



**Eureka Group Holdings Ltd**

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For immediate release to the market

Eureka Group Holdings Limited

ASX Code EGH

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## **Market Update**

### **Potential Investment in EPIC Property Investments Limited (“EPIC”)**

Eureka Group Holdings Ltd (“EGH”) is pleased to announce that it has entered into an exclusive 30-day due diligence period to consider an investment in EPIC. The exclusive due diligence period will expire at 5:00pm on 16 August 2013.

EPIC is the responsible entity of three managed investment schemes and manager of a unit trust (collectively, the “Funds”). The Funds have invested in 22 properties; primarily industrial with some commercial and retail. The aggregate value of the properties is in excess of AU\$65 million and the properties are over 95% tenanted. EPIC generates income primarily through management fees, the quantum of which is based on a percentage of Fund assets under management. EPIC generates other income through custodial, administration and performance-based metrics. EPIC is also a significant investor in the largest of the Funds.

EGH considers that an investment in EPIC can significantly enhance the asset base under management in a more scaleable go-forward manner than EGH’s current independent-living village asset base. EGH also sees in EPIC an opportunity to build-out and optimise the portfolio of properties in the Funds.

For further information contact: Lachlan McIntosh (Chairman) on (07) 3225 4901.