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ASX ANNOUNCEMENT

3 September 2026

Transformational Acquisition and Fully Underwritten $80.2 million Equity Raising

Highlights

- Eureka has entered into contracts with Ingenia Communities Group (ASX: INA) to acquire six lifestyle and mixed-use communities in New South Wales comprising 953 sites in Greater Sydney, Central Coast, Hunter Valley and Shoalhaven for $123.8 million (the "**Acquisition**" or "**NSW Living Portfolio**")
- Expands Eureka's portfolio to 70 villages and significantly increases homes/sites under management by 21% to 5,492 and AUM by 23% to $666m
- Income-producing communities provide recurring income (71% permanent sites) and underpin material earnings accretion
- Significant increase in NSW exposure from 8% to 24% (of total homes/sites) and establishes a presence in Greater Sydney, the highest rent market in Australia
- Acquired at an ingoing yield of 8.1% and forecast five year unlevered IRR of 15%
- Fully underwritten equity raising of $80.2 million to partially fund the Acquisition, comprising a 1 for 3.29 accelerated non-renounceable entitlement offer ("**Equity Raising**")
- Eureka has also secured $80.0 million in new committed debt facilities from Westpac and National Australia Bank, $53.6 million of which will fund the remainder of the Acquisition, providing $26.4 million of new committed debt facilities to support future acquisitions and developments
- FY27 underlying EPS guidance **upgraded to at least 4.2 cps,** 22% growth on FY26 and 8% accretion on previous guidance of at least 3.9 cps (double digit accretion on a full-year basis[1])

Eureka Group Holdings Limited (ASX:EGH) ("**Eureka**" or the "**Company**") is pleased to announce that it has entered into contracts to acquire the NSW Living Portfolio for $123.8 million and will undertake a fully underwritten $80.2 million Equity Raising to partially fund the Acquisition, delivering a step-change in Eureka's scale and growth profile.

Eureka Managing Director and Chief Executive Officer, Mr Simon Owen said: "The Acquisition is transformational for Eureka, adding 953 established sites across Greater Sydney and other key NSW locations, materially increasing scale and reinforcing Eureka's status as the only ASX listed pure-play residential rental specialist."

"Australia's structural rental undersupply, declining home ownership and ageing demographics continue to provide an attractive backdrop for continued investment into affordable seniors

[1] Assuming the Acquisition and Equity Raising settled on 1 July 2026

and all-age accommodation. The Acquisition is aligned with our strategy of acquiring established communities at attractive entry yields, with opportunities to improve operating performance and densify selected sites."

The Acquisition

The NSW Living Portfolio consists of four mixed use communities (land lease communities and tourist cabins / sites) and two land lease (LLC) communities across Greater Sydney, Central Coast, Hunter Valley and Shoalhaven.

Asset	Type	Region	Purchase price[2] ($m)	Ingoing yield (%)	Permanent (#)	Tourist cabins (#)	Tourist sites (#)	Total sites (#)
The Grange	LLC	Morisset (Central Coast)	34.8	5.4%	209	-	-	**209**
Bevington Shores	LLC	Lake Macquarie (Central Coast)	30.1	5.9%	193	-	-	**193**
Nepean River	Mixed use	Sydney	18.3	11.7%	99	38	13	**150**
Sydney Hills	Mixed use	Sydney	16.8	9.4%	61	31	45	**137**
Hunter Valley	Mixed use	Hunter Valley	12.2	10.8%	63	18	34	**115**
Ulladulla	Mixed use	Shoalhaven	11.6	11.8%	55	27	67	**149**
Total	**2 LLC / 4 MU**	**NSW**	**123.8**	**8.1%**	**680**	**114**	**159**	**953**

Equity Raising

The Acquisition will be partially funded via a fully underwritten $80.2 million Equity Raising comprising a 1 for 3.29 accelerated non-renounceable entitlement offer ("**Entitlement Offer**") of new fully paid ordinary shares ("**New Shares**").

The Equity Raising is fully underwritten by MA Moelis Australia Advisory Pty Ltd, Morgans Corporate Limited and Unified Capital Partners Pty Ltd.

New Shares issued under the Equity Raising will rank pari passu with existing Eureka shares from the date of issue. The New Shares under the Equity Raising will be issued after the ex date for the six months to 30 June 2026 dividend of 0.73 cents per share announced by the Company on 20 August 2026. Accordingly, holders of New Shares issued under the Equity Raising will not be entitled to receive that dividend in respect of those New Shares.

