

Eureka Group Holdings Limited



Annual General Meeting

30 November 2015

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Eureka Group Philosophy – Shared Value

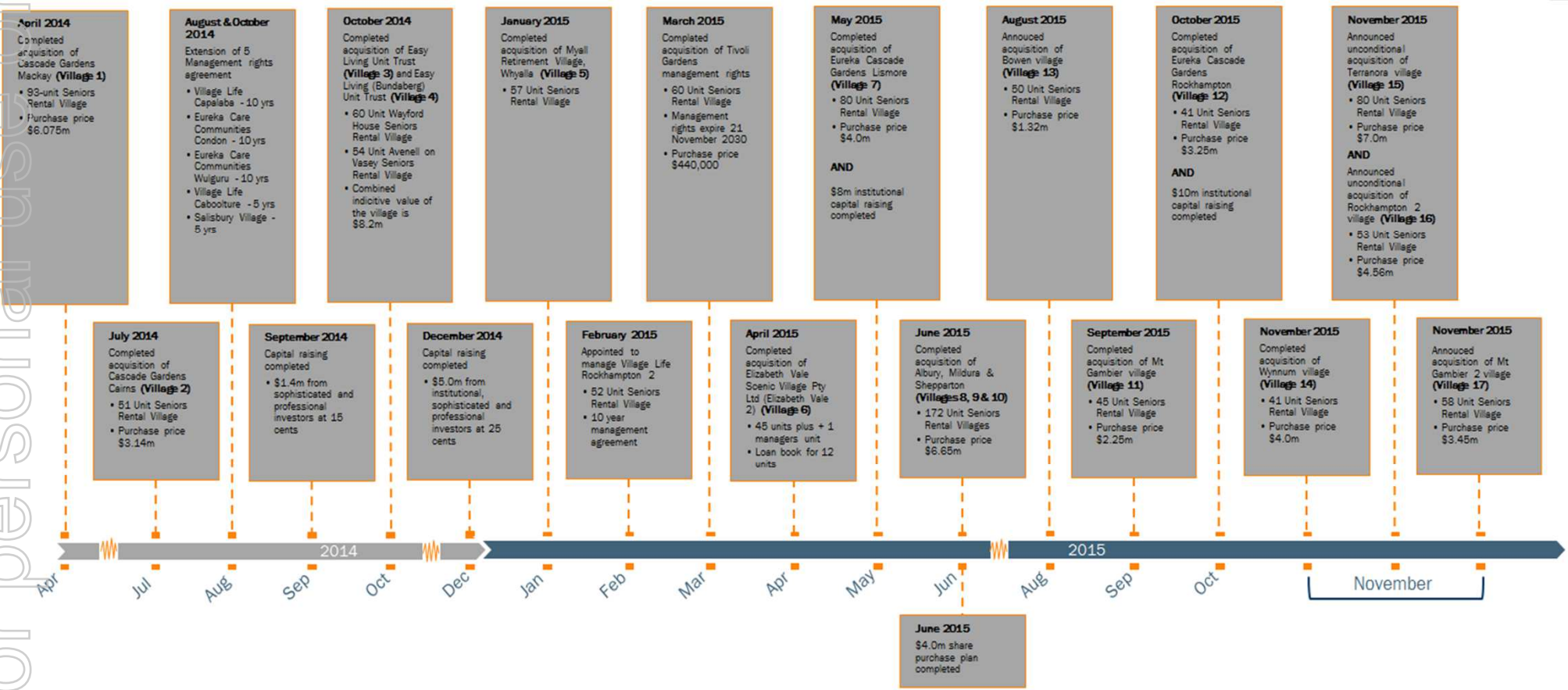
- Eureka is a “**shared value**” enterprise
- We aim to combine the best of capitalism and social activism by creating business value while addressing social problems
- Our goal is to provide the highest level of rental accommodation and associated care to independent retirees dependent on Pension and Rent Assistance

Our Values

Empathy **U**nderstanding **R**espect **E**xperience **K**indness **A**ffordability

