

EUREKA GROUP HOLDINGS LIMITED
ABN 15 097 241 159

NOTICE OF ANNUAL GENERAL MEETING
AND
EXPLANATORY MEMORANDUM

Date of Meeting: 30 November 2016
Time of Meeting: 10:30am (Brisbane time)
Place of Meeting: Brisbane Club, Private Room,
Level 4, 241 Adelaide Street,
Brisbane QLD 4000

This Notice of Annual General Meeting should be read in its entirety. If shareholders are in doubt as to how they should vote, they should seek advice from their accountant, solicitor or other professional advisor prior to voting.

GLOSSARY

The following definitions are used in the Notice of Annual General Meeting and the Explanatory Memorandum:

ASIC means the Australian Securities & Investments Commission;

Associate has the meaning given to that term in Part 1.2, Division 2 of the Corporations Act;

ASX means ASX Limited ACN 008 624 691 or the securities exchange market operated by the ASX, as the context requires;

ASX Listing Rules means the official listing rules issued and enforced by the ASX, as amended from time to time;

Board or **Board of Directors** means the board of Directors of the Company;

Business Day means a day which is not a Saturday, Sunday or public holiday in Sydney;

Chairman means the chairman of the Company, who is currently Robin Levison;

Company means Eureka Group Holdings Limited ACN 097 241 159;

Constitution means the constitution of the Company, as amended from time to time;

Corporations Act means Corporations Act 2001 (Cth);

Directors means the directors of the Company;

EGH means Eureka Group Holdings Limited ACN 097 241 159;

Explanatory Memorandum means the explanatory memorandum set out in the body of this document;

Annual General Meeting means the general meeting of the Company to be held on 30 November 2016 pursuant to the Notice of Annual General Meeting;

Notice of Annual General Meeting or **Notice** means the notice of Annual General Meeting set out in the body of this document;

Official Quotation and **Officially Quoted** means officially quoted on the ASX;

Resolution means a resolution passed by the requisite majority of Shareholders of the Company on a show of hands or by the requisite majority of votes given on a poll;

Restricted Securities means securities of the Company that:

- are subject to escrow restrictions as determined in accordance with Appendix 9B of the ASX Listing Rules; or
- in the opinion of the ASX, should be treated as restricted securities;

Share means a fully paid ordinary share in the issued capital of the Company and **Shares** means any two or more of them;

Shareholder means a holder of a Share.

VWAP means volume-weighted average price

**NOTICE OF ANNUAL GENERAL MEETING
EUREKA GROUP HOLDINGS LIMITED ABN 15 097 241 159**

Notice is given that the Annual General Meeting of shareholders of **Eureka Group Holdings Limited ABN 15 097 241 159 (Company)** will be held at Brisbane Club, Private Room, Level 4, 241 Adelaide Street, Brisbane QLD 4000 on 30 November 2016 at 10:30am (Brisbane time).

AGENDA

BUSINESS

- Item 1 is not required to be voted on as a Resolution.
- Item 2 will be proposed as an Ordinary Resolution.
- Item 3 will be proposed as an Ordinary Resolution.
- Item 4 will be proposed as an Ordinary Resolution.
- Item 5 will be proposed as a Special Resolution.
- Item 6 will be proposed as an Ordinary Resolution.
- Item 7 will be proposed as a non-binding Ordinary Resolution.

ITEM 1 – ANNUAL REPORT

To receive and consider the Company's Annual Report comprising the Directors' Report and Auditors' Report, Directors' Declaration, Statement of Comprehensive Income, Statement of Financial Position, Statement of Cash Flows and notes to and forming part of the accounts for the Company and its controlled entities for the financial year ended 30 June 2016.

ITEM 2 – RE-ELECTION OF LACHLAN MCINTOSH AS A DIRECTOR

To consider and, if thought fit, pass the following resolution, as an Ordinary Resolution:

"That Mr. Lachlan McIntosh who retires in accordance with Clause 16.1 of the Company's Constitution and, being eligible, offers himself for re-election, be re-elected as a Director."

ITEM 3 – RE-ELECTION OF GREG REKERS AS A DIRECTOR

To consider and, if thought fit, pass the following resolution, as an Ordinary Resolution:

"That Mr. Greg Rekers who retires in accordance with Clause 16.1 of the Company's Constitution and, being eligible, offers himself for re-election, be re-elected as a Director."

ITEM 4 – RATIFICATION OF ISSUE OF ORDINARY SHARES TO INSTITUTIONAL INVESTORS

To consider and, if thought fit, pass the following Resolution as an Ordinary Resolution:

"That approval is given for the purposes of ASX Listing Rule 7.4 and for all other purposes for the issue of 16,666,666 fully-paid ordinary shares in the Company at a price of 75.0 cents per share to Institutional Investors on the terms and conditions set out in the Explanatory Memorandum accompanying and forming part of this Notice of Annual General Meeting."

ITEM 5 – APPROVAL OF 10% PLACEMENT CAPACITY

To consider and, if thought fit, pass the following Resolution as a Special Resolution:

“That, for the purpose of Listing Rule 7.1A and for all other purposes, approval is given for the issue of Equity Securities totalling up to an additional 10% of the issued capital of the Company (at the time of issue), calculated in accordance with the formula prescribed in ASX Listing Rule 7.1A.2 and otherwise on the terms and conditions set out in the Explanatory Statement accompanying this Notice of Annual General Meeting.”

