

ASX RELEASE

10 December 2021

Majority shareholders in HomeCo (HMC.ASX) increase their beneficial holdings

Entities and individuals associated with the Aurrum, Spotlight, Chemist Warehouse groups have increased their net beneficial interest in HomeCo by approximately 7.0 million securities.

By way of background, HICT was established in 2016 with unitholders primarily comprised of entities and individuals associated with the Aurrum, Spotlight, Chemist Warehouse and Primewest groups.

HomeCo directors David Di Pilla, Zac Fried and Greg Hayes are all unitholders of HICT.

HICT controlled approximately 93.3 million HomeCo securities at the time of the 2019 IPO.

Primewest investors held a beneficial interest in approximately 10.0 million HomeCo securities via HICT. As part of the HICT ownership restructure Primewest has sold their entire interest in HICT via a buy-back to other HICT unitholders on a pro-rata basis. HICT has partially funded this buy-back via an on-market sale of 3.0 million HomeCo securities.

HICT now controls approximately 90.0 million HomeCo securities, down from approximately 93.3 million and HomeCo will benefit from increased liquidity and free float following the restructure.

Attached to this announcement is an ASX Form 604 reflecting a change in HICT's substantial shareholding in HomeCo and a revised ASX Appendix 3Y.

Revised beneficial holdings of HomeCo directors post transaction who are HICT unitholders is outlined in the table below.

| HomeCo directors | Interest in HomeCo Securities | | | Rights |
|------------------|-------------------------------|-------------|------------|---------|
| | Pre | Movement | Post | |
| David Di Pilla | 37,310,930 | + 2,703,074 | 40,014,004 | 688,760 |
| Zac Fried | 25,286,445 | + 840,272 | 26,126,717 | 5,182 |
| Greg Hayes | 10,209,119 | + 758,596 | 10,967,715 | 5,701 |

-ENDS-

For further information, please contact:

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Authorised for release by the Group Managing Director and CEO

About HomeCo

HomeCo is an ASX-listed fund manager which invests in high conviction and scalable real asset strategies on behalf of individuals, large institutions and super funds. HomeCo is well capitalised and resourced to internally fund its strategy to grow FUM to \$5bn+ in the medium term by leveraging its 'Own, Develop and Manage' model.

HomeCo is the manager of HomeCo Daily Needs REIT (HDN) which listed in Nov-20 and owns approximately \$1.8bn of assets. HDN recently announced a proposal to merge with Aventus Group (AVN) to create Australia's leading daily needs REIT with a combined portfolio size of \$4.1bn and market capitalisation of approximately \$3.3bn. HomeCo's second ASX-listed externally managed vehicle, HealthCo Healthcare and Wellness REIT (HCW) listed in September 2021.

Form 604
Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme Home Consortium Limited (ACN 138 990 593) (**HCL**) which has its securities stapled to Home Consortium Developments Limited (ACN 635 859 700) (**HCDL**) (together, **HomeCo**)

ACN/ARSN As above.

1. Details of substantial holder (1)

Name Home Investment Consortium Company Pty Ltd ACN 614 090 818 as trustee for the Home Investment Consortium Trust (**HICT**) and the persons listed in Annexure A.

ACN/ARSN (if applicable) As stated above and in Annexure A.

There was a change in the interests of the substantial holder on 6/12/2021
The previous notice was given to the company on 14/12/2020
The previous notice was dated 14/12/2020

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

| Class of securities (4) | Previous notice | | Present notice | |
|--|-----------------|------------------|----------------|------------------|
| | Person's votes | Voting power (5) | Person's votes | Voting power (5) |
| Stapled securities, comprising one fully paid ordinary share in HCL stapled to one fully paid ordinary share in HCDL (Stapled Securities) | 101,289,767 | 34.915% | 98,289,767 | 33.86% |

