

Form 604

Corporations Act 2001

Section 671B

Notice of change of interests of substantial holder

To: Company Name/Scheme Aventus Capital Limited (**ACL**) as the responsible entity of the Aventus Retail Property Fund (**ARPF**) and Aventus Holdings Limited (**AHL**) (together, **Aventus Group**)

ACN/ARSN 606 555 480 (for **ACL**); 608 000 764 (for **ARPF**); 627 640 180 (for **AHL**)

1. Details of substantial holder (1)

Name Home Consortium Limited (**HCL**) (formerly part of Home Consortium stapled group with Home Consortium Developments Limited (**HCDL**)).

ACN (if applicable) 138 990 593 (for **HCL**); 635 859 700 (for **HCDL**)

There was a change in the interests of the substantial holder on: 1 / 2 / 2022

The previous notice was given to the company on 20/10/2021

The previous notice was dated 20/10/2021

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)
Ordinary stapled securities, comprising one unit in ARPF stapled to one share in AHL (Stapled Security)	34,243,758	6%	34,243,758	6%

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest or 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
1/2/22	HCL	Acquisition of Stapled Securities as a result of the exercise of a put option held by BB Retail Capital Pty Limited as trustee for the Blundy Family Trust under an option agreement dated 18 October 2021 (a copy of which is attached to the Form 603 dated 20 October 2021) (Option Agreement)	\$117,972,486	34,243,758 Stapled Securities	34,243,758
1/2/22	HCDL	No longer has a relevant interest under section 608(1)(c) and 608(8) of the <i>Corporations Act 2001</i> (Cth) (Corporations Act) arising from the entry into of the Option Agreement as the Stapled Securities the subject of the Option Agreement have been acquired by HCL.	N/A	34,243,758 Stapled Securities	34,243,758

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
HCL	HCL	HCL	Relevant interest under section 608(1)(a) of the <i>Corporations Act 2001</i> (Cth) as HCL is the registered and beneficial holder of the Stapled Securities.	34,243,758 Stapled Securities	34,243,758

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN (if applicable)	Nature of association
HCDL	As a result of the de-stapling of Home Consortium, HCDL is a controlled entity of HCL and therefore an associate of HCL under section 12(2)(a) of the Corporations Act.

6. Addresses

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

Name	Address
HCL	19 Bay Street Double Bay NSW 2028
HCDL	19 Bay Street Double Bay NSW 2028

Signature

print name Andrew Selim

capacity Company Secretary

sign here



date 1 / 2 / 2022

Directions

1. If there are a number of substantial shareholders 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 by 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 contract, scheme or arrangement; and
 - (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 of 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.
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