

**Form 604**  
Corporations Act 2001  
Section 671B

**Notice of change of interests of substantial holder**

To Company Name/Scheme Eumundi Group Limited (**Eumundi**)

ACN/ARSN ACN 010 947 476

**1. Details of substantial holder (1)**

Name SEQ Hospitality Group Pty Ltd

ACN/ARSN (if applicable) ACN 681 115 471

This notice is given by SEQ Hospitality Group Pty Ltd on behalf of itself and each of SEQ Hospitality Group Holdings Pty Ltd ACN 681 097 861, Four Leaf Family Pty Ltd ACN 607 122 896, JWT Bespoke Holdings Pty Ltd ACN 164 361 666 and Winbirra Estate Pty Limited ACN 074 110 991

There was a change in the interests of the  
substantial holder on See item 3 below  
The previous notice was given to the company on 19/12/2024  
The previous notice was dated 19/12/2024

**2. Previous and present voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Ordinary shares (ORD)	36,205,921	72.75%	38,795,903	77.95%

**3. Changes in relevant interests**

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose Relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
19/12/24	SEQ Hospitality Group Pty Ltd, SEQ Hospitality Group Holdings Pty Ltd, Four Leaf Family Pty Ltd, JWT Bespoke Holdings Pty Ltd and Winbirra Estate Pty Limited	Acquisition of relevant interest pursuant to acceptances of offers dated 18 November 2024 made under SEQ Hospitality Group Pty Ltd's off-market takeover bid to acquire all of the ordinary shares in Eumundi ( <b>Offer</b> ) on the terms and conditions set out in its bidder's statement dated 6 November 2024 (as supplemented from time to time)	The consideration payable per share under the terms of the Offer	ORD 188,805	188,805
23/12/24				ORD 2,401,177	2,401,177

**4. Present relevant interests**

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of Relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
SEQ Hospitality Group Pty Ltd	Eumundi shareholders to whom the Offer was made and who have accepted the Offer	Subject to the terms of the Offer, SEQ Hospitality Group Pty Ltd	Relevant interest under section 608(1) and/or section 608(8) Corporations Act as a result of acceptances of the Offers. The ordinary shares which are the subject of acceptances of the Offer have not yet been transferred into the name of SEQ Hospitality Group Pty Ltd. The power of SEQ Hospitality Group Pty Ltd to vote or dispose of the ordinary shares that are the subject of acceptances of the Offer is qualified since the Offer has not been declared unconditional and SEQ Hospitality Group Pty Ltd is not presently registered as the holder of the ordinary shares.	ORD 38,795,903	38,795,903
SEQ Hospitality Group Holdings Pty Ltd	Eumundi shareholders to whom the Offer was made and who have accepted the Offer	Subject to the terms of the Offer, SEQ Hospitality Group Pty Ltd	Deemed relevant interest pursuant to section 608(3) of the Corporations Act	ORD 38,795,903	38,795,903

Holder of Relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
Four Leaf Family Pty Ltd, JWT Bespoke Holdings Pty Ltd and Winbirra Estate Pty Limited	Eumundi shareholders to whom the Offer was made and who have accepted the Offer	Subject to the terms of the Offer, SEQ Hospitality Group Pty Ltd	Deemed relevant interest pursuant to section 608(3)(a) of the Corporations Act by virtue of each holding more than 20% voting power in SEQ Hospitality Group Holdings Pty Ltd	ORD 38,795,903	38,795,903

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:


Name and ACN/ARSN (if applicable)	Nature of association
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6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
SEQ Hospitality Group Pty Ltd ACN 681 115 471	Level 7, 3 Horwood Place, Parramatta NSW 2150
SEQ Hospitality Group Holdings Pty Ltd ACN 681 097 861	Level 7, 3 Horwood Place, Parramatta NSW 2150
Four Leaf Family Pty Ltd ACN 607 122 896	Level 7, 3 Horwood Place, Parramatta NSW 2150
JWT Bespoke Holdings Pty Ltd ACN 164 361 666	Level 7, 3 Horwood Place, Parramatta NSW 2150
Winbirra Estate Pty Limited ACN 074 110 991	Level 2, 10 Neild Avenue, Darlinghurst NSW 2010

Signature

print name	Andrew Prothero	capacity	Secretary
sign here		date	24/12/2024

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:

(a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and

(b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included on any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.