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For immediate release to the market

Eureka Group Holdings Limited

ASX Code EGH

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Market Update

Eureka acquires 27th freehold village

Eureka Group Holdings Limited (Eureka) is pleased to announce its 4th acquisition for financial year 2017.

Eureka has agreed to acquire a 51-unit village in South East Queensland for \$3.215 million. The village has good long-term historic occupancy and is expected to generate annual EBITDA of approximately \$400,000. The village occupancy and financial performance, which meets Eureka's required EBITDA return rate, is underpinned by the demand for retirement accommodation/demographic profile of this growing regional centre.

Eureka's Executive Chairman, Robin Levison, commented that the pending acquisition adds to an already strong cluster of villages in South East Queensland/Northern NSW.

Subject to a confidential 30-day due diligence period, the property is due to settle in late January 2017.

Eureka Group Holdings Limited also has been awarded The Global's Most Outstanding Over 50s Rental Housing Management Group in the World in 2016. The presentation was made at a filmed ceremony in London.

The Global's are the most prestigious Seniors Housing and Care Trends Awards in the world. This year only 22 presentations were made. The Global Awards panel refused to make any award in 58 categories.

The winners came from the UK, Germany, USA, Canada, Singapore, Thailand, Malaysia, Australia and New Zealand.

The philosophy of the Global Awards panel is to recognise the best exemplar in the world and/or the service provider who has most advanced service levels or innovation.

At the same ceremony, Eureka Executive Chairman Mr. Robin Levison was also awarded The Most Outstanding Rental Housing Leader in the World in 2016.

The Global Awards are in their sixth year. (www.theglobals.net)

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