ITEM 6 – APPOINTMENT OF AUDITOR

To consider and, if thought fit, to pass, with or without amendment, the following Resolution as an Ordinary Resolution:

“Given previous notification by Eureka Group Holdings Limited to members on 20 January 2016 that Ernst & Young was appointed as auditor by directors upon the resignation of the existing auditor, BDO, and after the consent of the Australian Securities & Investments Commission, to appoint Ernst & Young having consented in writing and been duly nominated in accordance with Section 328B(1) of the Corporations Act 2001, be appointed as auditor of Eureka Group Holdings Limited.”

ITEM 7 – ADOPT REMUNERATION REPORT

To consider and, if thought fit, pass the following as a non-binding Ordinary Resolution:

“That the Remuneration Report for the year ended 30 June 2016 (as set out in the Directors Report) be adopted”.

The vote on this Item 7 is advisory only and does not bind the Directors or the Company.
--

GENERAL BUSINESS

To transact any business that may be properly brought before the meeting.

For further information, please refer to the Explanatory Memorandum which forms part of this Notice of Meeting.

BY ORDER OF THE BOARD



Oliver Schweizer
Company Secretary
25 October 2016

NOTES REGARDING PROXY VOTING

Appointing a proxy

A shareholder who is entitled to attend and vote at the meeting has the right to appoint a proxy to attend and vote at the Meeting on their behalf. There is a proxy form included with this notice. A proxy need not be a member of the Company. A proxy may be an individual or a body corporate.

A shareholder entitled to cast two or more votes may appoint two proxies and may specify the proportion or number of votes each proxy is appointed to exercise. If proportions or number are not specified, each proxy can exercise half the available votes. If you require a second proxy form please contact the Share Registry on 1300 554 474 or from overseas +61 2 8280 7454.

For an appointment of a proxy to be effective, the proxy's appointment (and, if the appointment is signed by an attorney, the authority under which it was signed or a certified copy of the authority) must be received by the Company by 10:30am (Brisbane time) on 28 November 2016.

A reply envelope is enclosed for the return of your proxy form. Alternatively, you can send in your proxy form to the Company by doing any of the following:

- Faxing it to + 61 2 9287 0309; or
- Delivering it to the Company's share registry (Link Market Services Limited) at Level 12, 680 George Street, Sydney, NSW, 2000; or
- Posting it to the Company's share registry (Link Market Services Limited) at Locked Bag A14, Sydney South NSW 1235, Australia.

Voting Exclusion Statements

- | | |
|--------|--|
| Item 2 | The Company will disregard any votes on this Resolution cast by Lachlan McIntosh and any of his associates. However the Company need not disregard a vote if it is cast by a person as proxy for a person who is entitled to vote, in accordance with the directions on the proxy form, or if it is cast by the person chairing the meeting as proxy for a person who is entitled to vote, in accordance with a direction on the proxy form to vote as the proxy decided. |
| Item 3 | The Company will disregard any votes on this Resolution cast by Greg Rekers and any of his associates. However the Company need not disregard a vote if it is cast by a person as proxy for a person who is entitled to vote, in accordance with the directions on the proxy form, or if it is cast by the person chairing the meeting as proxy for a person who is entitled to vote, in accordance with a direction on the proxy form to vote as the proxy decided. |
| Item 4 | The Company will disregard any votes on this Resolution cast by a person who participated in the issue and any associate of that person (or those persons). However the Company need not disregard a vote if it is cast by a person as proxy for a person who is entitled to vote, in accordance with the directions on the proxy form, or if it is cast by the person chairing the meeting as proxy for a person who is entitled to vote, in accordance with a direction on the proxy form to vote as the proxy decided. |
| Item 5 | The Company will disregard any votes on this Resolution cast by a person who may participate in the proposed issue and a person who might obtain a benefit, except a benefit solely in the capacity of a holder of ordinary securities, if the Resolution is passed and any associate of that person (or those persons). However the Company need not disregard a vote if it is cast by a person as proxy for a person who is entitled to vote, in accordance with the directions on the proxy form, or if it is cast by the person chairing the meeting as proxy for a person who is entitled to vote, in accordance with a direction on the proxy form to vote as the proxy decided. |

- | | |
|--------|---|
| Item 6 | No voting exclusion statement is required for this item. |
| Item 7 | The Corporations Act prohibits any votes being cast on this Resolution by or on behalf of a person who is disclosed in the Remuneration Report as a member of the key management personnel of the Company (including the Directors and the Chairman) or a closely related party of that key management personnel. However, such a person may cast a vote on this Resolution as a proxy for a person who is permitted to vote and the appointment of the proxy specifies the way the proxy is to vote on the resolution. |

Corporate Shareholders

Corporate shareholders wishing to appoint a representative to attend the Meeting on their behalf must provide that person with a properly executed letter confirming that they are authorised to act as the company's representative. The authorisation may be effective either for this Meeting only or for all meetings of the Company.

Eligibility to vote at the Meeting

The Company has determined, for the purposes of voting at the Meeting, that the Company's shares are taken to be held by those shareholders registered at 10:30am (Brisbane time) on 28 November 2016.

Registration

If you are attending the Meeting, please bring your personalised proxy form with you. If you do not bring your form, you will still be able to attend the Meeting, but upon registration, representatives from the Company will need to verify your identity.

How undirected proxies held by the Chairman of the Meeting will be voted

The Chairman of the Company will chair the Meeting and will vote undirected proxies where a shareholder appoints the Chairman of the meeting as the shareholder's proxy in favour of all of the Resolutions. The Company encourages all shareholders who submit proxies to direct their proxy how to vote on each Resolution.