Timeline of Village Acquisitions

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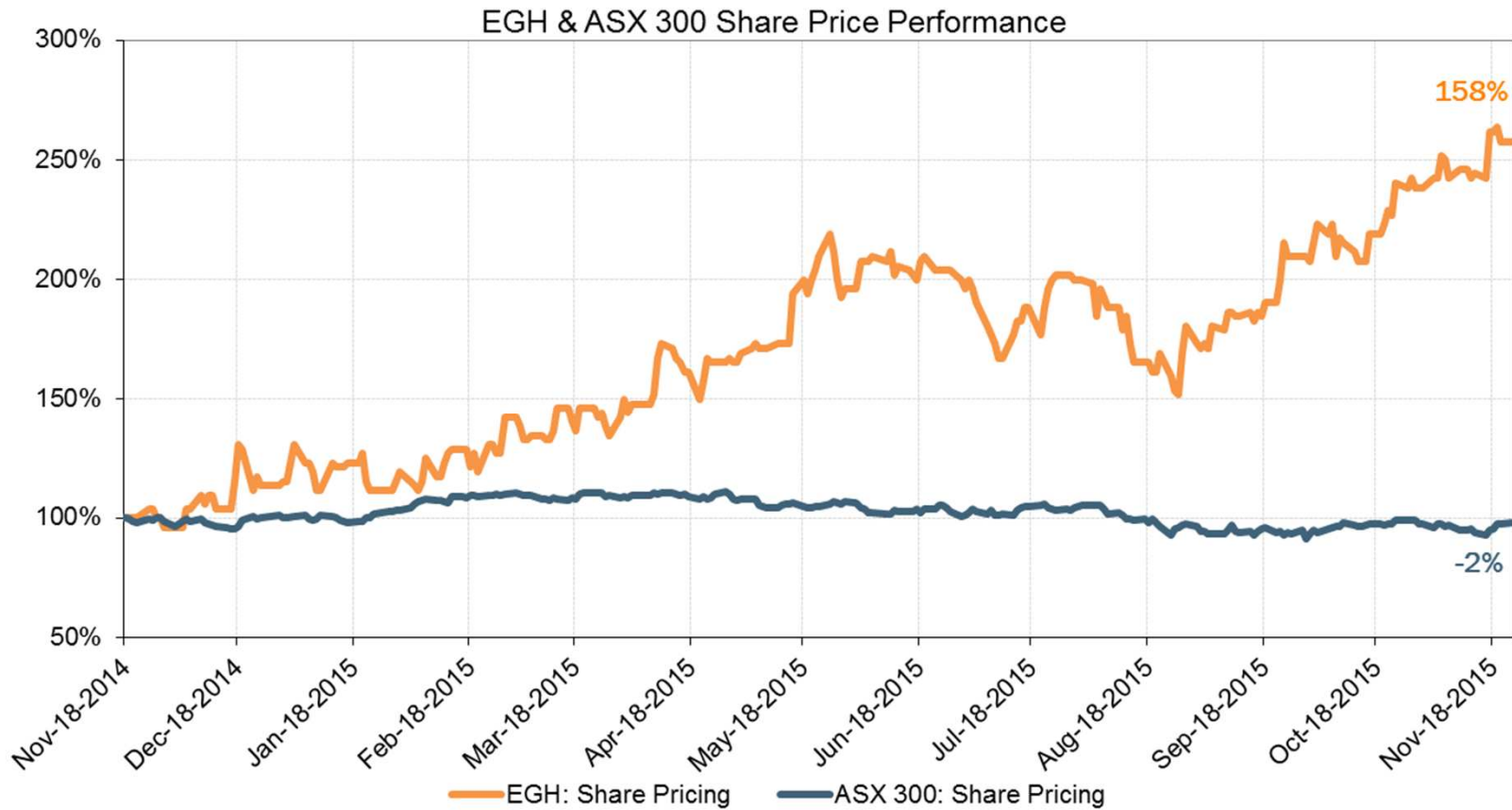
Growth Drivers

Eureka has 4 growth drivers available to it:

