



EUMUNDI GROUP

7 November 2005

Company Announcements Office
Australian Stock Exchange Limited
SYDNEY NSW 2000

SUNNYBANK SHOPPING CENTRE SETTLES AND BANK DEBT IS REDUCED

Eumundi Group Limited is very pleased to announce that settlement has today taken place for the sale of the Sunnybank Shopping Centre as previously announced.

Part of the \$15.3M proceeds from the sale will be used to settle the pending purchase of the Banksia Beach Shopping Centre on Bribie Island, Queensland which is scheduled to occur on 20th November 2005 and excess funds have been utilised to reduce bank debt by \$6M.

Yours faithfully
Eumundi Group Limited
A.C.N. 010 947 476

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