Approximately 130.4 million New Shares will be issued under the Entitlement Offer, equivalent to approximately 30.4% of existing Eureka shares on issue.

Proceeds from the Equity Raising will be used to partially fund the Acquisition. The balance of the purchase price and transaction costs will be funded from debt facilities. Proceeds will initially be used to repay debt until the Acquisition settles. All assets within the NSW Living Portfolio are expected to be fully settled by the end of CY26.

[2] Excluding transaction costs

The Equity Raising will be conducted at a fixed issue price of $0.615 per New Share ("**Offer Price**"), which represents a:

- 0.4% discount to the 5-day VWAP of $0.617 per share on 1 September 2026; and
- 4.4% discount to the adjusted 10-day VWAP of $0.643 per share[3] on 1 September 2026; and

Under the Entitlement Offer, eligible shareholders are invited to subscribe for 1 New Share for every 3.29 existing shares in Eureka held as at 7.00pm (AEST) on Monday, 7 September 2026 (**Record Date**). Fractional entitlements under the Entitlement Offer will be rounded up to the nearest whole share.

Filetron Pty Ltd (34.8% interest) has committed to taking up its full entitlement under the Entitlement Offer.

Eligible shareholders who do not take up their entitlement under the Entitlement Offer in full or in part will not receive any value in respect of those entitlements not taken up.

The Entitlement Offer is non-renounceable, and rights are not transferrable and will not be traded on the ASX or otherwise.

The Entitlement Offer is comprised of the institutional component of the Entitlement Offer (**Institutional Entitlement Offer**) and the retail component of the Entitlement Offer (**Retail Entitlement Offer**).

Institutional Entitlement Offer

Eligible institutional shareholders will be invited to participate in the Institutional Entitlement Offer, which will open today, Thursday, 3 September 2026.

Eligible institutional shareholders may opt to take up all, part or none of their entitlement in the Institutional Entitlement Offer. Entitlements not taken up under the Institutional Entitlement Offer will be offered to certain new institutional investors and eligible institutional shareholders under an institutional bookbuild at the Offer Price.

Retail Entitlement Offer

Eligible retail shareholders with a registered address in Australia and New Zealand as at the Record Date will be invited to participate in the Retail Entitlement Offer at the same Offer Price and ratio as under the Institutional Entitlement Offer.

The Retail Entitlement Offer will open on Thursday, 10 September 2026 and close at 5.00pm (AEST) on Wednesday, 23 September 2026.

Eligible retail shareholders that take up their full entitlement may also apply for additional New Shares in excess of their entitlement through the oversubscription facility ("**Oversubscription Facility**")[4].

Eligible retail shareholders will be given access to an information booklet ("**Retail Offer Booklet**"), including a personalised entitlement and acceptance form, on Thursday, 10 September 2026. A copy of the Retail Offer Booklet is also expected to be lodged with the

[3] Adjusted for the six months to 30 June 2026 dividend of 0.73c per share given ex date is 25 August 2026

[4] Subject to the availability of additional new Eureka shares, any scale back to the extent that demand exceeds supply (with the scale back being determined by Eureka based on a pro rata basis based on the number of additional new Eureka shares validly applied for by each participating eligible shareholder) and any requirements under law or the Listing Rules, in Eureka's absolute discretion

ASX on the same date. The Retail Offer Booklet will contain additional details on how to participate in the Retail Entitlement Offer. Eligible retail shareholders should review the document carefully.

The Company has obtained approval from the Australian Securities and Investments Commission to appoint Berne No. 132 Nominees Pty Limited ACN 010 413 591 (AFS representative No 000259151) (as authorised representative of Morgans Financial Limited (AFSL 235410)) as nominee for the purposes of section 615 of the Corporations Act (**Sale Nominee**) to arrange for the sale of the New Shares which would otherwise have been available to ineligible shareholders had they been eligible to participate in the Entitlement Offer. The proceeds of sale (if any), net of expenses, will be distributed to ineligible shareholders in proportion to their entitlements at the Record Date. Neither the Sale Nominee nor the Company will be liable for the failure to sell New Shares or to sell them at any particular price.

