

Form 603Corporations Act 2001
Section 671B**Notice of initial substantial holder****To** Company Name/Scheme **Aureka Limited**ACN/ARSN **125 140 105****1. Details of substantial holder (1)**

Name **Capital Property Corporation Pty Ltd**
Brindabella Southern Pty Ltd

ACN/ARSN (if applicable) **008 532 027**
677 642 689

The holder became a substantial holder on **27/06/2025****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	6,368,329	6,368,329	5.05%

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
Capital Property Corporation Pty Ltd <Capital Opportunities A/C>	Registered holder under section 608(1) (a) of the Corporations Act 2001 (Cth)	12,631,150 fully paid ordinary shares
Brindabella Southern Pty Ltd	Registered holder under section 608(1) (a) of the Corporations Act 2001 (Cth)	3,237,179 fully paid ordinary shares

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
Capital Property Corporation Pty Ltd <Capital Opportunities A/C>	Capital Property Corporation Pty Ltd <Capital Opportunities A/C>	Capital Property Corporation Pty Ltd <Capital Opportunities A/C>	12,631,150 fully paid ordinary shares
Brindabella Southern Pty Ltd	Brindabella Southern Pty Ltd	Brindabella Southern Pty Ltd	3,237,179 fully paid 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	
SEE ANNEXURE A				

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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	N/A

7. Addresses

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

Name	Address
Capital Property Corporation Pty Ltd	Plaza Offices - West Level 4, 21 Terminal Avenue Canberra Airport ACT 2609
Brindabella Southern Pty Ltd	Plaza Offices - West Level 4, 21 Terminal Avenue Canberra Airport ACT 2609

Signature

print name **Stephen Carson**

capacity **Director**

sign here



date **20** /10/2026

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
 - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

ASIC Form 603 Annexure A

Details of Present Registered Holders (1)

Date of Change	Person Whose Relevant Interest Changed	Nature of Change	Consideration Given in Relation to Change	Class and Number of Securities Affected	Person's Votes Affected
16/06/2025	Brindabella Southern Pty Ltd	Issue of Shares under the Placement announced to the ASX on 12/06/2025.	\$0.13 per Share	1,153,846 Fully Paid Ordinary Shares	1,153,846
16/06/2025	Capital Property Corporation Pty Ltd	Issue of Shares under the Placement announced to the ASX on 12/06/2025.	\$0.13 per Share	2,692,307 Fully Paid Ordinary Shares	2,692,307
17/06/2025	Capital Property Corporation Pty Ltd <Capital Opportunities A/C>	On Market Purchase	\$0.14 per Share	250,000 Fully Paid Ordinary Shares	250,000
18/06/2025	Capital Property Corporation Pty Ltd <Capital Opportunities A/C>	On Market Purchase	\$0.14 per Share	49,872 Fully Paid Ordinary Shares	49,872
19/06/2025	Capital Property Corporation Pty Ltd <Capital Opportunities A/C>	On Market Purchase	\$0.14 per Share	250,128 Fully Paid Ordinary Shares	250,128
20/06/2025	Capital Property Corporation Pty Ltd <Capital Opportunities A/C>	On Market Purchase	\$0.13 per Share	810,000 Fully Paid Ordinary Shares	810,000
23/06/2025	Capital Property Corporation Pty Ltd <Capital Opportunities A/C>	On Market Purchase	\$0.14 per Share	190,000 Fully Paid Ordinary Shares	190,000
23/06/2025	Capital Property Corporation Pty Ltd <Capital Opportunities A/C>	On Market Purchase	\$0.12 per Share	175,880 Fully Paid Ordinary Shares	175,880
24/06/2025	Capital Property Corporation Pty Ltd <Capital Opportunities A/C>	On Market Purchase	\$0.12 per Share	324,120 Fully Paid Ordinary Shares	324,120
26/06/2025	Capital Property Corporation Pty Ltd <Capital Opportunities A/C>	On Market Purchase	\$0.11 per Share	364,658 Fully Paid Ordinary Shares	364,658
27/06/2025	Capital Property Corporation Pty Ltd <Capital Opportunities A/C>	On Market Purchase	\$0.11 per Share	107,518 Fully Paid Ordinary Shares	107,518