EXPLANATORY MEMORANDUM EUREKA GROUP HOLDINGS LIMITED ABN 15 097 241 159

This Explanatory Memorandum is provided to shareholders of **Eureka Group Holdings Limited ABN 15 097 241 159** (the **Company**) to explain the Resolutions to be put to shareholders at the Annual General Meeting to be held at Brisbane Club, Private Room, Level 4, 241 Adelaide Street, Brisbane QLD 4000 on 30 November 2016 at 10:30am (Brisbane time).

The Directors recommend shareholders read the accompanying Notice of Meeting and this Explanatory Memorandum in full before making any decision in relation to the Resolutions.

ITEM 1 – ANNUAL REPORT

The Company's Annual Report comprising the Directors' Report and the Auditors' Report, Directors' Declaration, Statement of Comprehensive Income, Statement of Financial Position, Statement of Cash Flows and notes to and forming part of the accounts for the Company and its controlled entities for the financial year ended 30 June 2016 were released to ASX on 25 August 2016.

The Company will take shareholders' questions and comments about the management of the Company. The auditor of the Company will be available to take shareholders' questions and comments about the conduct of the audit and the preparation and content of the auditor's report. The financial report and other items referred to in Item 1 will be laid before the meeting in accordance with the Corporations Act 2001 (Cth). No voting is required for this Item.

ITEM 2 – RE-ELECTION OF LACHLAN MCINTOSH AS A DIRECTOR

In accordance with Clause 16.1 of the Company's Constitution, Mr. Lachlan McIntosh retires as a director of the Company and offers himself for re-election.

Mr. McIntosh was first appointed to the Company's Board on 20 July 2009 and was last re-elected on 24 November 2014. Mr. McIntosh is currently a non-executive director.

The Company selects board members for their individual qualities, relevant background in business and experience, both local and global, experience with relevant stakeholder groups and for the contribution they make to the Company's overall board composition. In considering the overall board composition, the Company seeks to balance a variety of skills, professional backgrounds, stakeholder experience and personal attributes. It is important for the Company to have committed and appropriately selected directors for the successful operation of its business and the creation of shareholder value.

Mr. McIntosh has a Bachelor of Commerce degree and is a Member of the Institute of Chartered Accountants in Australia. He Specialises in corporate finance and mergers and acquisitions. He has substantial experience in the real estate and retirement accommodation industry along with significant experience in the franchising industries and mining services industries. He is also a Senior Managing Director of 22 Capital.

Other listed company directorships that Mr. McIntosh has held in the last 3 years include: New Guinea Gold Corporation (April 2013 to April 2014) and Onterran Limited (October 2014 to present).

The Directors (with Mr. McIntosh abstaining) recommend that you vote in favour of this Ordinary Resolution.

ITEM 3 – RE-ELECTION OF GREG REKERS AS A DIRECTOR

In accordance with Clause 16.1 of the Company's Constitution, Mr. Greg Rekers retires as a director of the Company and offers himself for re-election.

Mr. Rekers was first appointed to the Company's Board on 24 April 2012 and was last re-elected on 24 November 2014. Mr. Rekers is currently an executive director.

The Company selects board members for their individual qualities, relevant background in business and experience, both local and global, experience with relevant stakeholder groups and for the contribution they make to the Company's overall board composition. In considering the overall board composition, the Company seeks to balance a variety of skills, professional backgrounds, stakeholder experience and personal attributes. It is important for the Company to have committed and appropriately selected directors for the successful operation of its business and the creation of shareholder value.

Mr. Rekers leads the Company's real estate activities. Mr. Rekers is also a director of Navigator Property Group (NPG), a consultancy group specialising in the areas of property development and project marketing.

Mr. Rekers worked for PRD Gold Coast, a national and international property marketing company where he was a leading project salesman. Upon departing PRD, Mr. Rekers continued to be highly successful in providing project marketing services to numerous property developers, which then led to the creation of NPG.

The Directors (with Mr. Rekers abstaining) recommend that you vote in favour of this Ordinary Resolution.

ITEM 4 – RATIFICATION OF ISSUE OF ORDINARY SHARES TO INSTITUTIONAL INVESTORS

Shareholder approval is being sought in Item 4 to approve the issue of 16,666,666 fully paid ordinary shares (which rank pari passu with all other issued EGH fully paid ordinary shares) at 75.0 cents per share issued in a placement to institutional investors on 20 June 2016.

The placement raised \$12,500,000, which was and continues to be used to accelerate the acquisition process for freehold seniors' villages. Eureka is currently in negotiations to acquire multiple assets.

Under ASX Listing Rule 7.4, a company may obtain a subsequent approval to an issue of securities (provided that the issue did not breach ASX Listing Rule 7.1), which has the effect of treating that issue as having been approved under ASX Listing Rule 7.1. In other words, issues of securities subsequently approved in this way reinstate (either fully or partly) a company's capacity to issue up to 15% of its share capital over a rolling 12 month period.

The Company now seeks its shareholder approval to the reinstatement of its 15% cap, which will be achieved if the shareholders approve this Item 4.

The Directors consider that the reinstatement of the 15% cap will give them greater flexibility in possible future capital raisings, as may be necessary to meet the working capital or other requirements of the business to fund possible future acquisitions.

Shareholder approval of this Resolution will result in full reinstatement of the Company's 15% cap.

