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ASX ANNOUNCEMENT

20 August 2026

Acquisition of third all age rental community in Western Australia

- Acquisition of Sunset Beach Holiday Park in Geraldton – immediately earnings accretive
- 245-site holiday park and lifestyle village, including 43 occupied land lease homes, 7 periodic rental sites, 3 completed homes available for sale, 58 DA approved development sites (30 fully serviced), 25 tourist cabins, 20 motel rooms and 89 powered sites
- Significant upside through the development and sale of 58 additional land lease homes and conversion of powered sites into long-term residential rental homes
- Purchase price of $16.8 million with a 10.0% ingoing yield and 17.1% target five-year unlevered IRR

Eureka Group Holdings Limited (ASX: EGH) ("Eureka" or "the Group") is pleased to advise that it has executed a contract to acquire Sunset Beach Holiday Park, located in Geraldton, Western Australia.

Sunset Beach Holiday Park is a combined holiday park and lifestyle village located at Sunset Beach, approximately 7km north of the Geraldton CBD. Geraldton is the regional centre of Western Australia's Mid West and is supported by sustained population growth, highly constrained housing supply and a significant pipeline of mining, infrastructure, industrial and clean energy investment underpinning demand for housing. The population of Geraldton is over 42,000 people.

The park comprises 245 sites including a beachfront holiday and workforce accommodation park and a partially developed land lease community. Amenities include a swimming pool, playground, camp kitchen, amenity block, sun deck and guest laundry facilities.

Eureka has agreed a purchase price of $16.8 million, reflecting an ingoing yield of 10.0% including transaction costs.

Eureka's five-year strategy for Sunset Beach includes the development and sale of 58 new land lease homes across the Lifestyle Village, as well as the sale of the 3 completed homes held for sale. This is forecast to increase permanent MHE sites from 43 to 104 and deliver a five-year unlevered IRR of 17.1%.

Geraldton's rental market remains very tight, with a vacancy rate of 1.1%. The region is also experiencing significant public and private sector investment, including the Geraldton Port Maximisation Project, the new Geraldton Regional Hospital, electricity transmission and transport infrastructure upgrades, and the development of the Oakajee Strategic Industrial Area. The median house price in Geraldton is $552,500.

Eureka's Managing Director and Chief Executive Officer, Mr Simon Owen, said:

"The acquisition of Sunset Beach Holiday Park is consistent with Eureka's strategy of expanding our all-age rental portfolio in regional locations with strong demographic and housing fundamentals. Geraldton is a high-quality regional market with a diversified economy, constrained housing supply and a significant pipeline of infrastructure and industrial investment."

"Sunset Beach provides Eureka with an attractive ingoing yield and a compelling development opportunity through the build-out of the existing, DA-approved Lifestyle Village. The acquisition also provides exposure to the strong demand from downsizers, workers and tourists, while leveraging infrastructure that is already in place across the park.”

The park is held under a 35-year Crown Lease commencing 1 June 2024 and expiring 31 May 2059, with approximately 33 years remaining.

Settlement is expected by the end of September 2026, following lease assignment by the City of Greater Geraldton.

This announcement has been authorised for release by the Board of Directors.

– Ends –

For further information:

Investors, contact Shiv Chetan, Chief Financial Officer and Joint Company Secretary

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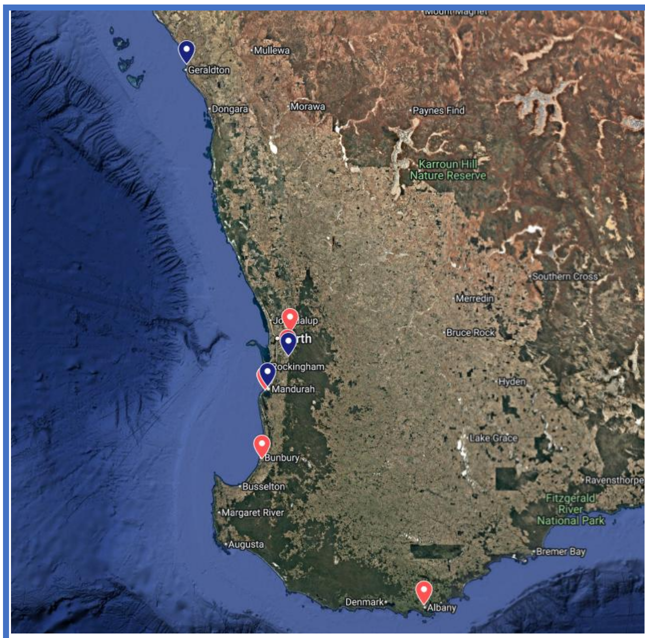

Further expansion into Western Australia (Purple – All Age; Red – Seniors)

Sunset Beach Holiday Park

Holiday cabin at Sunset Beach Holiday Park

Manufactured home in the Sunset Beach Lifestyle Village