

ASX RELEASE

11 August 2020

COMPLETION OF SETTLEMENT AND PROPOSED SECURITY RESTRUCTURE

Settlement of neighbourhood centres

Home Consortium (ASX: HMC) is pleased to advise that settlement of the following three neighbourhood centres acquired from Woolworths Group Limited (“**Woolworths**”) completed today.

- Prestons Place located at 1985 Camden Valley Way, Prestons NSW
- Vincentia Marketplace located at 8 Moona Creek Rd, Vincentia NSW
- Rosenthal Shopping Centre located at 90 Vineyard Rd, Sunbury VIC

Each property is anchored by a Woolworths supermarket and increases Home Consortium’s exposure to daily needs and health & wellness tenants.

Proposed security restructure

Home Consortium has today also entered into an agreement with Woolworths and Home Investment Consortium Company Pty Limited as trustee of the Home Investment Consortium Trust (“**HICT**”) to propose a restructure of the existing security that Woolworths holds for its guarantee of the leasehold properties. The initial security arrangements were entered into with Woolworths in 2017 as part of the acquisition of the former Masters property portfolio, including a second ranking security over Home Consortium’s assets.

HICT is Home Consortium’s foundation securityholder and currently provides an indemnity to Home Consortium for all economic exposure of the seven remaining leasehold properties.¹

As a result of the proposed transaction Home Consortium’s company structure is simplified with no leasehold properties or legacy guarantees remaining within the group. The entity holding the guaranteed leases and lease mitigation account are transferred to HICT resulting in no change in economic exposure as HICT already provides an indemnity to Home Consortium.

As part of the proposed new security arrangement HICT will grant Woolworths first ranking security over up to 80 million Home Consortium stapled securities held by HICT in return for its continued guarantee of the leasehold properties.

The agreement concerning entry into the new security arrangement is that Woolworths is deemed to acquire a relevant interest in Home Consortium stapled securities. Woolworths has confirmed that the proposal solely relates to the simplification of its security arrangements and does not reflect any intention of corporate activity in relation to Home Consortium.

The proposal, which has been considered and reviewed by Home Consortium’s independent directors in compliance with its related party transaction policy, remains subject to a number of conditions (which includes Home Consortium securityholder approval). Home Consortium will seek securityholder approval for this proposal at its 2020 annual general meeting on 18 November 2020.

-ENDS-

¹ Remaining leasehold properties excluding Parafield SA and Ballarat VIC

Home Consortium

For further information please contact:

INVESTORS

Will McMicking

Finance Director

+61 451 634 991

william.mcmicking@home-co.com.au

Tom Kohlen

Investor Relations Executive

+61 419 953 526

tom.kohlen@home-co.com.au

Authorised for release by the Home Consortium Board

About HomeCo

HomeCo is an internally managed Australian property group focused on ownership, development and management. HomeCo is built on a platform of big brands and hyper-convenience, with each centre anchored by leading brands backed by some of Australia's most successful property development and retail organisations including predominantly national retailers spanning daily needs, leisure and lifestyle and services enterprises.

19 Bay Street
Double Bay NSW 2028
1300 466 326
info@home-co.com.au

Home Consortium Limited
ABN 94 138 990 593
(trading as Home Consortium)
home-co.com.au

Home Consortium Developments Limited
ACN 635 859 700