Listing Rule 7.5 requires certain information to accompany a Notice of Annual General Meeting in relation to approval sought under Listing Rule 7.4. This information is set out below:

Listing Rule 7.5 requirement:	Information
Number of securities issued:	16,666,666
The issue price of the securities:	All shares were issued at \$0.75 per share.
Names of the allottees:	• See Annexure 1
Terms of the securities:	The shares issued and described in this Item 4 are fully paid ordinary shares ranking equally with the Company's existing listed ordinary shares. The shares were admitted to quotation on the ASX.
The intended use of funds raised:	Funds raised from the shares issued in this item 4 are being used to fund further freehold seniors' village acquisitions.
Voting exclusions statement:	A voting exclusion statement is contained in the Notice of Annual General Meeting.

ITEM 5 – APPROVAL OF 10% PLACEMENT CAPACITY

Under ASX Listing Rule 7.1A, certain companies may seek Shareholder approval by special resolution passed at an annual general meeting to have the additional capacity to issue equity securities (which must be in the same class as an existing quoted class of equity securities of the Company) which do not exceed 10% of the existing ordinary share capital without further Shareholder approval. The ability of the Company to make an issue under ASX Listing Rule 7.1A is in addition to its 15% placement capacity under ASX Listing Rule 7.1.

Approval under this Resolution 5 is sought for the Company to issue equity securities under ASX Listing Rule 7.1A.

If Resolution 5 is approved the Company may make an issue of equity securities under ASX Listing Rule 7.1A at any time (either on a single date or progressively) up until the earlier of:

- a) the date which is 12 months after the date of the 2016 Annual General Meeting; or
- b) the date on which Shareholders approve a transaction under ASX Listing Rule 11.1.2 (a significant change to the nature or scale of activities) or 11.2 (disposal of main undertaking);

or such longer period if allowed by ASX.

Accordingly, the approval given if this Resolution 5 is passed will cease to be valid on the earlier of 30 November 2017 or the date on which holders of the Company's ordinary securities approve a transaction under ASX Listing Rule 11.1.2 or 11.2.

At the date of this Explanatory Statement, the Company is an 'eligible entity', and therefore able to seek approval under ASX Listing Rule 7.1A, as it is not included in the S&P/ASX300 and has a market capitalisation less than the amount prescribed by ASX (currently \$300 million). If at the time of the Annual General Meeting the Company is no longer an eligible entity this Resolution will be withdrawn.

The maximum number of equity securities which may be issued in the capital of the Company under the approval sought by this Resolution will be determined in accordance with the following formula prescribed in ASX Listing Rule 7.1A.2:

where:

- A** is the number of shares on issue 12 months before the date of issue or agreement to issue:
- (i) plus the number of fully paid shares issued in the 12 months under an exception in ASX Listing Rule 7.2;
 - (ii) plus the number of partly paid shares that became fully paid in the 12 months;
 - (iii) plus the number of fully paid shares issued in the 12 months with approval of holders of shares under ASX Listing Rule 7.1 and 7.4 (this does not include an issue of fully paid ordinary shares under the entity's 15% placement capacity without Shareholder approval);
 - (iv) less the number of fully paid shares cancelled in the 12 months.
- D** is 10%
- E** is the number of equity securities issued or agreed to be issued under ASX Listing Rule 7.1A.2 in the 12 months before the date of the issue or agreement to issue that are not issued with the approval of Shareholders under ASX Listing Rule 7.1 or 7.4.

The ability of the Company to make an issue under ASX Listing Rule 7.1A is in addition to its 15% placement capacity under ASX Listing Rule 7.1. The effect of Resolution 5 will be to allow the Company to issue equity securities under ASX Listing Rule 7.1A without using the Company's 15% placement capacity under ASX Listing Rule 7.1.

As at 12 October 2016, the Company has on issue 231,047,873 ordinary shares and therefore has capacity to issue:

- a) 34,657,181 equity securities under ASX Listing Rule 7.1; and
- b) subject to Shareholder approval being sought under this Resolution, 23,104,787 equity securities under ASX Listing Rule 7.1A.

The issue price of the equity securities issued under ASX Listing Rule 7.1A will be determined at the time of issue. The minimum price at which the equity securities the subject of this Resolution will be issued is 75% of the volume weighted average market (closing) price (VWAP) of the Company's equity securities over the 15 trading days on which trades in that class were recorded immediately before either:

- a) the date on which the price at which the equity securities are to be issued is agreed; or
- b) if the equity securities are not issued within 5 ASX trading days of the date in paragraph (a) the date on which the securities are issued.

If this Resolution is approved, and the Company issues equity securities under ASX Listing Rule 7.1A, the existing Shareholders' voting power in the Company will be diluted. There is a risk that:

- a) the market price for the Company's equity securities may be significantly lower on the issue date than on the date of the approval of this Resolution; and
- b) the equity securities issued under ASX Listing Rule 7.1A may be issued at a price that is at a discount (as described above) to market price for the Company's equity securities on the issue date;

which may have an effect on the amount of funds raised by the issue.

The table set out below shows the dilution of existing Shareholders on the basis of:

- The current market price of the Company's ordinary shares and the current number of ordinary securities as at the date of this Explanatory Statement.
- Two examples where the number of ordinary shares on issue ("A") has increased, by 50% and 100%. The number of ordinary shares on issue may increase as a result of issues of ordinary shares that do not require Shareholder approval (for example, pro-rata entitlements issues) or as a result of future specific placements under ASX Listing Rule 7.1 that are approved by Shareholders.
- Two examples of where the issue price of ordinary securities has decreased by 50% and increased by 100% as against the current market price.

