

Filetron Pty Ltd

22-24 Junction Street
FOREST LODGE NSW 2037
ACN 054 309 009

11th September 2026

ASX Announcements Platform
Exchange Centre
20 Bridge Street
SYDNEY NSW 2000

Total Pages: 6 (including cover page)

Form 604: Notice of change of interests of substantial holder

Please find following Form 604 relating to Eureka Group Holdings Limited (ASX: EGH).

Regards,

A handwritten signature in black ink, appearing to read 'John Fallon', enclosed within a simple oval border.

John Fallon
Chief Financial Officer

cc: Eureka Group Holdings Limited

Form 604

Corporations Act 2001

Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme Eureka Group Holdings Limited

ACN/ARSN 097 241 159

1. Details of substantial holder(1)

Name Filetron Pty Ltd as trustee for Hunter Discretionary Trust (**Filetron**) and each of the individuals and entities listed in Annexure A
(**Filetron Group**)

ACN/ARSN (if applicable) 054 309 009

There was a change in the interests of the substantial holder on 11/09/2026

The previous notice was given to the company on 27/07/2026

The previous notice was dated 27/07/2026

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 shares	147,731,789	34.44%	194,541,154	35.77%

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
31/07/2026	Filetron and each member of the Filetron Group	Buy	957,463	1,461,776 ordinary shares	1,461,776
10/09/2026	Filetron and each member of the Filetron Group	Buy	27,888,767	45,347,589 ordinary shares	45,347,589

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
Filetron	Filetron	Filetron	Taken under section 608(1)(a) of the <i>Corporations Act 2001</i> (Cth) (Corporations Act) to have a relevant interest as the registered holder of the shares	194,541,154 ordinary shares	194,541,154
Each member of the Filetron Group	Filetron	Filetron	Taken under section 608(3)(a) or 608(3)(b) of the <i>Corporations Act</i> to have a relevant interest in shares in which Filetron has a relevant interest by virtue of having control of Filetron or having voting power of more than 20% of Filetron	194,541,154 ordinary shares	194,541,154

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
N/A	

6. Addresses

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

Name	Address
Filetron and each member of the Filetron Group (other than Bentley Russell Edward Cottle and Kimberly Ann Cottle)	22-24 Junction Street, Forest Lodge NSW 2037
Bentley Russell Edward Cottle and Kimberly Ann Cottle	22-24 Junction Street, Forest Lodge NSW 2037

Signature

print name John Fallon

capacity Chief Financial Officer

sign here



date 11 September 2026

ANNEXURE A

This is Annexure A of 3 pages (including this page) referred to in Form 604 Notice of change of interests of substantial holder



Name: John Fallon

Date: 11 September 2026

Name	ACN / ABN (if applicable)
Bentley Russell Edward Cottle	N/A
Kimberly Ann Cottle	N/A
Filetron Pty Ltd atf The Russell Trust	98 639 823 585
Filetron Pty Ltd atf The Yabba Dabba Doo Trust	30 853 786 611
Filetron Pty Ltd atf Dalmeny Unit Trust	44 493 625 692
Filetron Pty Ltd	054 309 009
EMC Holdings NSW Pty Ltd ATF EMC Discretionary Trust	697 186 584
GMC Holdings NSW Pty Ltd ATF GMC Discretionary Trust	697 186 708
Emma Mary Pty Ltd	085 480 628
FDC Building Services Pty Ltd	055 267 788
FDC Constructions Pty. Ltd	050 049 959
Filetron 2026 Pty Ltd atf Hunter Discretionary Trust 2026	699 369 876
Georgia Mackenzie Pty Ltd atf The Georgia Mackenzie Trust	73 836 509 590
Georgia Mackenzie Pty Ltd	100 801 394
Kilakaro Pty Ltd atf The Edward Trust	31 780 188 622
Kilakaro Pty Ltd atf The Triple K Trust	86 190 256 456
Kilakaro Pty Ltd	073 245 093
Rosebery Properties Pty Ltd atf The Triple R Trust	84 717 916 788
Rosebery Properties Pty Ltd	079 916 325
Caloola No 4 Pty Ltd atf The Caloola No 4 Trust	97 294 826 836
Caloola No 4 Pty Ltd	093 930 904
Corio Projects Pty Ltd	651 267 604
Questbark Pty Ltd	071 773 496
KBEG Pty Ltd	120 250 259
Darraby Pty Ltd	153 183 012
CFG Services Pty Ltd	131 713 083
Connect Land Pty Ltd	607 785 919
Broughton Street Moss Vale Pty Ltd atf The Broughton Street Moss Vale Unit Trust	47 184 653 538
Broughton Street Moss Vale Pty Ltd (formerly Interchange Holdings Pty Ltd)	143 539 208
BSMV Pty Ltd	610 331 998
Interchange Shareholder Pty Ltd	143 538 916
Mount Gambier Hospital Limited	072 039 466
100 Lockwood Pty Ltd	666 138 389
100 Lockwood Pty Ltd atf 100 Lockwood Trust	16 198 226 909
120 Lockwood Pty Ltd	672 138 162
120 Lockwood Pty Ltd atf 120 Lockwood Trust	56 874 466 486
Triple 5 Funds Management Holdings Pty Ltd	152 075 217
The 3BD Partnership	44 801 071 079
3BD2 Pty Ltd atf The 3BD2 Trust	46 172 193 417
3BD2 Pty Ltd	112 069 351
BBB Lifestyle Living Pty Ltd	643 401 825

