



EUMUNDI GROUP

Company Announcements Office  
Australian Stock Exchange Limited  
SYDNEY NSW 2000

28 September 2005

### **EUMUNDI SELLS SUNNYBANK SHOPPING CENTRE**

The Chairman of Eumundi Group Limited, Joe Ganim, today announced the signing of an unconditional contract by Eumundi subsidiary Eumundi Brewing Company Pty Ltd for the sale of the Jackson Road Shopping Centre at Sunnybank for \$15.3M to an undisclosed buyer. Settlement is set for 1 November 2005.

The sale price of \$15.3M reflects an excess over the current carry value of the Centre (after 03/04 write down of \$493,938.00) of \$2,892,000.00 and an excess over the costs of and associated with the purchase of the Centre (\$12,901,938.00) of \$2,398,062.00.

*"This sale puts added liquidity into Eumundi that will give the company the ability to continue with its business plan in a manner of absolute financial comfort and as well, the synergies for the purchaser make it the perfect deal" said Mr Ganim.*

CEO Ashley Moffat is delighted with the result. *"The Board has dictated the direction in which they would like to see the company move and with this sale I am now confident of advancing a number of projects that otherwise I may have been required to stagger" he said. "With the incentive that this now brings, quite apart from the increasing capability of the company to perform in a manner that reflects improving value for shareholders, our bankers are delighted with our performance".*

Yours faithfully  
**Eumundi Group Limited**  
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