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ASX ANNOUNCEMENT

13 August 2026

Eureka acquires large all-age rental community in Mandurah, Western Australia

- Off-market acquisition of Mandurah Coastal Holiday Park for $18.4m
- Total of 168 sites, including occupied 71 land lease homes, 4 park-owned rentals, 24 cabins and motel rooms, and 69 short-term sites
- Approval in place for a further 66 land lease or long-term rental homes with further significant upside identified
- Acquired at a 7.7% ingoing yield and 18.6% target 5-year IRR
- Represents a cost of $110,000 per home/site - significantly below replacement cost

Eureka Group Holdings Limited (ASX: EGH) is pleased to announce it has executed binding contracts to acquire Mandurah Coastal Holiday Park, a mixed-use residential community located approximately 70km south of Perth.

Mandurah is Western Australia's second-largest city outside Perth, with a population exceeding 100,000 and one of the State's fastest-growing local government areas. The park is located close to the Mandurah CBD, the train station, the beaches, the marina, and the foreshore precinct.

The property comprises a 4.05-hectare freehold landholding and currently includes 71 permanent land lease homes, 4 park-owned rental dwellings, 24 cabins and motel units, and 69 powered caravan and camping sites. Approval is in place for a further 66 land-lease home sites, which Eureka intends to develop as part of its execution strategy.

Eureka has acquired the park on an initial yield of 7.7% (excluding transaction costs). The purchase price is $18.4 million, including a deferred payment of $3.0 million payable 12 months after settlement.

Eureka's Managing Director and Chief Executive Officer, Mr Simon Owen, commented, "This acquisition provides the Group with further exposure to the strongly performing Mandurah market, one of not only Western Australia's but Australia's strongest regional growth markets. The combination of an existing approval for additional homes, in-situ site infrastructure, strong population growth, low rental vacancy, and rising housing prices makes this an attractive long-term affordable housing investment for Eureka."

Mandurah City's population was estimated at approximately 106,800 residents in June 2025, with annual growth of around 3.5%. Rental vacancy remains tight at approximately 1.6%, while the median house price in Mandurah has increased by over 20% in the past 12 months to $847,000, supporting demand for affordable rental and land-lease housing.

Mr Owen added, "This acquisition is consistent with Eureka's strategy of investing in affordable rental housing in major regional growth centres where housing supply remains constrained, and long-term demand fundamentals are favourable."

Eureka expects to settle the acquisition in late August 2026.

The Group has in excess of $120 million in non-binding acquisitions currently in due diligence or advanced price discovery.

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

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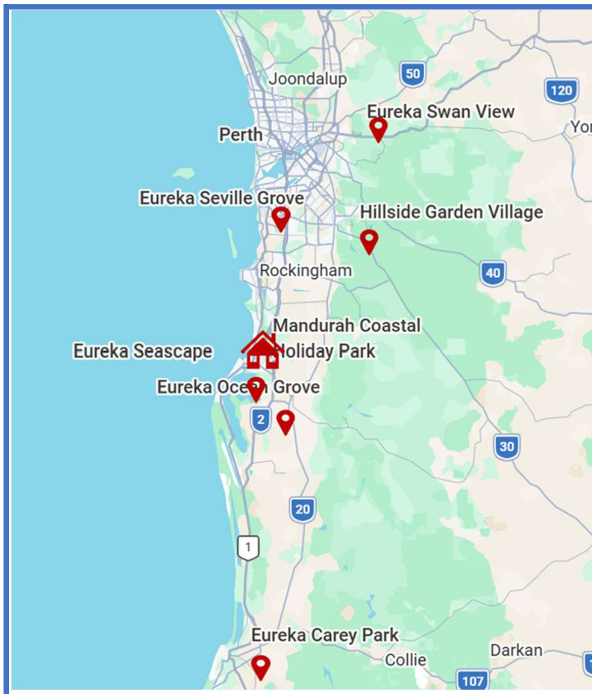
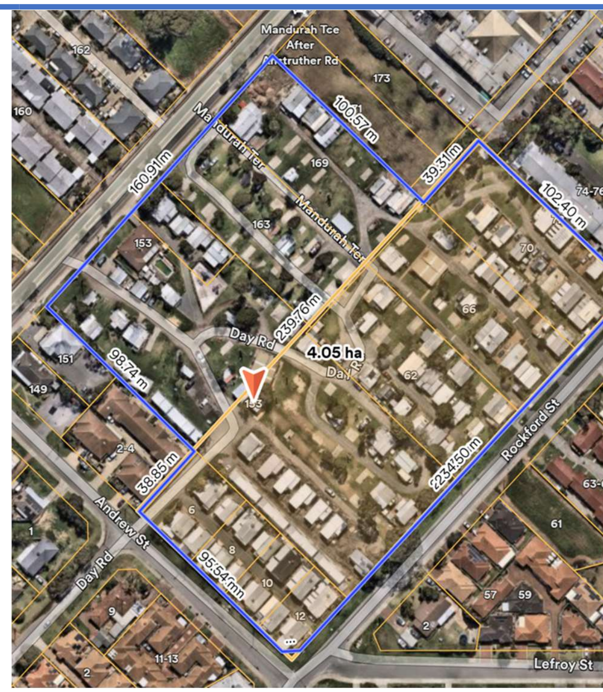


Eureka has a growing portfolio across Western Australia



Mandurah Coastal Holiday Park is owned on a freehold basis across 4.05 ha of land

Manufactured Home design at Mandurah Coastal Holiday Park

Short Stay Cabin at Mandurah Coastal Holiday Park