



Eureka Group Holdings Ltd

ABN 15 097 241 159

7, 486 Scottsdale Drive

Varsity Lakes QLD 4227

PO Box 4231, Robina Town Centre 4230

Phone: 07 5568 0205 **Fax:** 07 5568 0206

Email: admin@villagemanager.com.au

For immediate release to the market

Eureka Group Holdings Limited

ASX Code EGH

19 August 2013

Market Update

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

Eureka Group Holdings Ltd (“EGH”) announces that it has agreed to a 21-day extension of the exclusive due diligence period that it has entered into to consider an investment in EPIC. The exclusive due diligence period will expire at 5:00pm on 6 September 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.