- Acquisition growth - acquired 17 villages in last 18 months
- Organic growth – brownfield or further in-fill development on existing owned village sites (> 400 units to in-fill build/develop)
- Margin growth– increased rental rates and occupancy
- Services growth – offer increased government funded services to residents that will both increase profitability and keep residents in our villages longer

Share Price

The graph below outlines the improvement in the share price relative to the ASX 300:



Summary Forecast – 6 months ending 31 December 2015

The table below is the unaudited summary forecast results for the 6 months ending 31 December 2015 compared with the results from the comparative 6 month period last financial year:

6 months ending 31 December 2015					
	YTD	Summary			
(\$millions)	Oct 2015	Forecast	6mths	6mths	Movement
		Nov + Dec	31 Dec 2015	31 Dec 2014	
Total revenue	5.10	2.92	8.02	5.41	48%
EBITDA	1.97	1.57	3.54	1.22	190%
NPAT	1.53	1.28	2.81	0.72	291%
Basic earnings per share*			1.35 cents	0.63 cents	114%
Diluted earnings per share			1.35 cents	0.63 cents	114%

*Basic EPS is calculated based on the number of shares outstanding as at 24 November 2015 and includes the forecast share issuances to acquire Rockhampton 2 and complete the \$10m capital raising (which is subject to approval at this AGM).

