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ASX ANNOUNCEMENT

Monday, 7 September 2026

Successful completion of Institutional Entitlement Offer

Eureka Group Holdings Limited (ASX:EGH) ("**Eureka**" or the "**Company**") is pleased to announce the successful completion of the institutional component of its fully underwritten $80.2 million Equity Raising announced on Thursday, 3 September 2026.

The institutional component raised in total $70.7 million under the 1 for 3.29 accelerated non-renounceable pro-rata entitlement offer ("**Institutional Entitlement Offer**"). The proceeds raised from the institutional component will result in the issue of 115.0 million new fully paid ordinary shares ("**New Shares**") at an issue price of $0.615 per New Share ("**Offer Price**"). New Shares issued under the Institutional Entitlement Offer will rank pari passu with existing Eureka shares from the date of issue. As the New Shares will be issued after the ex date for the six months to 30 June 2026 dividend of 0.73 cents per share, holders of those New Shares will not be entitled to receive that dividend.

The retail component of the entitlement offer ("**Retail Entitlement Offer**") will open on Thursday, 10 September 2026 and is expected to raise approximately $9.5 million, taking the full size of the Equity Raising to $80.2 million, and is fully underwritten.

Institutional Entitlement Offer

The Institutional Entitlement Offer was well supported by eligible institutional shareholders, with 95.1% of entitlements taken up by existing eligible institutional shareholders. Consistent with its prior commitment, Filetron Pty Ltd, Eureka's largest shareholder, took up its full entitlement under the Institutional Entitlement Offer. The consequent shortfall under the Institutional Entitlement Offer also attracted strong demand with broad support from both existing and new shareholders.

The settlement of the New Shares under the Institutional Entitlement Offer is expected to occur on Thursday, 10 September 2026, with allotment of the New Shares to follow on Friday, 11 September 2026.

Commenting on the Institutional Entitlement Offer, Eureka's Managing Director and Chief Executive Officer, Mr Simon Owen, said:

"The high level of participation amongst existing shareholders reflects the strong investor confidence in our growth strategy.

This is a step change for the scale and capital position of the Company and we are now well placed to complete the acquisition of the NSW Living Portfolio and expand Eureka's portfolio of affordable seniors and all-age rental communities.

I look forward to updating the market as the NSW Living Portfolio settles and we continue to accelerate our growth profile off the back of a very successful capital raising."

Retail Entitlement Offer

Eligible retail shareholders who hold shares in Eureka as at 7.00pm (AEST) on Monday, 7 September 2026 ("**Record Date**") with a registered address in Australia and New Zealand will be invited to participate in the Retail Entitlement Offer at the same Offer Price and ratio as under the Institutional Entitlement Offer.

The Retail Entitlement Offer will open on Thursday, 10 September 2026 and is expected to close at 5.00pm (AEST) on Wednesday, 23 September 2026.

Eligible retail shareholders that take up their full entitlement may also apply for additional New Shares in excess of their entitlement through the oversubscription facility ("**Oversubscription Facility**")[1].

Further details on the Retail Entitlement Offer will be provided to eligible retail shareholders via access to an information booklet ("**Retail Offer Booklet**"), including a personalised entitlement and acceptance form, on Thursday, 10 September 2026. A copy of the Retail Offer Booklet is also expected to be lodged with the ASX on the same date. The Retail Offer Booklet will contain additional details on how to participate in the Retail Entitlement Offer and eligible retail shareholders should review the document carefully.

The Company has obtained approval from the Australian Securities and Investments Commission to appoint Berne No. 132 Nominees Pty Limited ACN 010 413 591 (AFS representative No 000259151) (as authorised representative of Morgans Financial Limited (AFSL 235410)) as nominee for the purposes of section 615 of the Corporations Act ("**Sale Nominee**") to arrange for the sale of the New Shares which would otherwise have been available to ineligible shareholders had they been eligible to participate in the Entitlement Offer. The proceeds of sale (if any), net of expenses, will be distributed to ineligible shareholders in proportion to their entitlements at the Record Date. Neither the Sale Nominee nor the Company will be liable for the failure to sell New Shares or to sell them at any particular price.