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

| Date of change | Person whose relevant interest changed | Nature of change (6) | Consideration given in relation to change (7) | Class and number of securities affected | Person's votes affected |
|----------------|--|--------------------------------------|---|---|-------------------------|
| 06/12/2021 | HICT | On market sale of Stapled Securities | \$2,996,852.75 | 413,359 Stapled Securities | 413,359 |

| | | | | | |
|------------|--|-----------|-----------------|------------------------------|-----------|
| 06/12/2021 | HICC 2 Pty Ltd ACN 621 961 779 as bare trustee for the Home Acquisition Trust (HICC2) | As above. | \$18,753,147.25 | 2,586,641 Stapled Securities | 2,586,641 |
| 06/12/2021 | Aurrum Holdings Investment Company Pty Ltd ACN 614 090 603 as trustee for the Aurrum Holdings Investment Trust (Aurrum) | As above. | N/A | N/A | N/A |
| 06/12/2021 | Aurrum Investments Pty Ltd (ACN 619 972 315) (Investment Company) | As above. | N/A | N/A | N/A |
| 06/12/2021 | Aurrum Holdings Pty Ltd (ACN 168 679 123) (Aurrum Holdings) | As above. | N/A | N/A | N/A |
| 06/12/2021 | Mez Pty Limited ACN 166 758 032 as trustee for Di Pilla Family Trust (Mez) | As above. | N/A | N/A | N/A |
| 06/12/2021 | ZEM Super Pty Ltd ACN 635 321 907 as trustee for DiPilla Superannuation Fund (ZEM) | As above. | N/A | N/A | N/A |
| 06/12/2021 | David Di Pilla (DDP) | As above. | N/A | N/A | N/A |
| 06/12/2021 | Primewest Funds Ltd ACN 134 321 216 as trustee for Primewest (Masters) Unit Trust (PMUT) | As above. | N/A | N/A | N/A |
| 06/12/2021 | Primewest (HICT) Pty Ltd ACN 615 387 409 (PPL) | As above. | N/A | N/A | N/A |
| 06/12/2021 | DDP Capital Pty Ltd ACN 163 122 978 (DDPC) | As above. | N/A | N/A | N/A |

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

| Holder of relevant interest | Registered holder of securities | Person entitled to be registered as holder (8) | Nature of relevant interest (6) | Class and number of securities | Person's votes |
|-----------------------------|---|---|--|--------------------------------|----------------|
| HICT | HICT (as to 61,819,465 Stapled Securities) HICC2 (as to 28,535,072 Stapled Securities) | HICT (as to 61,819,465 Stapled Securities) HICC2 (as to 28,535,072 Stapled Securities) | Relevant interest under section 608(1)(a) of the Corporations Act 2001 (Cth) (Corporations Act) as a result of being the registered holder of 61,819,465 Stapled Securities, and under sections 608(1)(b) and 608(1)(c) of the Corporations Act by being the sole shareholder of HICC 2 Pty Ltd which (in its capacity as bare trustee for the Home Acquisition Trust) is the registered holder of 28,535,072 Stapled Securities. HICT is also the sole beneficiary of the Home Acquisition Trust. | 90,354,537 Stapled Securities | 61,819,465 |
| HICC 2 | HICC2 (as to 28,535,072 Stapled Securities) | HICC2 (as to 28,535,072 Stapled Securities) | Relevant interest under section 608(1)(a) of the Corporations Act as a result of HICC2 being the registered holder of 28,535,072 fully paid Stapled Securities. | 28,535,072 Stapled Securities | 28,535,072 |
| Aurum | HICT (as to 61,819,465 Stapled Securities) HICC2 (as to 28,535,072 Stapled Securities) | HICT (as to 61,819,465 Stapled Securities) HICC2 (as to 28,535,072 Stapled Securities) | Relevant interest under sections 608(1)(b) and 608(1)(c) of the Corporations Act, being a relevant interest arising from Aurum having control over HICT and hence having the power to exercise, or control the exercise of, a right to vote attached to the relevant securities. | 90,354,537 Stapled Securities | N/A |
| Investment Company | Investment Company | Investment Company | Relevant interest under section 608(1)(a) of the Corporations Act as a result of being the registered holder of 6,944,444 Stapled Securities. | 6,944,444 Stapled Securities | 6,944,444 |

