

Form 604Corporations Act 2001
Section 671B**Notice of change of interests of substantial holder**To Company Name/Scheme **EUREKA GROUP HOLDINGS Ltd**ACN/ARSN **15 097 241 159****1. Details of substantial holder (1)**Name **Charter Hall Property Securities Management Ltd**ACN/ARSN (if applicable) **ARSN 116 193 563**There was a change in the interests of the
substantial holder on **26/08/2020**The previous notice was given to the company on **17/04/2019**The previous notice was dated **15/04/2019****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 | 15,800,650 | 6.87% | 19,706,125 | 8.56% |
| | | | | |

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 |
|----------------|--|--------------------------------------|---|---|-------------------------|
| | | See Annexure A to this notice | | | |
| | | | | | |
| | | | | | |

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 |
|-----------------------------|---------------------------------|--|---------------------------------|--------------------------------|----------------|
| | | See Annexure B to this notice | | | |
| | | | | | |
| | | | | | |

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 |
|-----------------------------------|-----------------------|
| | |
| | |

6. Addresses

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

| Name | Address |
|------|-------------------------------|
| | See Annexure C to this notice |
| | |

print name **Winston Sammut**

capacity **Director**

sign here



date **27/08/2020**

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 of 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.

CHANGES IN RELEVANT INTERESTS

ANNEXTURE A

| Date of Change | Person whose relevant interest changed | Nature of Change | Consideration given in relation to change | Class and number of securities affected | Person's Vote affected |
|-----------------------|---|-------------------------|--|--|-------------------------------|
| 16-May-19 | Charter Hall Maxim Property Securities Fund | Purchase | \$255,000.00 | 1000000 Ordinary Shares | 1,000,000 |
| 16-May-19 | Victor John Plummer | Purchase | \$147,814.01 | 578968 Ordinary Shares | 578,968 |
| 27-Jul-19 | EQTU Alpha Fund Manager- Folkestone IM | Sale | \$43,067.50 | -161000 Ordinary Shares | -161,000 |
| 27-Jul-19 | Charter Hall Maxim Property Securities Fund | Purchase | \$43,067.50 | 161000 Ordinary Shares | 161,000 |
| 03-Sep-19 | Victor John Plummer | Sale | \$35,582.25 | -125000 Ordinary Shares | -125,000 |
| 05-Sep-19 | Victor John Plummer | Sale | \$49,815.15 | -175000 Ordinary Shares | -175,000 |
| 11-Sep-19 | Victor John Plummer | Sale | \$57,930.40 | -200000 Ordinary Shares | -200,000 |
| 26-Sep-19 | Charter Hall Maxim Property Securities Fund | Purchase | \$471.41 | 1598 Ordinary Shares | 1,598 |
| 03-Oct-19 | Charter Hall Maxim Property Securities Fund | Purchase | \$55,283.59 | 187402 Ordinary Shares | 187,402 |
| 08-Oct-19 | Charter Hall Maxim Property Securities Fund | Purchase | \$10,153.50 | 35000 Ordinary Shares | 35,000 |
| 10-Oct-19 | EQTU Alpha Fund Manager- Folkestone IM | Purchase | \$233,714.69 | -794000 Ordinary Shares | -794,000 |
| 17-Oct-19 | Charter Hall Maxim Property Securities Fund | Purchase | \$33,672.00 | 115000 Ordinary Shares | 115,000 |
| 30-Oct-19 | Charter Hall Maxim Property Securities Fund | Purchase | \$58,000.00 | 200000 Ordinary Shares | 200,000 |
| 31-Oct-19 | Charter Hall Maxim Property Securities Fund | Purchase | \$14,490.00 | 50000 Ordinary Shares | 50,000 |
| 17-Nov-19 | Victor John Plummer | Sale | \$3,459.79 | -100000 Ordinary Shares | -100,000 |
| 06-Dec-19 | Charter Hall Maxim Property Securities Fund | Purchase | \$24,157.00 | 70000 Ordinary Shares | 70,000 |
| 18-Dec-19 | Charter Hall Maxim Property Securities Fund | Purchase | \$7,300.00 | 20000 Ordinary Shares | 20,000 |
| 19-Dec-19 | Charter Hall Maxim Property Securities Fund | Purchase | \$58,400.00 | 160000 Ordinary Shares | 160,000 |
| 23-Dec-19 | Charter Hall Maxim Property Securities Fund | Purchase | \$3,657.00 | 10000 Ordinary Shares | 10,000 |
| 27-Dec-19 | Charter Hall Maxim Property Securities Fund | Purchase | \$51,828.00 | 140000 Ordinary Shares | 140,000 |
| 30-Dec-19 | Charter Hall Maxim Property Securities Fund | Purchase | \$33,336.00 | 90000 Ordinary Shares | 90,000 |
| 16-Jan-20 | Charter Hall Maxim Property Securities Fund | Purchase | \$22,800.00 | 60000 Ordinary Shares | 60,000 |
| 30-Jan-20 | Charter Hall Maxim Property Securities Fund | Purchase | \$13,657.00 | 35000 Ordinary Shares | 35,000 |
| 31-Jan-20 | Charter Hall Maxim Property Securities Fund | Purchase | \$5,925.00 | 15000 Ordinary Shares | 15,000 |
| 04-Feb-20 | Charter Hall Maxim Property Securities Fund | Purchase | \$9,625.00 | 25000 Ordinary Shares | 25,000 |
| 14-Feb-20 | Charter Hall Maxim Property Securities Fund | Purchase | \$49,387.50 | 125000 Ordinary Shares | 125,000 |
| 21-Feb-20 | Victor John Plummer | Sale | \$731,500.00 | -1900000 Ordinary Shares | -1,900,000 |
| 21-Feb-20 | Neja Pty Ltd | Purchase | \$365,750.00 | 950000 Ordinary Shares | 950,000 |
| 21-Feb-20 | Gold Tiger Investments Pty Ltd | Purchase | \$365,750.00 | 950000 Ordinary Shares | 950,000 |
| 26-Feb-20 | Charter Hall Maxim Property Securities Fund | Purchase | \$86,197.50 | 225000 Ordinary Shares | 225,000 |
| 15-Apr-20 | Mason Stevens MDA | Purchase | \$2,866.25 | 10057 Ordinary Shares | 10,057 |
| 15-May-20 | Charter Hall Maxim Property Securities Fund | Purchase | \$7,644.91 | 24661 Ordinary Shares | 24,661 |
| 19-May-20 | Charter Hall Maxim Property Securities Fund | Purchase | \$31,105.09 | 100339 Ordinary Shares | 100,339 |
| 30-Jun-20 | Charter Hall Maxim Property Securities Fund | Purchase | \$48,450.00 | 150000 Ordinary Shares | 150,000 |
| 30-Jun-20 | Neja Pty Ltd | Purchase | \$23,670.00 | 75000 Ordinary Shares | 75,000 |
| 30-Jun-20 | Gold Tiger Investments Pty Ltd | Purchase | \$15,779.95 | 50000 Ordinary Shares | 50,000 |
| 01-Jul-20 | The Trustee of IAS Managed Account Service | Purchase | \$689,814.92 | 2138961 Ordinary Shares | 2,138,961 |
| 01-Jul-20 | Charter Hall Maxim Property Securities Fund | Sale | \$689,814.92 | -2138961 Ordinary Shares | -2,138,961 |
| 13-Jul-20 | Charter Hall Maxim Property Securities Fund | Purchase | \$26,007.36 | 81273 Ordinary Shares | 81,273 |
| 14-Jul-20 | Charter Hall Maxim Property Securities Fund | Purchase | \$18,460.16 | 57688 Ordinary Shares | 57,688 |
| 25-Aug-20 | The Trustee of IAS Managed Account Service | Purchase | \$475,947.97 | 1190763 Ordinary Shares | 1,190,763 |
| 25-Aug-20 | Charter Hall Maxim Property Securities Fund | Purchase | \$158,927.91 | 397618 Ordinary Shares | 397,618 |