Variable "A" ASX Listing Rule 7.1A.2		Dilution		
		\$0.38 50% decrease in issue price	\$0.75 Issue Price**	\$1.50 100% increase in issue price
"A" is the current number of shares on issue 231,047,873 shares	10% voting dilution	23,104,787 shares	23,104,787 shares	23,104,787 shares
	Funds raised	\$8,779,819	\$17,328,590	\$34,657,181
"A" is a 50% increase in current number of shares on issue 346,571,810 shares	10% voting dilution	34,657,181 shares	34,657,181 shares	34,657,181 shares
	Funds raised	\$13,169,729	\$25,992,886	\$51,985,772
"A" is a 100% increase in current number of shares on issue 462,095,746 shares	10% voting dilution	46,209,575 shares	46,209,575 shares	46,209,575 shares
	Funds raised	\$17,559,639	\$34,657,181	\$69,314,363

Notes:

- The table assumes that the Company issues the maximum number of equity securities available under ASX Listing Rule 7.1A.
- The table assumes that no options are exercised in ordinary shares before the date of the issue of equity securities under ASX Listing Rule 7.1A.
- The table does not show an example of dilution that may be caused to a particular Shareholder by reason of issues of equity securities under ASX Listing Rule 7.1A based on that Shareholder's holding at the date of this Explanatory Statement.
- The table shows the effect of an issue of equity securities under ASX Listing Rule 7.1A, not under the Company's 15% placement capacity under ASX Listing Rule 7.1.
- The issue of equity securities under the ASX Listing Rule 7.1A consists only of ordinary shares. If the issue of equity securities includes options, it is assumed that those options are exercised into ordinary shares for the purposes of calculating the voting dilution effect on existing Shareholders.

* Any issue of equity securities is required to be made in accordance with the ASX Listing Rules. Any issue made other than under the Company's 15% capacity (ASX Listing Rule 7.1) or the Company's additional 10% capacity (ASX Listing Rule 7.1A) and not otherwise made under an exception in ASX Listing Rule 7.2 (for example, a pro-rata rights issue) would require Shareholder approval.

** Based on the closing price of the Company's shares on ASX on 12 October 2016.

*** Based on the Company's Share structure as at 12 October 2016.

If this Resolution is approved the Company will have the ability to issue up to 10% of its issued capital without further Shareholder approval and therefore allow it to take advantage of opportunities to obtain further funds if required and available in the future.

As at the date of this Explanatory Statement, the Company has not formed an intention to offer any equity securities under ASX Listing Rule 7.1A to any particular person or at any particular time. The total amount that may be raised by the issue of equity securities under ASX Listing Rule 7.1A will depend on the issue price of the equity securities which will be determined at the time of issue. In some circumstances the Company may issue equity securities under ASX Listing Rule 7.1A for non-cash consideration (for example, in lieu of cash payments to consultants, suppliers or vendors). While the Company has not formed an intention to offer any equity securities under ASX Listing Rule 7.1A, some of the purposes for which the Company may issue equity securities under ASX Listing Rule 7.1A include (but are not limited to):

- a) raising funds to further develop the Company's business;
- b) raising funds to be applied to the Company's working capital requirements;
- c) acquiring assets, and in these circumstances the issue of the ordinary shares may be made in substitution for the Company making a cash payment for the assets. If the Company elects to issue the ordinary shares for the purpose of acquiring assets then the Company will release to the market a valuation of the assets prior to issuing the shares;
- d) paying suppliers or consultants of the Company; and
- e) for non-cash consideration.

Details regarding the purposes for which any particular issue under ASX Listing Rule 7.1A is made will be more fully detailed in an announcement to the ASX made pursuant to ASX Listing Rule 7.1A.4 and ASX Listing Rule 3.10.5A at the time the issue is made. The identity of the allottees of equity securities under ASX Listing Rule 7.1A will be determined at the time the Company decides to make an issue having regard to a number of factors including:

- a) the capital raising and acquisition opportunities available to the Company and any alternative methods for raising funds or acquiring assets that are available to the Company;
- b) the potential effect on the control of the Company;
- c) the Company's financial situation and the likely future capital requirements; and
- d) advice from the Company's corporate or financial advisors.

Offers made under ASX Listing Rule 7.1A may be made to parties including professional and sophisticated investors, existing Shareholders of the Company, clients of Australian Financial Service Licence holders and/or their nominees, or any other person to whom the Company is able to make an offer of equity securities.

The allocation policy the Company may adopt for a particular issue of equity securities under ASX Listing Rule 7.1A and the terms on which those equity securities may be offered will depend upon the circumstances existing at the time of the proposed capital raising under ASX Listing Rule 7.1A. Subject to the requirements of the ASX Listing Rules and the Corporations Act, the Directors reserve the right to determine at the time of any issue of equity securities under ASX Listing Rule 7.1A, the allocation policy that the Company will adopt for that issue.

Previous approval under ASX Listing Rule 7.1A

The Company has previously obtained approval under ASX Listing Rule 7.1A at the 2015 AGM on 30 November 2015.

