Eureka Group Holdings Limited

2017 Annual General Meeting

23 November 2017

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1.0 2017 Highlights

- Revenue up to $26.5m from $24.1m the previous year
- EBITDA of $9.5m compared to $12.5m the previous year
- Total Assets grew to $128m from $111m
- Occupancy up to 89.6% by financial year end
- Four additional villages acquired during the year
- Progress on resolution of Supported Residential Facilities properties

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2.0 Significant Events Post 30 June 2017

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Occupancy

- Occupancy continuing to rise to 90.5%

Terranora DA

- DA for Terranora approved by Tweed Shire Council. Eureka is now moving to satisfy the conditions

Supported Residential Facilities

- Evaluation of options completed
- Decision to sell Amber Lodge
- Watching brief on remaining 2 Supported Residential Facilities assets

3.0 Priorities for 2018

1. Capital Recycling
   - Identified between $20m and $30m of potential assets with majority of recycling over the next 12 months
   - Expected to provide $32m for acquisition
   - Additional $4m in run rate EBITDA when deployed
2. Revenue Management
   - Target 92% Occupancy
   - Occupancy and rent are related
3. Cost Management Initiatives
   - Solar energy
   - External resourcing
   - Procurement

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4.0 Summary of Guidance for FY2018

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- Guidance for the year is for an EBITDA in the range of $9.5m to $11.5m
- This includes an EBITDA contribution from apartment sales at Terranora of between $2m to $3m
- This outlook excludes any profit contribution from new acquisitions
- It also excludes any asset revaluations

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5.0 Eureka Outlook

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- Objective that all assets are invested and working hard in our core business
- Improved levels of profitability
- Positive cash flow to fund growth

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