

**Form 604**Corporations 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 on26/08/2020

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)
<b>Ordinary</b>	<b>15,800,650</b>	<b>6.87%</b>	<b>19,706,125</b>	<b>8.56%</b>

**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
		<b>See Annexure A to this notice</b>			

**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
		<b>See Annexure B to this notice</b>			

## 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
	<b>See Annexure C to this notice</b>

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

**ADRESSES****ANNEXTURE C**

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