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ASX ANNOUNCEMENT

10 June 2021

Conditional Contract to Acquire a Greenfield Development Site in Kingaroy, Queensland

Eureka Group Holdings Limited (ASX: EGH) (Eureka) announces that it has entered into a conditional contract to acquire a 2.09-hectare parcel of land in Kingaroy, Queensland for the proposed development of an independent living seniors' rental village. The purchase price of the land is \$735,000 including GST.

Kingaroy is located 3 hours northwest of Brisbane and is the regional capital of the South Burnett Shire. This region has a growing retiree population with a high social need for quality, affordable, seniors' rental accommodation.

The conditional contract is subject to South Burnett Regional Council's approval of a Development Application for 110 one-bedroom independent seniors' living units, as well as finance and Board approval.

Further updates will be provided when the Development Application progresses through Council.

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.

Important Information and Disclaimer: This announcement may contain forward-looking statements, which include all matters that are not historical facts. Without limitation, indications of, and guidance on, future earnings and financial position and performance are examples of forward-looking statements. Forward-looking statements, including projections or guidance on future earnings and estimates, are provided as a general guide only and should not be relied upon as an indication or guarantee of future performance. No representation, warranty or assurance (express or implied) is given or made in relation to any forward-looking statement by any person (including Eureka). In particular, no representation, warranty or assurance (express or implied) is given that the occurrence of the events expressed or implied in any forward-looking statements in this announcement will actually occur. Actual results, performance or achievement may vary materially from any projections and forward looking statements and the assumptions on which those statements are based