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For immediate release to the market

Eureka Group Holdings Limited

ASX Code EGH

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Market Update

Eureka Completes Acquisition of Tivoli Gardens Management Rights

Eureka is pleased to announce that it has completed the acquisition of Management Rights and associated Managers Unit known as Tivoli Gardens.

As previously announced Tivoli Gardens is a 60 unit Seniors Rental Village (excluding the managers units) located in Ipswich Queensland. These Management Rights and associated Managers Unit were acquired for \$440,000 and meet our stringent criteria relating to acquisitions of Management Rights and required return on investment.

For further information contact Robin Levison (Chairman) on 07 5568 0205.