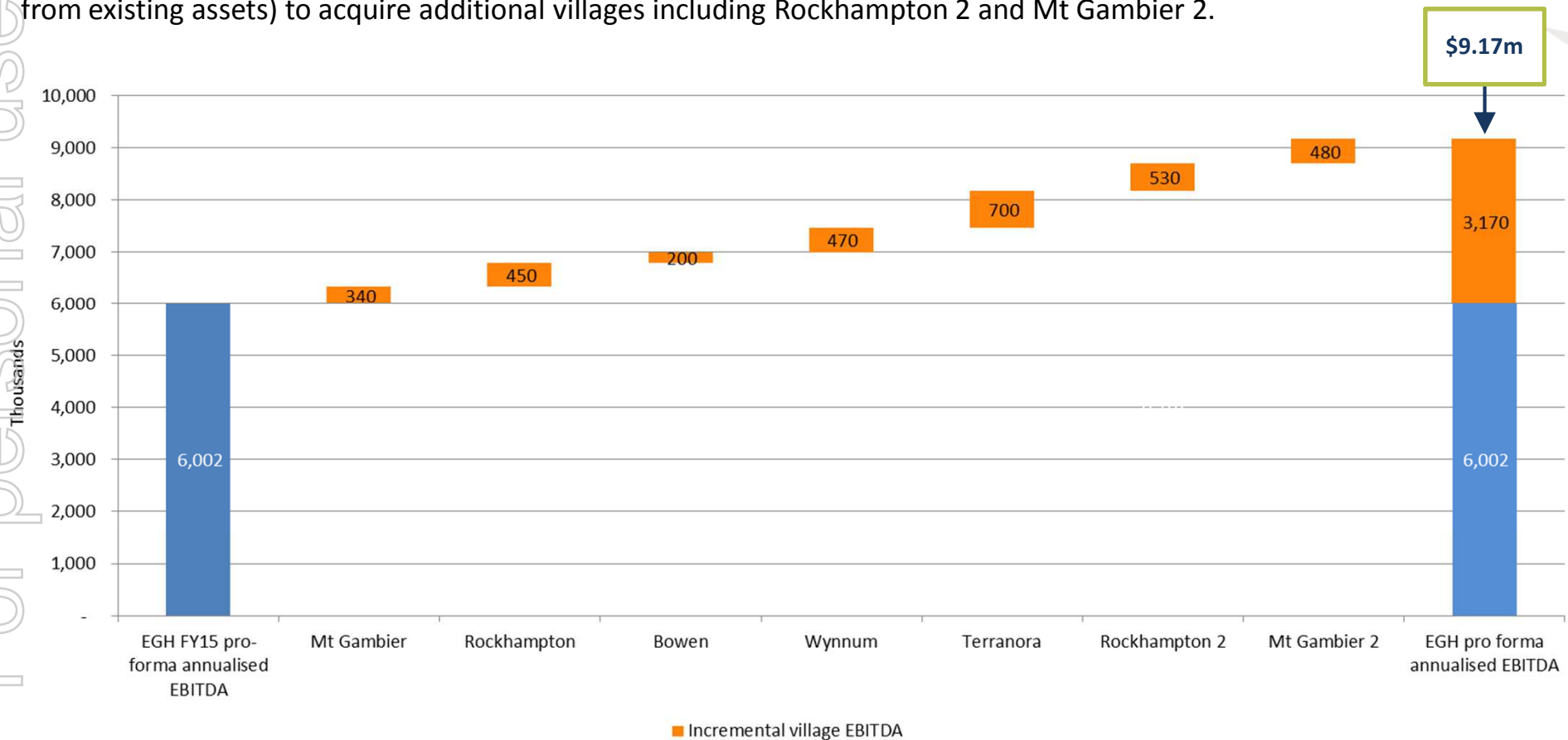
Half-Year Forecast

- Acquisition strategy continues to drive increased profitability
- Performance of village acquisitions is in line with expectations
- Continuing to improve EPS – acquisitions are creating value for existing and new shareholders
- Cash conversion continues to be strong
- Results for full year ending 30 June 2016 expected to show continued growth as new villages are settled and as the villages that have already been settled and integrated this year contribute increased earnings

EBITDA

Pro Forma Annualised Basis

The first five village acquisitions announced since 1 July 2015 (Mt Gambier, Rockhampton, Bowen, Wynnum & Terranora) will be settled from existing cash and loan facilities and are expected to contribute an additional \$3.17m to Eureka's EBITDA on an annualised basis. Eureka will also have in excess of \$20m (not including expected accumulated operating cash flow from existing assets) to acquire additional villages including Rockhampton 2 and Mt Gambier 2.



Size & Scale Benefits

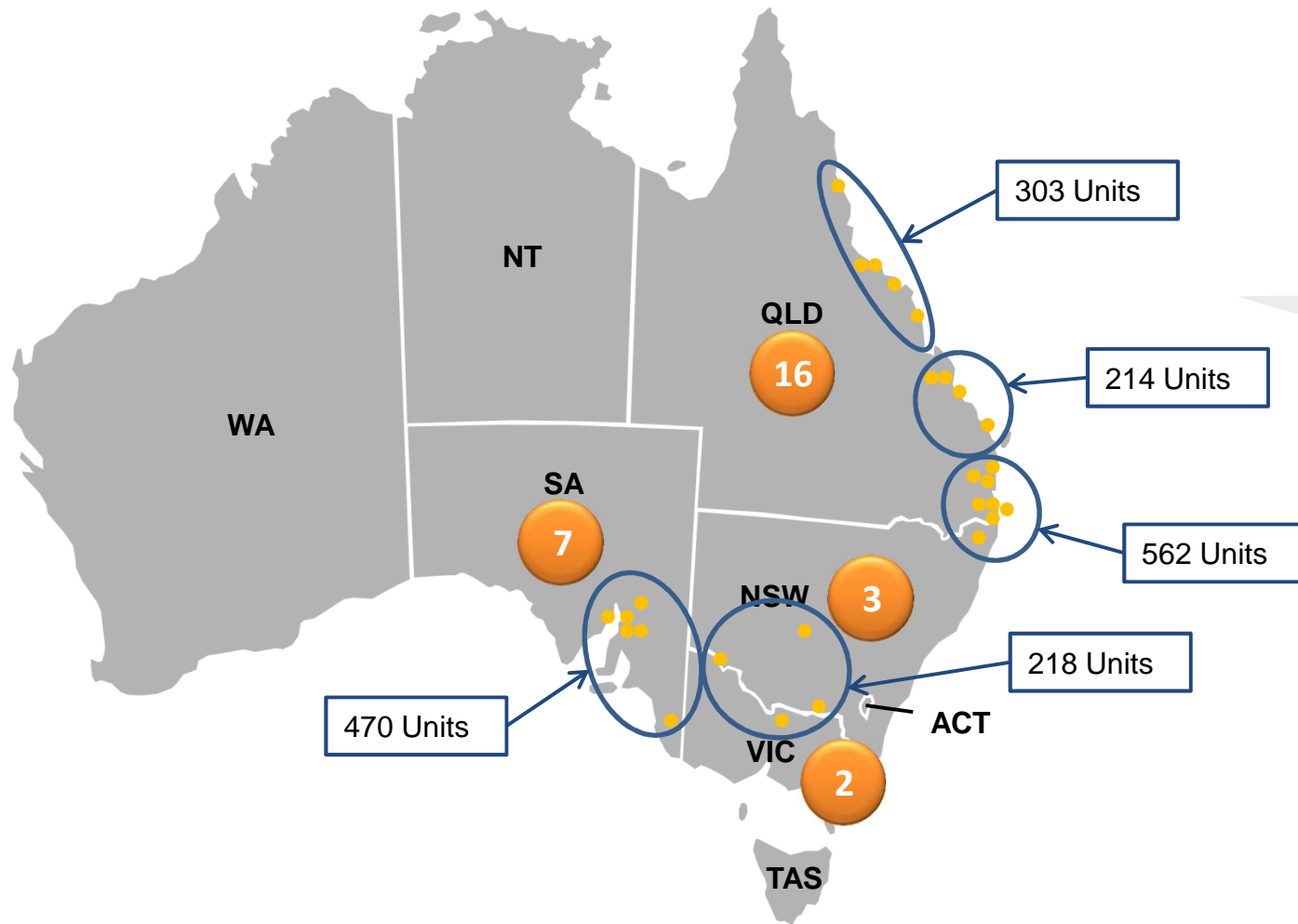
Eureka as of 30 November 2015 has created the following economies of scale and scope:

