

ASX RELEASE

23 November 2022

AGM 2022 PRESENTATION

Home Consortium Limited (trading as HMC Capital) (ASX: HMC) provides the attached presentation to be delivered at the Annual General Meeting 2022.

The AGM will be held at Level 7, Gateway, 1 Macquarie Place, Sydney at 10.30am today.

This announcement is approved for release by the Board.

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About HMC Capital

HMC Capital is an ASX-listed diversified alternative asset manager which invests in high conviction and scalable real asset strategies on behalf of individuals, large institutions, and super funds. HMC Capital is the manager of HomeCo Daily Needs REIT (ASX: HDN), HealthCo Healthcare and Wellness REIT (ASX: HCW) and HMC Capital Partners Fund I with external AUM of approximately \$6 billion.

In August 2022, HMC established HMC Capital Partners Fund I, an open-ended unlisted fund providing exposure to a high-conviction investment strategy seeking to generate superior risk-adjusted returns. HMC Capital Partners Fund I targets public and private companies in Australia and New Zealand with real asset backing where there is potential to unlock 'trapped' value through improved capital allocation and portfolio management.

Annual General Meeting 2022

10:30am (Sydney time)
Wednesday, 23 November 2022
Level 7, 1 Macquarie Place, Sydney

ACKNOWLEDGEMENT OF COUNTRY



HMC Capital acknowledges the Traditional Custodians of country throughout Australia and celebrates their diverse culture and connections to land, sea and community. We pay our respect to their Elders past, present and emerging and extend that respect to all Aboriginal and Torres Strait Islander peoples

Agenda

- #1 WELCOME & INTRODUCTION
- #2 GROUP MANAGING DIRECTOR AND CEO ADDRESS
- #3 FORMAL BUSINESS
- #4 SUPPLEMENTARY INFORMATION



Chris Saxon
Chair



David Di Pilla
*Group Managing
Director & CEO*

WELCOME & INTRODUCTION

HMC Capital Board of Directors



David Di Pilla
*Group Managing
 Director and CEO*



Chris Saxon
Chair



Jane McAloon
Non-Executive Director



Zac Fried
Non-Executive Director



Greg Hayes
Non-Executive Director



Kelly O'Dwyer
Non-Executive Director



Brendon Gale
Non-Executive Director

MANAGING DIRECTOR AND GROUP CEO ADDRESS

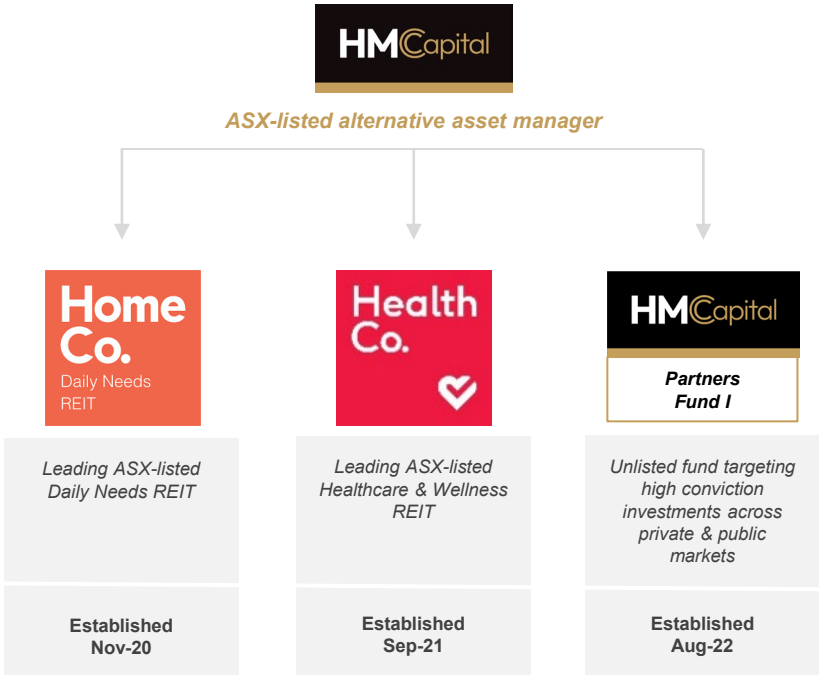
HMC Capital Overview

ASX-listed alternative asset manager led by experienced and aligned management team

