisory and Dentons advised Eureka on this transaction and King & Wood Mallesons advised the lenders.

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