| | | | | | |
|-----------------------|--|--|--|-------------------------------|---------|
| Aurum Holdings | Investment Company (as to 6,944,444 Stapled Securities) | Investment Company (as to 6,944,444 Stapled Securities) | Relevant interest under sections 608(1)(b) and 608(1)(c) of the Corporations Act, being a relevant interest arising from Aurum Holdings having control over Investment Company hence the power to exercise, or control the exercise of, a right to vote attached to the relevant securities. | 6,944,444 Stapled Securities | N/A |
| Mez | HICT (as to 61,819,465 Stapled Securities) HICC2 (as to 28,535,072 Stapled Securities) Mez (as to 610,980 Stapled Securities) DDPC (as to 67,485 Stapled Securities) Investment Company (as to 6,944,444 Stapled Securities) | HICT (as to 61,819,465 Stapled Securities) HICC2 (as to 28,535,072 Stapled Securities) Mez (as to 610,980 Stapled Securities) DDPC (as to 67,485 Stapled Securities) Investment Company (as to 6,944,444 Stapled Securities) | Relevant interest under section 608(1)(a) of the Corporations Act as a result of being the registered holder of 610,980 Stapled Securities and under sections 608(1)(b) and 608(1)(c) of the Corporations Act in respect of 97,366,466 Stapled Securities, being a relevant interest arising from Mez having control over Aurum, DDPC, Aurum Holdings and Investment Company and hence the power to exercise, or control the exercise of, a right to vote attached to the relevant securities. | 97,977,446 Stapled Securities | 610,980 |
| ZEM | ZEM | ZEM | Relevant interest under section 608(1)(a) of the Corporations Act as a result of being the registered holder of 312,321 Stapled Securities. | 312,321 Stapled Securities | 312,321 |
| DDP | HICT (as to 61,819,465 Stapled Securities) HICC2 (as to 28,535,072 Stapled Securities) ZEM (as to 312,321 Stapled Securities) Mez (as to 610,980 Stapled Securities) DDPC (as to 67,485 Stapled Securities) Investment Company (as to 6,944,444 Stapled Securities) | HICT (as to 61,819,465 Stapled Securities) HICC2 (as to 28,535,072 Stapled Securities) ZEM (as to 312,321 Stapled Securities) Mez (as to 610,980 Stapled Securities) DDPC (as to 67,485 Stapled Securities) Investment Company (as to 6,944,444 Stapled Securities) | Relevant interest under sections 608(1)(b) and 608(1)(c) of the Corporations Act, being a relevant interest arising from having control over Mez, DDPC, ZEM, Aurum Holdings and Investment Company and hence the power to exercise, or control the exercise of, a right to vote attached to the relevant securities. | 98,289,767 Stapled Securities | N/A |
| PMUT | HICT (as to 61,819,465 Stapled Securities) HICC2 (as to 28,535,072 Stapled Securities) | HICT (as to 61,819,465 Stapled Securities) HICC2 (as to 28,535,072 Stapled Securities) | PMUT is deemed to have "voting power" in HICT of more than 20% by virtue of the Term Sheet entered into by PMUT and certain other shareholders of HICT, PMUT has a relevant interest under section 608(3)(a) of the Corporations Act (as to 90,354,537 Stapled Securities). | 90,354,537 Stapled Securities | N/A |

| | | | | | |
|-------------|---|---|---|-------------------------------|--------|
| PPL | HICT (as to 61,819,465 Stapled Securities) HICC2 (as to 28,535,072 Stapled Securities) | HICT (as to 61,819,465 Stapled Securities) HICC2 (as to 28,535,072 Stapled Securities) | PPL is deemed to have "voting power" in HICT of more than 20% by virtue of the Term Sheet entered into by PPL and certain other shareholders of HICT. As a result, PPL has a relevant interest under section 608(3)(a) of the Corporations Act (as to 90,354,537 Stapled Securities). | 90,354,537 Stapled Securities | N/A |
| DDPC | DDPC | DDPC | Relevant interest under section 608(1)(a) of the Corporations Act as a result of being the registered holder of 67,485 Stapled Securities. | 67,485 Stapled Securities | 67,485 |