In accordance with listing rule 7.3A.6, the Company provides the following information:

- a) 35,944,069 equity securities were issued in the 12-months preceding the date of this notice of meeting, representing 18.4% of the total number of equity securities on issue at the commencement of that 12-month period
- b) Details of all issues of equity securities during the 12-months preceding the date of this notice of meeting are as follows:

Listing Rule 7.3A.6 requirement:	Information
Issue 1 – 7 December 2015	
Number of securities issued:	12,255,383
Class of security:	Fully paid ordinary
Issued to:	Institutional Investors
Issue price of the securities:	All shares were issued at \$0.54 per share, which represents a 3.6% discount to the closing share price on the date of issue.
Consideration:	\$6,617,907
Use of funds:	Institutional capital raise to fund freehold village acquisitions
Issue 2 – 8 December 2015	
Number of securities issued:	1,758,620
Class of security:	Fully paid ordinary
Issued to:	Vendors of Eureka Cascade Gardens Rockhampton 2
Issue price of the securities:	All shares were issued at \$0.58 per share, which represents a 5.5% premium to the closing share price on the date of issue.
Consideration:	Non-cash to the value of \$1,020,000
Use of funds:	Issued as partial consideration for acquisition of the Rockhampton village
Issue 3 – 20 June 2016	
Number of securities issued:	16,666,666
Class of security:	Fully paid ordinary
Issued to:	Institutional Investors
Issue price of the securities:	All shares were issued at \$0.75 per share, which represents a 5.1% discount to the closing share price on the date of issue.
Consideration:	\$12,500,000
Use of funds:	Institutional capital raise to fund freehold village acquisitions
Issue 4 – 14 July 2016	
Number of securities issued:	5,263,400
Class of security:	Fully paid ordinary
Issued to:	Various Company shareholders through a Shareholder Purchase Plan

Listing Rule 7.3A.6 requirement:	Information
Issue price of the securities:	All shares were issued at \$0.75 per share, which represents a 2.6% discount to the closing share price on the date of issue.
Consideration:	\$3,947,550
Use of funds:	Capital raise through a Shareholder Purchase Plan to fund freehold village acquisitions

Directors' recommendation

The Directors of the Company believe that Resolution 5 is in the best interests of the Company and unanimously recommend that Shareholders vote in favour of this Resolution.

This Resolution is a special resolution. For a special resolution to be passed, at least 75% of the votes validly cast on the resolution by Shareholders (by number of ordinary shares) must be in favour of this Resolution.

A voting exclusion statement is set out in the Notice of Meeting.

ITEM 6 – APPOINTMENT OF AUDITOR

On 20 January 2016 the Directors of Eureka Group Holdings Limited advised members that BDO had resigned as auditor and the consent of the Australian Securities & Investments Commission had been received for BDO's resignation. The resignation took effect on 19 January 2016. At this time the Directors also advised members they had resolved that Ernst & Young had consented to act as auditor and as such had been appointed by the Directors to remain in office to the next Annual General Meeting.

As the appointment of Ernst & Young by the Directors was only effective until the following annual general meeting of the Company (in accordance with section 327C of the Corporations Act), this resolution seeks to have the appointment of Ernst & Young approved by members to allow Ernst & Young to continue as auditor.

In accordance with section 328B of the Corporations Act, a notice for the nomination of Ernst & Young as auditor was received by the Company from Lachlan McIntosh being a Director and a member of the Company on 25 October 2016. A copy of the notice of nomination of Ernst & Young as an auditor is attached to this Notice of Annual General Meeting.

The Directors recommend you vote in favour of this ordinary resolution to appoint Ernst & Young as auditor of the Company. No voting exclusion statement is required.

ITEM 7 – ADOPT REMUNERATION REPORT

The Board has submitted its Remuneration Report to shareholders for consideration and adoption by way of a non-binding Ordinary Resolution.

The Remuneration Report is set out in the Directors' section of the Annual Report. The Report:

- explains the Board's policy for determining the nature and amount of remuneration of directors and senior executives of the Company;
- explains the relationship between the Board's remuneration policy and the Company's performance;
- sets out remuneration details for each Director and the most highly remunerated senior executives of the Company; and
- details and explains any performance conditions applicable to the remuneration of the executive directors and senior executives of the Company.

A reasonable opportunity will be provided for discussion of the Remuneration Report at the Meeting.

The Board unanimously recommends that shareholders vote in favour of adopting the Remuneration Report. A vote on this Resolution is advisory only and does not bind the Directors or the Company.

However, if at least 25% of the votes cast are against the adoption of the Remuneration Report, the Company's next Remuneration Report must explain the Board's proposed action in response or explain why no action has been taken.

In the following year, if at least 25% of the votes cast on the resolution that the Remuneration Report be adopted are against adoption, Shareholders will then vote to determine whether the Directors will need to stand for re-election. If more than 50% of the votes cast on the resolution are in favour, a separate re-election meeting must be held within 90 days.

The Board recommends that Shareholders vote in favour of adopting the Remuneration Report.