CFG Lifestyle Living Pty Ltd atf CFG Lifestyle Living Unit Trust	61 909 725 997
CFG Lifestyle Living Pty Ltd	643 404 148
Green Point Corporation Pty Ltd atf Green Point Investments Unit Trust	643 410 842
Green Point Corporation Pty Ltd	643 410 842
Green Point Living Pty Ltd atf Green Point Living Unit Trust	75 179 762 927
Green Point Living Pty Ltd	643 411 367
Harrington Investments Pty Ltd atf Harrington Investments Unit Trust	643 423 438
Harrington Investments Pty Ltd	643 423 438
Harrington Living Pty Ltd atf Harrington Living Unit Trust	45 377 003 344
Harrington Living Pty Ltd	643 423 401
Armidale Investments Pty Ltd atf Armidale Investments Unit Trust	643 414 644
Armidale Investments Pty Ltd	643 414 644
Armidale Living Pty Ltd atf Armidale Living Unit Trust	16 948 139 560
Armidale Living Pty Ltd	643 415 525
Tamworth Investments Pty Ltd atf Tamworth Investments Unit Trust	643 417 789
Tamworth Investments Pty Ltd	643 417 789
Tamworth Living Pty Ltd atf Tamworth Living Unit Trust	91 751 912 132
Tamworth Living Pty Ltd	643 417 921
Muswellbrook Investments Pty Ltd atf Muswellbrook Investments Unit Trust	643 418 035
Muswellbrook Investments Pty Ltd	643 418 035
Muswellbrook Living Pty Ltd atf Muswellbrook Living Unit Trust	74 370 499 519
Muswellbrook Living Pty Ltd	643 418 124
Narooma Corporation Pty Ltd atf Narooma Investments Unit Trust	643 411 929
Narooma Corporation Pty Ltd	643 411 929
Narooma Living Pty Ltd atf Narooma Living Unit Trust	43 775 132 532
Narooma Living Pty Ltd	643 420 857
Green Point Headco Pty Ltd	643 406 982
Green Point Lifestyle Living Pty Ltd	643 409 723
Harrington Headco Pty Ltd	643 408 879
Harrington Lifestyle Living Pty Ltd	646 410 100
Armidale Headco Pty Ltd	643 412 382
Armidale Lifestyle Living Pty Ltd	643 413 370
Armidale Nomination Pty Ltd	643 413 246
Tamworth Headco Pty Ltd	643 416 648
Tamworth Lifestyle Living Pty Ltd	643 417 556
South West Rocks Living Pty Ltd	643 418 080
Muswellbrook Headco Pty Ltd	643 417 878
Muswellbrook Lifestyle Living Pty Ltd	643 418 320
Muswellbrook Nomination Pty Ltd	643 418 142
SOP PUB Pty Ltd atf SOP PUB Unit Trust	84 341 244 503
SOP PUB Pty Ltd	646 486 813
SOP Locker Room Pty Ltd atf SOP PUB Operations Trust	32 117 105 891
SOP Locker Room Pty Ltd	631 889 382
Log Cabin Pub Pty Ltd atf Log Cabin Pub Unit Trust	86 884 858 964
Log Cabin Pub Pty Ltd	638 344 108
Log Cabin Operations Pty Ltd	638 344 322
Oxley Ridge Investments Pty Ltd	648 612 346
Freespirit Investments Pty Ltd	131 578 946
Corio Super Pty Ltd	125 123 542

Triple 5 Funds Management Pty Ltd	619 036 574
Triple 5 Limited	152 075 262
The Edwina Trust	85 107 735 202
PPB Advisory Fund No.1	155 230 327
Fitzpatrick Investments Pty Ltd atf The Docklands Trust	56 396 930 619
Fitzpatrick Investments Pty Ltd	001 662 862
Ray Fitzpatrick Pty Ltd	147 052 211
Rae Fitzpatrick Pty Ltd	125 475 872