

ASX ANNOUNCEMENT

15 January 2026

Eureka acquires second All Age Rental Community in Regional Victoria

- Acquisition of Nagambie Lifestyle Park located ~140km north of Melbourne
- Mixed-use park with 127 revenue-generating sites comprising 75 land-lease homes, 18 park-owned rentals, 19 annual sites and 15 motel rooms
- Purchase price of \$11.0 million with an ingoing yield of 7.3% and a target five-year IRR of 15.9%
- Large freehold site with 26 serviced vacant sites (subject to renewal of planning permit) and 2 completed homes available for sale
- Represents Eureka's second All Age Rental Village in Victoria

Eureka Group Holdings Limited (ASX: EGH) is pleased to announce it has executed contracts to acquire Nagambie Lifestyle Park - a mixed-use residential community located ~140km north of Melbourne.

Nagambie is the largest town in the Strathbogie Shire and is close to nearby major regional towns including Shepparton (population 30,000+), Bendigo (100,000+), and Albury (50,000+). Agriculture, forestry, and wine manufacturing are key drivers of employment in the region.

Amenities within the park include a community centre, swimming pool, camp kitchen, games room, laundry and amenity blocks.

Eureka has executed binding documentation to acquire the park on an initial yield of 7.3% (excluding transaction costs). The purchase price is \$11.0m.

The Park has a recently expired planning permit for 26 additional sites. All of these sites are fully serviced and ready to receive new homes. Eureka has commenced the process to reactivate the planning permit and, subject to Council approval, anticipates landing new homes at the Park from mid-2026.

Eureka's Managing Director and Chief Executive Officer, Mr Simon Owen, commented, "Over the past 10 years, Nagambie has experienced strong population growth and has established itself as an attractive retirement centre within close proximity to Melbourne. With a rental vacancy rate of just 0.4%, and a median house price of \$650,000, Nagambie has the market fundamentals that align with Eureka's affordable housing strategy."

"Upon final build-out of vacant sites, Eureka anticipates that Nagambie Lifestyle Park will comprise a community of 155 sites – with more than 90% being long-term rental units and land-lease homes", Mr Owen added.

The acquisition of Nagambie Lifestyle Park marks the company's ninth all-age rental village acquisition over the past year. The Group has a further \$90 million in non-binding acquisitions currently in due diligence.

Eureka expects to settle the acquisition in late January 2026, subject to customary conditions.

This announcement was approved and authorised for release by Eureka's Board of Directors.

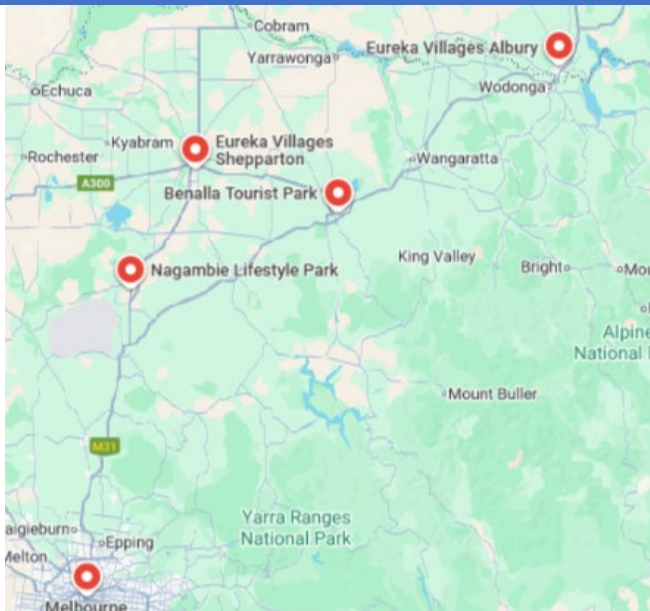
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For further information:

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Close proximity to Eureka's All Age Rental Community (Benalla) and Seniors Rental Living Villages (Shepparton and Albury)



Examples of recently built pre-fab homes at Nagambie Lifestyle Park



Nagambie Lifestyle Park is owned on a freehold basis across 4.3ha of land