

DEVELOPMENT MANAGEMENT & CONSTRUCTIONS LIMITED

ACN 076 858 627
22-24 Junction Street
Forest Lodge NSW 2037

1st October 2026

ASX Announcements Platform

Exchange Centre

20 Bridge Street

SYDNEY NSW 2000

Total Pages: 3 (including cover page)

Form 603: Notice of initial substantial holder

Please find following Form 603 relating to Eureka Group Holdings Limited (ASX: EGH).

Regards,

A handwritten signature in black ink, appearing to read 'John Fallon', with a stylized flourish at the end.

John Fallon
Chief Financial Officer

cc: Eureka Group Holdings Limited

Form 603

Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme Eureka Group Holdings Limited

ACN / ARSN 097 241 159

1. Details of substantial holder (1)

Name Development Management & Constructions Pty Ltd as Trustee for The Three Sisters Trust (DMC) and each of the individuals and entities listed in Annexure A

ACN / ARSN (if applicable) 076 858 627

The holder became a substantial holder on 30/09/2026

2. Details of 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 on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Fully paid ordinary shares	28,430,001	28,430,001	5.06%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
DMC and each member of the DMC group	Holder	28,430,001

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
DMC	DMC	DMC	28,430,001 ordinary shares

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non – Cash	
DMC	11/07/2025	\$1,760,000.00		3,200,000 ordinary shares
DMC	11/03/2026	\$512,210.55		966,435 ordinary shares

DMC	16/03/2026	\$662,250.21		1,256,039 ordinary shares
DMC	17/03/2026	\$198,135.53		377,401 ordinary shares
DMC	18/03/2026	\$281,212.54		530,790 ordinary shares
DMC	17/03/2026	\$254,602.99		480,383 ordinary shares
DMC	18/03/2026	\$5,511.85		10,449 ordinary shares
DMC	19/03/2026	\$10,887.20		20,789 ordinary shares
DMC	20/03/2026	\$8,487.95		16,015 ordinary shares
DMC	25/03/2026	\$422,105.37		788,982 ordinary shares
DMC	16/04/2026	\$133,750.00		250,000 ordinary shares
DMC	17/04/2026	\$6,568.04		12,302 ordinary shares
DMC	20/04/2026	\$350,208.69		649,979 ordinary shares
DMC	21/04/2026	\$1,151,700.00		2,094,000 ordinary shares
DMC	9/06/2026	\$2,925,000.00		5,000,000 ordinary shares
DMC	21/04/2026	\$15,893.90		28,898 ordinary shares
DMC	31/07/2026	\$3,018,538.03		4,608,455 ordinary shares
DMC	7/09/2026	\$3,792,982.98		6,167,452 ordinary shares
DMC	15/09/2026	\$148,123.69		234,517 ordinary shares
DMC	29/09/2026	\$1,068,325.73		1,737,115 ordinary shares

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN / ARSN (if applicable)	Nature of association
N/A	

7. Addresses

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

Name	Address
DMC and each member of the DMC group	22-24 Junction St Forest Lodge NSW 2037

Signature

Print Name John Fallon Capacity Chief Financial Officer

Sign Here



Date 1/10/2026



Name: John Fallon CFO

Date: 1 October 2026

Blake Andrew Cottle	N/A
Justine Louise Cottle	N/A
3BD2 Pty Ltd	112 069 351
3BD2 Pty Ltd atf The 3BD2 Trust	46 172 193 417
Armidale Headco Pty Ltd	643 412 382
Armidale Investments Pty Ltd	643 414 644
Armidale Investments Pty Ltd atf Armidale Investments Unit Trust	643 414 644
Armidale Lifestyle Living Pty Ltd	643 413 370
Armidale Living Pty Ltd	643 415 525
Armidale Living Pty Ltd atf Armidale Living Unit Trust	16 948 139 560
Armidale Nomination Pty Ltd	643 413 246
BBB Lifestyle Living Pty Ltd	643 401 825
BJZJSW Pty Ltd	664 011 269
Buggaboos Pty Ltd ATF The 005 Trust	690 168 917
Caloola No.3 Pty Limited	093 930 904
CFG Lifestyle Living Pty Ltd	643 404 148
CFG Lifestyle Living Pty Ltd atf CFG Lifestyle Living Unit Trust	61 909 725 997
Covey & Frame Pty Ltd ATF Covey & Frame Trust	696 280 207
Development Management & Constructions Pty Limited	076 858 627
Development Management & Constructions Pty Limited ATF 3S1B Trust	61 811 042 218
Development Management & Constructions Pty Limited ATF The Three Sisters Trust	80 144 938 317