5. Changes in association


N/A

6. Addresses

The addresses of persons named in this form are as follows:

| Name | Address |
|-----------------|---------|
| See Annexure A. | |

Signature

| | | | |
|------------|---|----------|----------------------|
| print name | ANDREW SELIM | capacity | Authorised signatory |
| sign here |  | date | 9 December 2021 |

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included on any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

Annexure A

This is annexure A referred to in Form 604, Notice of change of interests of substantial holder dated 9 December 2021



SECRETARY

9 December 2021

Signature

Capacity (director/company secretary)

Date

Print name: **ANDREW SELIM**

| Name | Address |
|--------------------|---|
| HICT | c/- Baker McKenzie, Tower One – International Towers Sydney, Level 46, 100 Barangaroo Avenue, Barangaroo NSW 2000 |
| HICC2 | c/- Baker McKenzie, Tower One – International Towers Sydney, Level 46, 100 Barangaroo Avenue, Barangaroo NSW 2000 |
| Aurum | c/- Baker McKenzie, Tower One – International Towers Sydney, Level 46, 100 Barangaroo Avenue, Barangaroo NSW 2000 |
| Mez | c/- Frank Clune & Son, Level 8, 60 Carrington Street, Sydney NSW 2000 |
| ZEM | c/- Frank Clune & Son, Level 8, 60 Carrington Street, Sydney NSW 2000 |
| DDP | c/- Frank Clune & Son, Level 8, 60 Carrington Street, Sydney NSW 2000 |
| DDPC | c/- Frank Clune & Son, Level 8, 60 Carrington Street, Sydney NSW 2000 |
| PMUT | 307-313 Murray Street, Perth WA 6000 |
| PPL | 307-313 Murray Street, Perth WA 6000 |
| Aurum Holdings | 17 Bay Street, Double Bay NSW 2028 |
| Investment Company | C/- Aurum Holdings Pty Ltd, 17 Bay Street, Double Bay NSW 2028 |

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

| | |
|-----------------------|---|
| Name of entity | Home Consortium (ASX: HMC) (comprising Home Consortium Limited and Home Consortium Developments Limited) |
| ABN | 94 138 990 593 and 635 859 700 |

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

| | |
|----------------------------|-----------------|
| Name of Director | David Di Pilla |
| Date of last notice | 15 January 2021 |

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

| Direct or indirect interest | Direct and indirect interest |
|--|---|
| Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest. | <ol style="list-style-type: none"> 1. Home Investment Consortium Company Pty Ltd (ACN 614 090 818) as trustee for the Home Investment Consortium Trust by operation of section 608(3)(b) of the Corporations Act 2001 (Cth) 2. HICC 2 Pty Ltd (ACN 621 961 779) as bare trustee for the Home Acquisition Trust by operation of section 608(3)(b) of the Corporations Act 2001 (Cth) 3. ZEM Super Pty Ltd (ACN 635 321 907) as trustee for the Di Pilla Family Superannuation Fund (of which David Di Pilla is a beneficiary) 4. Mez Pty Ltd (ACN 166 758 032) as trustee for the Di Pilla Family Trust (of which David Di Pilla is a beneficiary) 5. DDP Capital Pty Ltd (ACN 163 122 978) (controlled by David Di Pilla) |

+ See chapter 19 for defined terms.

