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ASX Announcement

19 October 2020

Acquisition of independent living villages in Hervey Bay and Cairns

Eureka Group Holdings Limited (ASX: EGH) (**Eureka**) is pleased to announce that the contracts to acquire two independent seniors' living villages in Cairns and Hervey Bay, Queensland, are now unconditional. Regulatory approval for the change in scheme operator for the Hervey Bay village under the Retirement Villages Act has been received.

Settlement of the two villages, comprising 123 units, is expected in November 2020.

Further details about the acquisitions are contained in Eureka's ASX announcement dated 15 October 2020.

This announcement was approved, and authorised for release, by Eureka's Executive Chairman.

For further information, contact Murray Boyte, Executive Chairman on 07 5568 0205.

Important Information and Disclaimer

This announcement may contain forward-looking statements, which include all matters that are not historical facts. Without limitation, indications of, and guidance on, future earnings and financial position and performance are examples of forward-looking statements.

Forward-looking statements, including projections or guidance on future earnings and estimates, are provided as a general guide only and should not be relied upon as an indication or guarantee of future performance. No representation, warranty or assurance (express or implied) is given or made in relation to any forward-looking statement by any person (including Eureka). In particular, no representation, warranty or assurance (express or implied) is given that the occurrence of the events expressed or implied in any forward-looking statements in this announcement will actually occur. Actual results, performance or achievement may vary materially from any projections and forward looking statements and the assumptions on which those statements are based.