Any inquiries in relation to the Resolutions or the Explanatory Memorandum should be directed to Rob Levison (Chairman) on (07) 5568 0205

Annexure 1 - Names of the Allottees in Item 4

- J P Morgan Nominees Australia Ltd
- National Nominees Ltd
- HSBC Custody Nominees (Australia) Ltd – A/C 3
- Citicorp Nominees Pty Ltd
- HSBC Custody Nominees (Australia) Ltd
- UBS Nominees Pty Ltd
- BNP Paribas Nominees Pty Ltd <DRP>
- Merrill Lynch (Australia) Nominees Pty Ltd <Nom1 A/C>
- Sandhurst Trustees Ltd <Endeavor Asset Mgmt MDA A/C>
- Brazil Farming Pty Ltd
- CS Fourth Nominees Pty Ltd <HSBC Cust Nom Au Ltd 11 A/C>
- Pershing Australia Nominees Pty Ltd <Accum A/C>
- Pershing Australia Nominees Pty Ltd <Accum A/C>
- Mattinc Ventures Pty Ltd
- Mr. Yaron Shamgar
- Moat Investments Pty Ltd <Moat Investment A/C>
- Armada Trading Pty Ltd C/O Ageis Management Pty Ltd
- Mr. Ronald Desmond King & Mrs. Marie Denise King
- Mr. Richard Ewan Bromley Mews & Mrs. Wee Khoon Mews <Mews Superannuation Fund A/C>
- RBC Investor Services Australia Pty Ltd <VFA A/C>
- Gold Tiger Investments Pty Ltd
- Mr. Jonathan Edgar
- D R Super Holdings Pty Ltd <D R Superannuation Plan A/C>
- Mrs. Essie Michaels
- Mr. Nihal Bhat
- Mr. John Hong Ping So
- BNP Paribas Nominees Pty Ltd <Global Prime Omni DRP>
- Wicks Group Superannuation Pty Ltd
- Halcyon One Pty Ltd
- Mr. Bradley Hugh Woolhouse
- WS Dobson Pty Ltd
- Farr Pty Ltd
- HSBC Custody Nominees (Australia) Limited – A/C 2
- Aust Executor Trustees Ltd <Cyan C3G Fund>
- Merrill Lynch (Australia)
- RBC Investor Services Australia Nominees Pty Ltd <BKCust A/C>
- Duncan Tong Holdings Pty Ltd
- Nerrad Nominees <DRB Family No 2 A/C>
- Klibansky SFC Pty Ltd <Klibansky Superannuation A/C>
- Mr. Geoffrey Saffer
- Citicorp Nominees Pty Limited <Colonial First State Inv A/C>
- Mr. Adam Levin
- Mr. Allan Levin
- Pacific Union Capital Pty Ltd
- Mr. Victor Andrew Breuer & Mrs Lynne Maree Breuer <Breuer Family Retirement A/C>
- Bar Rad Pty Ltd <Bar Rad Super Fund A/C>
- Mr. Leon Dowman
- Trina Investments Pty Ltd C/O Aegis Management Pty Ltd
- Mr. Liang Lu
- Mr. William Peter Sean Hughes

Nomination of Auditor

25 October 2016

Mr Oliver Schweizer
Company Secretary, Eureka Group Holdings
Unit 7, 486 Scottsdale Drive, Varsity Lakes QLD 4227

Dear Oliver

Nomination of Auditor – Eureka Group Holdings

For the purposes of Section 328B(1) of the Corporations Act 2001, I, Lachlan McIntosh, being a Director and a member of Eureka Group Holdings Limited ("Company"), hereby nominate Ernst & Young as auditor of the Company at the Annual General Meeting to be held on *30 November 2016*.

Yours sincerely



Lachlan McIntosh
Director
Eureka Group Holdings

LODGE YOUR VOTE

 **ONLINE**
www.linkmarketservices.com.au

 **BY MAIL**
Eureka Group Holdings Limited
C/- Link Market Services Limited
Locked Bag A14
Sydney South NSW 1235 Australia

 **BY FAX**
+61 2 9287 0309

 **BY HAND**
Link Market Services Limited
1A Homebush Bay Drive, Rhodes NSW 2138; or
Level 12, 680 George Street, Sydney NSW 2000

 **ALL ENQUIRIES TO**
Telephone: +61 1300 554 474



X99999999999

PROXY FORM

I/We being a member(s) of Eureka Group Holdings Limited and entitled to attend and vote hereby appoint:

APPOINT A PROXY

☐ **the Chairman of the Meeting (mark box)**

OR if you are **NOT** appointing the Chairman of the Meeting as your proxy, please write the name of the person or body corporate you are appointing as your proxy

or failing the person or body corporate named, or if no person or body corporate is named, the Chairman of the Meeting, as my/our proxy to act on my/our behalf (including to vote in accordance with the following directions or, if no directions have been given and to the extent permitted by the law, as the proxy sees fit) at the Annual General Meeting of the Company to be held at **10:30am on Wednesday, 30 November 2016 at Brisbane Club, Private Room, Level 4, 241 Adelaide Street, Brisbane QLD 4000** (the **Meeting**) and at any postponement or adjournment of the Meeting.

Important for Resolution 7: If the Chairman of the Meeting is your proxy, either by appointment or by default, and you have not indicated your voting intention below, you expressly authorise the Chairman of the Meeting to exercise the proxy in respect of Resolution 7, even though the Resolution is connected directly or indirectly with the remuneration of a member of the Company's Key Management Personnel (**KMP**).

The Chairman of the Meeting intends to vote undirected proxies in favour of each item of business.

VOTING DIRECTIONS

Proxies will only be valid and accepted by the Company if they are signed and received no later than 48 hours before the Meeting. Please read the voting instructions overleaf before marking any boxes with an ☒.

