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ASX ANNOUNCEMENT

12 August 2026

Eureka successfully closes All Age Village Fund No 1

- Wholesale fund comprising $14.35m in equity and a $14.50m senior debt facility provided by National Australia Bank
- Eureka has taken a 30.9% equity stake in the Fund
- Fund seeded with Barrier Reef Tourist Park with Benalla Tourist Park to follow shortly
- Releases $15m back onto the balance sheet to support further acquisitions and development
- The Fund has a one-year investment period, followed by a five-year hold period – the target return is 19.8% over the life of the fund
- Further $120m of acquisitions under due diligence or advanced price discovery

Eureka Group Holdings Limited (ASX: EGH) (“Eureka” or “the Group”) is pleased to announce the successful close of its first wholesale all-age rental fund.

Eureka All Age Village Fund No 1 (**Fund**) commenced on 11 August 2026. Eureka has taken a 30.9% equity stake in the Fund.

The Fund raised $14.35m in equity commitments and will be supported by a further $14.50m in senior debt provided by National Australia Bank. The Fund has been seeded with Barrier Reef Tourist Park, which settled on 11 August 2026. Benalla Tourist Park is expected to settle shortly, subject to completion of customary State Revenue Office requirements in Victoria. Both assets are being sold into the Fund from the Eureka balance sheet.

The Fund has a one-year investment period, followed by a five-year hold period. Eureka will collect market standard fees including an origination fee, funds management fee and development management fee. Eureka is also entitled to a 20% carry of any return above 15% at the end of the hold period. Eureka also retains a first right of refusal to acquire the two communities if the fund is wound up at the end of the hold period.

Eureka’s Managing Director and Chief Executive Officer, Mr Simon Owen, said:

“We are delighted to launch Eureka’s first all-age rental fund. The wholesale fund enables Eureka to release capital and accelerate our strategic growth pipeline alongside our existing ASX capital structure.”

“The establishment of the Fund comes at a critical time as Australia navigates a severe, systemic housing crisis. With acute shortages in residential supply, escalating rental pressures, and structural affordability challenges impacting communities nationwide, it is important for Eureka to have multiple pools of capital to fund its growth and the investment in affordable rental housing.”

The Group continues to progress more than $120 million of acquisition opportunities currently under due diligence or advanced price discovery.

This announcement has been authorised for release by the Board of Directors.

– Ends –

For further information:

Investors, contact Shiv Chetan, Chief Financial Officer and Joint Company Secretary

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