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ASX Announcement

10 August 2020

Wynnum Expansion

Eureka Group Holdings Limited (ASX: EGH) (Eureka) is pleased to announce a \$3.3 million expansion of its village located in Wynnum, approximately 20km east of the Brisbane CBD.

The village currently consists of 40 one-bedroom independent retirement units, a village manager's unit, community dining room and kitchen. An additional 22 one-bedroom units will be constructed on the surplus land located at the rear of the village, which is ideal for development. The community room and external village facilities will also be expanded and upgraded.

Development approval has been obtained, with construction expected to commence in November 2020. Completion is estimated by 30 June 2021 and the new units will be earnings accretive from that time, with no additional support office costs required.

The Wynnum village enjoys consistently high occupancy levels in a sought after metropolitan area and the Board and management are delighted to be able to increase the number of units available for rental by independent seniors in this village.

The expansion will be funded by cash flow and existing debt facilities.

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.