Resolutions

	For	Against	Abstain*		For	Against	Abstain*
2 Re-election of Lachlan McIntosh as a Director	☐	☐	☐	6 Appointment of Auditor	☐	☐	☐
3 Re-election of Greg Rekers as a Director	☐	☐	☐	7 Adopt Remuneration Report	☐	☐	☐
4 Ratification of issue of ordinary shares to Institutional Investors	☐	☐	☐				
5 Approval of 10% placement capacity	☐	☐	☐				

 *** If you mark the Abstain box for a particular Item, you are directing your proxy not to vote on your behalf on a show of hands or on a poll and your votes will not be counted in computing the required majority on a poll.**

SIGNATURE OF SHAREHOLDERS – THIS MUST BE COMPLETED

Shareholder 1 (Individual)

Joint Shareholder 2 (Individual)

Joint Shareholder 3 (Individual)

Sole Director and Sole Company Secretary

Director/Company Secretary (Delete one)

Director

This form should be signed by the shareholder. If a joint holding, either shareholder may sign. If signed by the shareholder's attorney, the power of attorney must have been previously noted by the registry or a certified copy attached to this form. If executed by a company, the form must be executed in accordance with the company's constitution and the *Corporations Act 2001* (Cth).

HOW TO COMPLETE THIS SHAREHOLDER PROXY FORM

YOUR NAME AND ADDRESS

This is your name and address as it appears on the Company's share register. If this information is incorrect, please make the correction on the form. Shareholders sponsored by a broker should advise their broker of any changes. **Please note: you cannot change ownership of your shares using this form.**

APPOINTMENT OF PROXY

If you wish to appoint the Chairman of the Meeting as your proxy, mark the box in Step 1. If you wish to appoint someone other than the Chairman of the Meeting as your proxy, please write the name of that individual or body corporate in Step 1. A proxy need not be a shareholder of the Company.

DEFAULT TO CHAIRMAN OF THE MEETING

Any directed proxies that are not voted on a poll at the Meeting will default to the Chairman of the Meeting, who is required to vote those proxies as directed. Any undirected proxies that default to the Chairman of the Meeting will be voted according to the instructions set out in this Proxy Form, including where the Resolution is connected directly or indirectly with the remuneration of KMP.

VOTES ON ITEMS OF BUSINESS – PROXY APPOINTMENT

You may direct your proxy how to vote by placing a mark in one of the boxes opposite each item of business. All your shares will be voted in accordance with such a direction unless you indicate only a portion of voting rights are to be voted on any item by inserting the percentage or number of shares you wish to vote in the appropriate box or boxes. If you do not mark any of the boxes on the items of business, your proxy may vote as he or she chooses. If you mark more than one box on an item your vote on that item will be invalid.

APPOINTMENT OF A SECOND PROXY

You are entitled to appoint up to two persons as proxies to attend the Meeting and vote on a poll. If you wish to appoint a second proxy, an additional Proxy Form may be obtained by telephoning the Company's share registry or you may copy this form and return them both together.

To appoint a second proxy you must:

- (a) on each of the first Proxy Form and the second Proxy Form state the percentage of your voting rights or number of shares applicable to that form. If the appointments do not specify the percentage or number of votes that each proxy may exercise, each proxy may exercise half your votes. Fractions of votes will be disregarded; and
- (b) return both forms together.

SIGNING INSTRUCTIONS

You must sign this form as follows in the spaces provided:

Individual: where the holding is in one name, the holder must sign.

Joint Holding: where the holding is in more than one name, either shareholder may sign.

Power of Attorney: to sign under Power of Attorney, you must lodge the Power of Attorney with the registry. If you have not previously lodged this document for notation, please attach a certified photocopy of the Power of Attorney to this form when you return it.

Companies: where the company has a Sole Director who is also the Sole Company Secretary, this form must be signed by that person. If the company (pursuant to section 204A of the *Corporations Act 2001*) does not have a Company Secretary, a Sole Director can also sign alone. Otherwise this form must be signed by a Director jointly with either another Director or a Company Secretary. Please indicate the office held by signing in the appropriate place.

CORPORATE REPRESENTATIVES

If a representative of the corporation is to attend the Meeting the appropriate "Certificate of Appointment of Corporate Representative" should be produced prior to admission in accordance with the Notice of Meeting. A form of the certificate may be obtained from the Company's share registry or online at www.linkmarketservices.com.au.

LODGEMENT OF A PROXY FORM

This Proxy Form (and any Power of Attorney under which it is signed) must be received at an address given below by **10:30am on Monday, 28 November 2016**, being not later than 48 hours before the commencement of the Meeting. Any Proxy Form received after that time will not be valid for the scheduled Meeting.

Proxy Forms may be lodged using the reply paid envelope or:



ONLINE

www.linkmarketservices.com.au

Login to the Link website using the holding details as shown on the Proxy Form. Select 'Voting' and follow the prompts to lodge your vote. To use the online lodgement facility, shareholders will need their "Holder Identifier" (Securityholder Reference Number (SRN) or Holder Identification Number (HIN) as shown on the front of the Proxy Form).



BY MAIL

Eureka Group Holdings Limited
C/- Link Market Services Limited
Locked Bag A14
Sydney South NSW 1235
Australia



BY FAX

+61 2 9287 0309



BY HAND

delivering it to Link Market Services Limited*
1A Homebush Bay Drive
Rhodes NSW 2138
or
Level 12
680 George Street
Sydney NSW 2000

* During business hours (Monday to Friday, 9:00am–5:00pm)

**IF YOU WOULD LIKE TO ATTEND AND VOTE AT THE ANNUAL GENERAL MEETING, PLEASE BRING THIS FORM WITH YOU.
THIS WILL ASSIST IN REGISTERING YOUR ATTENDANCE.**