Timetable

Event	Date (2026)
Trading halt	Wednesday, 2 September
Announcement of the Acquisition and Equity Raising	Thursday, 3 September
Institutional Entitlement Offer conducted	Thursday, 3 September
Trading halt lifted and trading re-commences on an ex-entitlement basis	Monday, 7 September
Record date for Retail Entitlement Offer	Monday, 7 September at 7.00pm (AEST)
Retail Entitlement Offer opens and booklet is dispatched	Thursday, 10 September
Settlement of New Shares under the Institutional Entitlement Offer	Thursday, 10 September
Allotment and ASX quotation of New Shares issued under the Institutional Entitlement Offer	Friday, 11 September
Retail Entitlement Offer closes	Wednesday, 23 September at 5.00pm (AEST)
Announcement of results of Retail Entitlement Offer	Monday, 28 September
Settlement of New Shares issued under the Retail Entitlement Offer	Tuesday, 29 September
Allotment of New Shares issued under the Retail Entitlement Offer	Wednesday, 30 September
ASX Quotation of New Shares issued under the Retail Entitlement Offer	Thursday, 1 October
Dispatch of holding statements for New Shares issued under Retail Entitlement Offer	Friday, 2 October

All dates are referenced to Sydney time. These timings are indicative only and subject to variation. Eureka reserves the right to alter the timetable at its absolute discretion and without notice, subject to the ASX Listing Rules. In particular, Eureka reserves the right to extend the closing date of the Retail Entitlement Offer or to withdraw to Entitlement Offer without prior notice. Any extension of the closing date will have a consequential effect on issue date of New Shares under the Retail Entitlement Offer.

FY27 Guidance Upgrade

Pro forma for the Acquisition and Equity Raising, Eureka now expects FY27 underlying EPS of at least 4.2 cps, representing 22% growth on FY26, and upgraded from previous guidance of at least 3.9 cps (8% accretion).

Additional Information

Please refer to the Investor Presentation lodged on the ASX on 3 September 2026 for additional information on the Acquisition and the Equity Raising.

Investor and Analyst Briefing

Eureka will conduct an investor briefing at 11:30am (AEST) today to discuss details of the Acquisition and the Equity Raising.

Pre-registration is available via this link:
https://registrations.events/direct/MCM60108VIPj4DRQFwLSIKdS5

Underwriters and Advisers

MA Moelis Australia Advisory Pty Limited, Morgans Corporate Limited and Unified Capital Partners Pty Ltd are acting as bookrunners, underwriters and joint lead managers on the Equity Raising.

MA Moelis Australia Advisory Pty Limited and Morgans Corporate Limited are acting as financial advisers. Jarden Group Limited are acting as financial adviser to the Acquisition and Thomsons are acting as legal adviser on the Acquisition. Hamilton Locke are acting as legal adviser in relation to the Equity Raising.

This announcement was approved and authorised for release by Eureka's Board of Directors.

-Ends-

For further information:

Investors, contact Shiv Chetan, Chief Financial Officer and Joint Company Secretary, shiv.chetan@eurekagroupholdings.com.au 07 2145 6322

IMPORTANT NOTICES

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This announcement has been prepared for publication in Australia and may not be released or distributed in the United States. In particular, this announcement does not constitute an offer to sell, or a solicitation of an offer to buy, securities in the United States or in any jurisdiction in which such an offer would be illegal. The New Shares to be offered and sold in the Equity Raising have not been, and will not be, registered under the U.S. Securities Act of 1933 (the **US Securities Act**) or the securities laws of any state or other jurisdiction of the United States, and may not be offered or sold, directly or indirectly, in the United States unless they are offered and sold pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the US Securities Act and applicable US state securities laws.

Any advice in this announcement is general advice. This advice has been prepared without taking into account the objectives, financial situation and needs of the recipients of this announcement. For that reason, recipients should consider the appropriateness of the advice having regard to their own objectives, financial situation and needs and, if necessary, seek appropriate independent legal, financial and other professional advice.

FORWARD LOOKING STATEMENTS

This announcement includes certain statements, opinions, estimates, projections and forward-looking statements with respect to the expected future performance of Eureka. These statements, which are identified by words such as ‘may’, ‘could’, ‘believes’, ‘estimates’, ‘targets’, ‘expects’, or ‘intends’ and other similar words that involve risks and uncertainties are based on, and are made subject to, certain assumptions which may not prove to be correct or appropriate. Actual results may be materially affected by changes in economic and other circumstances which may be beyond the control of Eureka. Except to the extent implied by law, no representations or warranties, express or implied, are made by Eureka, the Joint Lead Managers or their respective officers, advisers or representatives as to the validity, certainty or completeness of any of the assumptions or the accuracy or completeness of the forward-looking statements or that any such statement should or will be achieved. The forward-looking statements should not be relied on as an indication of future value or for any other purpose.