

## ASX ANNOUNCEMENT

21 September 2023

### Response to Media Speculation

Eureka Group Holdings Limited (“Eureka” or the “Company”) notes recent media speculation regarding a potential transaction between Eureka and Ingenia Communities Group (“Ingenia”).

Eureka continuously reviews its portfolio of assets and assesses new opportunities to create and deliver value for its shareholders. As part of that review, the Company confirms that it has had preliminary discussions with Ingenia regarding various assets. Eureka has acquired assets from Ingenia previously.

Any potential transaction would depend, amongst other conditions, on satisfactory due diligence and establishment of a trust (with arms length investors and Eureka holding a minority interest) to acquire the freehold. Eureka does not currently propose to fund any transaction with Ingenia or any other party by way of a capital raising conducted at holding company level.

Eureka will update the market in accordance with its continuous disclosure obligations.

This announcement was approved, and authorised for release, by the Chairman.

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