Timetable

Event	Date (2026)
Trading halt	Wednesday, 2 September
Announcement of the Acquisition and Equity Raising	Thursday, 3 September
Institutional Entitlement Offer conducted	Thursday, 3 September
Trading halt lifted and trading re-commences on an ex-entitlement basis	Monday, 7 September
Record date for Retail Entitlement Offer	Monday, 7 September at 7.00pm (AEST)
Retail Entitlement Offer opens and booklet is dispatched	Thursday, 10 September

[1] Subject to the availability of additional new Eureka shares, any scale back to the extent that demand exceeds supply (with the scale back being determined by Eureka based on a pro rata basis based on the number of additional new Eureka shares validly applied for by each participating eligible shareholder) and any requirements under law or the Listing Rules, in Eureka's absolute discretion

Event	Date (2026)
Settlement of New Shares under the Institutional Entitlement Offer	Thursday, 10 September
Allotment and ASX quotation of New Shares issued under the Institutional Entitlement Offer	Friday, 11 September
Retail Entitlement Offer closes	Wednesday, 23 September at 5.00pm (AEST)
Announcement of results of Retail Entitlement Offer	Monday, 28 September
Settlement of New Shares issued under the Retail Entitlement Offer	Tuesday, 29 September
Allotment of New Shares issued under the Retail Entitlement Offer	Wednesday, 30 September
ASX Quotation of New Shares issued under the Retail Entitlement Offer	Thursday, 1 October
Dispatch of holding statements for New Shares issued under Retail Entitlement Offer	Friday, 2 October

All dates are referenced to Sydney time. These timings are indicative only and subject to variation. Eureka reserves the right to alter the timetable at its absolute discretion and without notice, subject to the ASX Listing Rules. In particular, Eureka reserves the right to extend the closing date of the Retail Entitlement Offer or to withdraw to Entitlement Offer without prior notice. Any extension of the closing date will have a consequential effect on issue date of New Shares under the Retail Entitlement Offer.

Additional Information

Please refer to the Investor Presentation lodged on the ASX on 3 September 2026 for additional information on the Acquisition and the Equity Raising.

Underwriters and Advisers

MA Moelis Australia Advisory Pty Limited, Morgans Corporate Limited and Unified Capital Partners Pty Ltd are acting as bookrunners, underwriters and joint lead managers on the Equity Raising.

MA Moelis Australia Advisory Pty Limited and Morgans Corporate Limited are acting as financial advisers, Jarden Group Limited as financial adviser to the Acquisition, Thomsons as legal adviser to the Acquisition and Hamilton Locke as legal adviser to the Equity Raising.

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, shiv.chetan@eurekagroupholdings.com.au | 07 2145 6322

IMPORTANT NOTICES

This announcement does not, and should not be considered to, constitute or form part of any offer to sell, or solicitation of an offer to buy any shares in Eureka, and no part of this announcement forms the basis of any contract or commitment whatsoever with any person. This announcement does not constitute an offer or solicitation in any jurisdiction in which such offer or solicitation is not permitted under applicable law. Distribution of this announcement in or from certain jurisdictions may be restricted or prohibited by law. Recipients must inform themselves of and comply with all restrictions or prohibitions in such jurisdictions. Neither Eureka, its officers, advisers or representatives accept any liability to any person in relation to the distribution or possession of this announcement from or in any jurisdiction.

This announcement has been prepared for publication in Australia and may not be released or distributed in the United States. In particular, this announcement does not constitute an offer to sell, or a solicitation of an offer to buy, securities in the United States or in any jurisdiction in which such an offer would be illegal. The New Shares to be offered and sold in the Equity Raising have not been, and will not be, registered under the U.S. Securities Act of 1933 (the **US Securities Act**) or the securities laws of any state or other jurisdiction of the United States, and may not be offered or sold, directly or indirectly, in the United States unless they are offered and sold pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the US Securities Act and applicable US state securities laws. Any advice in this announcement is general advice. This advice has been prepared without taking into account the objectives, financial situation and needs of the recipients of this announcement. For that reason, recipients should consider the appropriateness of the advice having regard to their own objectives, financial situation and needs and, if necessary, seek appropriate independent legal, financial and other professional advice.

FORWARD LOOKING STATEMENTS

This announcement includes certain statements, opinions, estimates, projections and forward-looking statements with respect to the expected future performance of Eureka. These statements, which are identified by words such as ‘may’, ‘could’, ‘believes’, ‘estimates’, ‘targets’, ‘expects’, or ‘intends’ and other similar words that involve risks and uncertainties are based on, and are made subject to, certain assumptions which may not prove to be correct or appropriate. Actual results may be materially affected by changes in economic and other circumstances which may be beyond the control of Eureka. Except to the extent implied by law, no representations or warranties, express or implied, are made by Eureka, the Joint Lead Managers or their respective officers, advisers or representatives as to the validity, certainty or completeness of any of the assumptions or the accuracy or completeness of the forward-looking statements or that any such statement should or will be achieved. The forward-looking statements should not be relied on as an indication of future value or for any other purpose.