Appendix 3Y
Change of Director's Interest Notice

| | |
|---|---|
| | 6. Aurrum Investments Pty Ltd (ACN 619 972 315) (controlled by David Di Pilla) |
| Date of change | A. 6 December 2021 B. 6 December 2021 |
| No. of securities held prior to change | <p>Indirect Interest</p> <p>1. Home Investment Consortium Company Pty Ltd (ACN 614 090 818) as trustee for the Home Investment Consortium Trust by operation of section 608(3)(b) of the Corporations Act 2001 (Cth) - 62,232,824 fully paid stapled securities</p> <p>2. HICC 2 Pty Ltd (ACN 621 961 779) as bare trustee for the Home Acquisition Trust by operation of section 608(3)(b) of the Corporations Act 2001 (Cth) - 31,121,713 fully paid stapled securities</p> <p>3. ZEM Super Pty Ltd (ACN 635 321 907) as trustee for the Di Pilla Family Superannuation Fund (of which David Di Pilla is a beneficiary) - 312,321 fully paid stapled securities</p> <p>4. Mez Pty Ltd (ACN 166 758 032) as trustee for the Di Pilla Family Trust (of which David Di Pilla is a beneficiary) - 610,980 fully paid stapled securities</p> <p>5. DDP Capital Pty Ltd (ACN 163 122 978) (controlled by David Di Pilla) - 67,485 fully paid stapled securities</p> <p>6. Aurrum Investments Pty Ltd (ACN 619 972 315) (controlled by David Di Pilla) - 6,944,444 fully paid stapled securities</p> <p>Direct interest</p> <p>688,760 performance rights to acquire fully paid stapled securities</p> |
| Class | Stapled securities |
| Number acquired | Nil. |

+ See chapter 19 for defined terms.

Appendix 3Y
Change of Director's Interest Notice

| | |
|---|--|
| <p>Number disposed</p> | <p>A. 413,359 stapled securities sold by Home Investment Consortium Company Pty Ltd (ACN 614 090 818) as trustee for the Home Investment Consortium Trust B. 2,586,641 stapled securities sold by HICC 2 Pty Ltd (ACN 621 961 779) as bare trustee for the Home Acquisition Trust</p> |
| <p>Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation</p> | <p>A. \$7.25 per stapled security B. \$7.25 per stapled security</p> |
| <p>No. of securities held after change</p> | <p>Indirect Interest</p> <ol style="list-style-type: none"> 1. Home Investment Consortium Company Pty Ltd (ACN 614 090 818) as trustee for the Home Investment Consortium Trust by operation of section 608(3)(b) of the Corporations Act 2001 (Cth) - 61,819,465 fully paid stapled securities 2. HICC 2 Pty Ltd (ACN 621 961 779) as bare trustee for the Home Acquisition Trust by operation of section 608(3)(b) of the Corporations Act 2001 (Cth) - 28,535,072 fully paid stapled securities 3. ZEM Super Pty Ltd (ACN 635 321 907) as trustee for the Di Pilla Family Superannuation Fund (of which David Di Pilla is a beneficiary) - 312,321 fully paid stapled securities 4. Mez Pty Ltd (ACN 166 758 032) as trustee for the Di Pilla Family Trust (of which David Di Pilla is a beneficiary) - 610,980 fully paid stapled securities 5. DDP Capital Pty Ltd (ACN 163 122 978) (controlled by David Di Pilla) - 67,485 fully paid stapled securities 6. Aurrum Investments Pty Ltd (ACN 619 972 315) (controlled by David Di Pilla) - 6,944,444 fully paid stapled securities <p>Direct interest</p> <p>688,760 performance rights to acquire fully paid stapled securities</p> |

+ See chapter 19 for defined terms.

Appendix 3Y Change of Director's Interest Notice

| | |
|---|--|
| Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back | A. On-market trade B. On-market trade |
|---|--|

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

| | |
|--|----------------|
| Detail of contract | Not applicable |
| Nature of interest | Not applicable |
| Name of registered holder (if issued securities) | Not applicable |
| Date of change | Not applicable |
| No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed | Not applicable |
| Interest acquired | Not applicable |
| Interest disposed | Not applicable |
| Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation | Not applicable |
| Interest after change | Not applicable |

Part 3 – ⁺Closed period

| | |
|---|----------------|
| Were the interests in the securities or contracts detailed above traded during a ⁺closed period where prior written clearance was required? | No. |
| If so, was prior written clearance provided to allow the trade to proceed during this period? | Not applicable |
| If prior written clearance was provided, on what date was this provided? | Not applicable |

⁺ See chapter 19 for defined terms.