- 27 villages under management
- 17 villages with freehold land and buildings owned
- 996 units owned
- 1,767 total units owned and/or managed

Village Location

Clusters By State Bring Scale & Scope Benefits

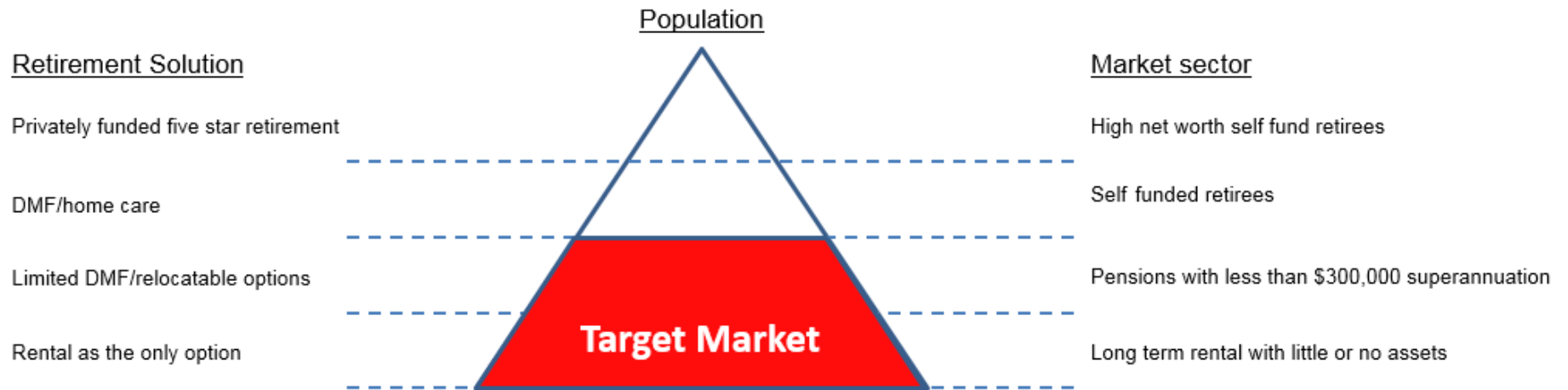
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Potential Opportunities | Ethical Investment

