



EUMUNDI GROUP

Date: 18 December 2006

To: Australian Stock Exchange Limited
Companies Announcement Office
Electronic Lodgement System

**EUMUNDI GROUP - HOME HILL INVESTMENT PROPERTY PURCHASE NOW
UNCONDITIONAL**

Eumundi Group has announced that due diligence in respect of the purchase of an investment property in Home Hill, North Queensland has been completed and the contract is now unconditional.

The investment comprises a standalone supermarket owned and occupied by Farry's Foodtown IGA. Upon settlement the supermarket property will be leased back to the current owner, and operator of this long established successful family business, for an initial term of 15 years with two further options of 5 years each.

The contract also includes the purchase of an additional 1,012m² of land immediately adjoining the existing site, providing opportunity for future expansion.

Eumundi Group will pay \$1,450,000 for both the existing supermarket and the adjoining land. Based upon the agreed rental for this property, the return on this investment (before interest and tax) is estimated to be 9.31% for the first 12 months.

Settlement is scheduled take place on 12th January 2007.

Yours sincerely
Eumundi Group Limited

Leni Stanley
Company Secretary