

ASX Announcement
6 December 2021

Heads of Agreement to acquire a village in Bowen, Queensland

Eureka Group Holdings Limited (ASX: EGH) (Eureka) is pleased to announce it has entered into a conditional Heads of Agreement to acquire a 46-unit village in Bowen, located in the Whitsunday Region of North Queensland.

The Whitsunday Region is located between the Queensland cities of Townsville and Mackay and has a strong demographic profile for affordable rental accommodation for seniors. The acquisition will complement the existing Eureka village network in the region, which currently includes villages in Townsville, Ayr and Mackay.

The property was originally constructed as a 46-unit rental retirement village but is currently operated as short stay accommodation.

The village presents to a high standard with community facilities in place to enable an economic transition to an independent living seniors' rental village. Vacant land adjacent to the property may facilitate future expansion of the village.

Consideration for the acquisition is \$5.1 million (excluding transaction costs). The transaction will be funded by debt and cash reserves and settlement is scheduled for April 2022.

The acquisition is conditional on Whitsunday Regional Council approval for the reversion of the property to permanent accommodation including associated costs, completion of due diligence and obtaining finance and board approvals.

The acquisition is consistent with Eureka's strategy to acquire quality, value-add assets, to grow its independent rental retirement living portfolio.

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

For further information, contact Murray Boyte, Executive Chairman on 07 5568 0205.