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- There is an expanding gap in the market as other service providers move their product up in market price and away from a rental option. They have lost sight of the ethical responsibility we have to the lower socio-economic sector of our community and the strength of this market. Eureka has taken specific interest in the needs of our vulnerable aging population. Eureka has strived to provide affordable accommodation to the financially challenged that if given the opportunity will neglect themselves and forgo critical nutrition.
- Recent trends have seen many of these villages move to the DMF model, significantly reducing the amount of affordable housing available in the market. This has driven the demand higher and placed greater importance on Eureka to continue striving to provide affordable rental solutions.
- The opportunity to provide affordable housing to people who are unable to afford other models is critical. ABS figures suggest a significant percentage of our population will never own their own property and will always rent. As this market sector approach retirement age they will have little or no option but to rent.



Shareholders – Top 20

The table below is a snapshot of the top 20 shareholders as at 23 November 2015 which includes the 1st tranche of shares issued in the recent placement (subject to shareholder approval):

Rank	Name	Shares held	% Held
1	NATIONAL NOMINEES LIMITED	18,607,593	9.54%
2	ROBIN LEVISON (THROUGH CONTROLLED ENTITIES)	12,449,608	6.38%
3	LACHLAN MCINTOSH (THROUGH CONTROLLED ENTITIES)	11,896,166	6.10%
4	J P MORGAN NOMINEES AUSTRALIA LIMITED	10,659,455	5.46%
5	BNP PARIBAS NOMS PTY LTD <DRP>	8,289,724	4.25%
6	WAVET FUND NO 2 PTY LTD	8,083,334	4.14%
7	PPK INVESTMENT HOLDINGS PTY LTD	6,450,000	3.31%
8	HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED	6,400,898	3.28%
9	RICHARD MEWS (THROUGH CONTROLLED ENTITIES)	5,139,724	2.63%
10	CITICORP NOMINEES PTY LIMITED	4,136,483	2.12%
11	BRAZIL FARMING PTY LTD	4,118,761	2.11%
12	SANDHURST TRUSTEES LTD <TBF SMALL CAP VAL GRWTH A/C>	3,379,472	1.73%
13	SANDHURST TRUSTEES LTD <ENDEAVOR ASSET MGMT MDA A/C>	3,243,589	1.66%
14	MOAT INVESTMENTS PTY LTD <MOAT INVESTMENT A/C>	3,144,158	1.61%
15	KERRY POTTER (THROUGH CONTROLLED ENTITIES)	2,866,442	1.47%
16	TRUWIND PTY LTD <SUPERWIND S/F A/C>	2,842,263	1.46%
17	MRS LEORA SHAMGAR	2,675,000	1.37%
18	MR ALISTER CHARLES WRIGHT	2,500,000	1.28%
19	UBS NOMINEES PTY LTD	2,468,183	1.27%
20	QFM NOMINEES PTY LTD CONNOLE UNIT	2,206,641	1.13%

Alignment of shareholders interests with Directors & management holding >15% of shares on issue.

Summary

- Eureka is focused on providing affordable rental accommodation for seniors living independently in Australia.
- Eureka's goal to be the largest owner/operator of regional seniors rental retirement villages in Australia.
- Clear strategy in place to grow the number of properties Eureka owns and/or manages in its portfolio and increase its share of this market.
- Assets being acquired are high quality, asset backed income earning assets.
- 150 acquisition opportunities identified (preliminary due diligence undertaken) in a highly fragmented industry.
- Further organic Brown Field development opportunities available on existing village land bank >140,000m² of land (excluding Terranora).
- Recurring reliable cash flow from operations is driven by high demand for affordable accommodation.
- High cash conversion unaffected by movements in either global or Australian economies or share markets.
- Incentive based agreements with Village Managers provide greater remuneration clarity and improved occupancy and village returns.
- Alignment of shareholders interests with Directors & Executive Management holding >15% of shares on issue.
- Dedicated and experienced team with demonstrated performance in seniors living.
- Sufficient cash and bank funding is available for the next phase of growth.

Contact Details

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