ANNEXTURE B

| Holder of relevant Interest | Registered Holder of Securities | Person entitled to be registered as holder | Nature of relevant interest | Class and number of securities | Person's vote |
|---|---|---|--|---------------------------------------|----------------------|
| Charter Hall Property Securities Management Ltd | Charter Hall Maxim Property Securities Fund | Charter Hall Maxim Property Securities Fund | 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001 (Cth), being a relevant interest arising from having the power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of securities in its capacity as investment manager (as provided for under its investment mandates). | 8,397,618 Fully Paid Ordinary Shares | 8,397,618 |
| Charter Hall Property Securities Management Ltd | Tolani Estate Pty Ltd | Tolani Estate Pty Ltd | 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001 (Cth), being a relevant interest arising from having the power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of securities in its capacity as investment manager (as provided for under its investment mandates). | 4,700,000 Fully Paid Ordinary shares | 4,700,000 |
| Charter Hall Property Securities Management Ltd | JP Morgan London | The Trustee of IAS Managed Account Service | 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001 (Cth), being a relevant interest arising from having the power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of securities in its capacity as investment manager (as provided for under its investment mandates). | 3,329,724 Fully Paid Ordinary shares | 3,329,724 |
| Charter Hall Property Securities Management Ltd | Neja Pty Ltd | Neja Pty Ltd | 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001 (Cth), being a relevant interest arising from having the power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of securities in its capacity as investment manager (as provided for under its investment mandates). | 1,750,000 Fully Paid Ordinary shares | 1,750,000 |
| Charter Hall Property Securities Management Ltd | Gold Tiger Investments Tty Ltd | Gold Tiger Investments Pty Ltd | 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001 (Cth), being a relevant interest arising from having the power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of securities in its capacity as investment manager (as provided for under its investment mandates). | 1,500,000 Fully Paid Ordinary shares | 1,500,000 |
| Charter Hall Property Securities Management Ltd | National Australia Bank | Mason Stevens MDA | 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001 (Cth), being a relevant interest arising from having the power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of securities in its capacity as investment manager (as provided for under its investment mandates). | 28,783 Fully Paid Ordinary shares | 28,783 |

ADDRESSES**ANNEXTURE C**

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|---|--|
| Charter Hall Property Securities Management Ltd | Level 20, 1 Martin Place, Sydney NSW 2000 |
| JP Morgan London | 85 Castlereagh Street, Sydney NSW 2000 |
| National Australia Bank | Level 1, 800 Bourke Street, Melbourne VIC 3008 |
| Tolani Estate Pty Ltd | 8.02, Level 8, 333 George Street, Sydney, NSW 2000 |
| Neja Pty Ltd | 45 Drumalbyn Road, Bellevue Hill, NSW 2023 |
| Gold Tiger Investments Pty Ltd | Level 1, 126 Ridge Street, North Sydney NSW 2060 |
| Mason Stevens | Level 21, 9 Castlereagh Street, Sydney NSW 2000 |