Development Management & Constructions 2026 Pty Ltd. atf Three Sisters Discretionary Trust 2026	699 363 981
Embertron Pty. Limited	050 104 473
FDC Building Services Pty Ltd	055 267 788
Fifty Five Investments Pty Ltd	092 084 369
Fitzpatrick Investments Pty Ltd	001 662 862
Fitzpatrick Investments Pty Ltd atf The Docklands Trust	56 396 930 619
Green Point Corporation Pty Ltd	643 410 842
Green Point Corporation Pty Ltd atf Green Point Investments Unit Trust	643 410 842
Green Point Headco Pty Ltd	643 406 982
Green Point Lifestyle Living Pty Ltd	643 409 723
Green Point Living Pty Ltd	643 411 367
Green Point Living Pty Ltd atf Green Point Living Unit Trust	75 179 762 927
Harrington Headco Pty Ltd	643 408 879
Harrington Investments Pty Ltd	643 423 438
Harrington Investments Pty Ltd atf Harrington Investments Unit Trust	643 423 438
Harrington Lifestyle Living Pty Ltd	646 410 100
Harrington Living Pty Ltd	643 423 401
Harrington Living Pty Ltd atf Harrington Living Unit Trust	45 377 003 344
Hillcrest Projects NSW Pty Ltd	697 002 056
Hillcrest BFD Pty Ltd	701 352 927
Hillcrest BFD Pty Ltd ATF Hillcrest BFD Discretionary Trust.	701 352 927
JCL Holdings NSW Pty Ltd ATF JCL Discretionary Trust	699 538 951
Log Cabin Operations Pty Ltd	638 344 322
Log Cabin Pub Pty Ltd	638 344 108
Log Cabin Pub Pty Ltd atf Log Cabin Pub Unit Trust	86 884 858 964
Mount Gambier Hospital Limited	072 039 466

Muswellbrook Headco Pty Ltd	643 417 878
Muswellbrook Investments Pty Ltd	643 418 035
Muswellbrook Investments Pty Ltd atf Muswellbrook Investments Unit Trust	643 418 035
Muswellbrook Lifestyle Living Pty Ltd	643 418 320
Muswellbrook Living Pty Ltd	643 418 124
Muswellbrook Living Pty Ltd atf Muswellbrook Living Unit Trust	74 370 499 519
Muswellbrook Nomination Pty Ltd	643 418 142
Mypretty Pty Limited ATF MyPretty Unit Trust	114 398 873
Narooma Corporation Pty Ltd	643 411 929
Narooma Corporation Pty Ltd atf Narooma Investments Unit Trust	643 411 929
Narooma Living Pty Ltd	643 420 857
Narooma Living Pty Ltd atf Narooma Living Unit Trust	43 775 132 532
Oxley Ridge Investments Pty Ltd	648 612 346
PPB Advisory Fund No.1	155 230 327
Rae Fitzpatrick Pty Ltd	125 475 872
Ray Fitzpatrick Pty Ltd	147 052 211
SIP Holdings NSW Pty Ltd ATF SIP Discretionary Trust	699 534 711
Snakey Super Pty Ltd	125 794 256
SOP Locker Room Pty Ltd	631 889 382
SOP Locker Room Pty Ltd atf SOP PUB Operations Trust	32 117 105 891
SOP PUB Pty Ltd	646 486 813
SOP PUB Pty Ltd atf SOP PUB Unit Trust	84 341 244 503
South West Rocks Living Pty Ltd	643 418 080
Tamworth Headco Pty Ltd	643 416 648
Tamworth Investments Pty Ltd	643 417 789
Tamworth Investments Pty Ltd atf Tamworth Investments Unit Trust	643 417 789

Tamworth Lifestyle Living Pty Ltd	643 417 556
Tamworth Living Pty Ltd	643 417 921
Tamworth Living Pty Ltd atf Tamworth Living Unit Trust	91 751 912 132
The 3BD Partnership	44 801 071 079
Triple 5 Funds Management Holdings Pty Ltd	152 075 217
Triple 5 Funds Management Pty Ltd	619 036 574
Triple 5 Limited	152 075 262
WHC Holdings NSW Pty Ltd ATF WHC Discretionary Trust	699 538 960
ZLY Holdings NSW Pty Ltd ATF ZLY Discretionary Trust	699 534 720