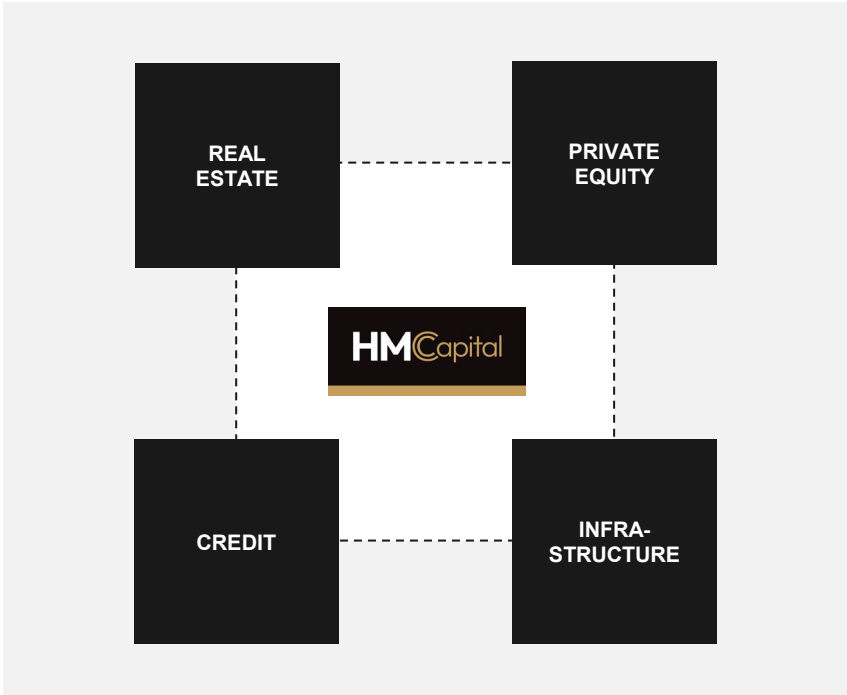


The new name and corporate identity align with our ambition to become Australia's leading diversified alternative asset manager and the significant investment in our organisational capability

Funds Management Platform



Target Sectors



Our mission is to match capital with high conviction alternative investment opportunities

FY22 Result Highlights

Transformational year of record growth in assets under management and earnings

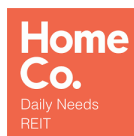
FINANCIAL	FUNDS MANAGEMENT	
<p>31.0cps / \$91.0m FY22 PRE-TAX FFO <i>+126% increase on FY21 pre-tax FFO per share</i></p>	<p>\$5.8bn EXTERNAL AUM¹ <i>+321% growth vs Jun-21</i></p>	<p>HMC Capital Partners Fund I ~\$300m FIRST CLOSE <i>First investment in Sigma Healthcare up ~22%³ Established unlisted fund capability</i></p>
<p>12.0cps FY22 DPS (100% FRANKED) <i>Payout ratio of 39% supports strong growth outlook and high ROE opportunities</i></p>	<p>\$4.6bn FY22 GROSS TRANSACTIONS² <i>Record year of deployment highlighted by the acquisition of Aventus</i></p>	<p>ASX:HDN HOMEKO DAILY NEEDS REIT <i>249% AUM growth¹ 30% FFO/unit growth vs FY21 ASX200 company</i></p>
<p>Net Cash STRONG BALANCE SHEET <i>Divested 2 remaining LFR assets on balance sheet at 38% premium to book value</i></p>	<p>\$64.1m FUNDS MANAGEMENT REVENUES <i>+490% YoY growth demonstrates ability to scale platform and generate meaningful fee income</i></p>	<p>ASX:HCW HEALTHCO HEALTHCARE & WELLNESS REIT <i>\$650m IPO in Sep-21 Largest REIT IPO since 2014</i></p>

HMC is committed to sustainable practices that drive long term value creation and achieve a positive impact on our communities

Notes. 1. As at 30-Jun-22 for HDN and HCW. External AUM pro forma for HMC Capital Partners Fund I establishment post-balance date in Aug-22. 2. Includes acquisitions and disposals by the HMC Group settled in FY22. 3. As at 22-Aug-22

HMC Capital Funds Management Platform Today

Scalable growth platforms underpinned by **permanent capital sources** and **powerful megatrends**



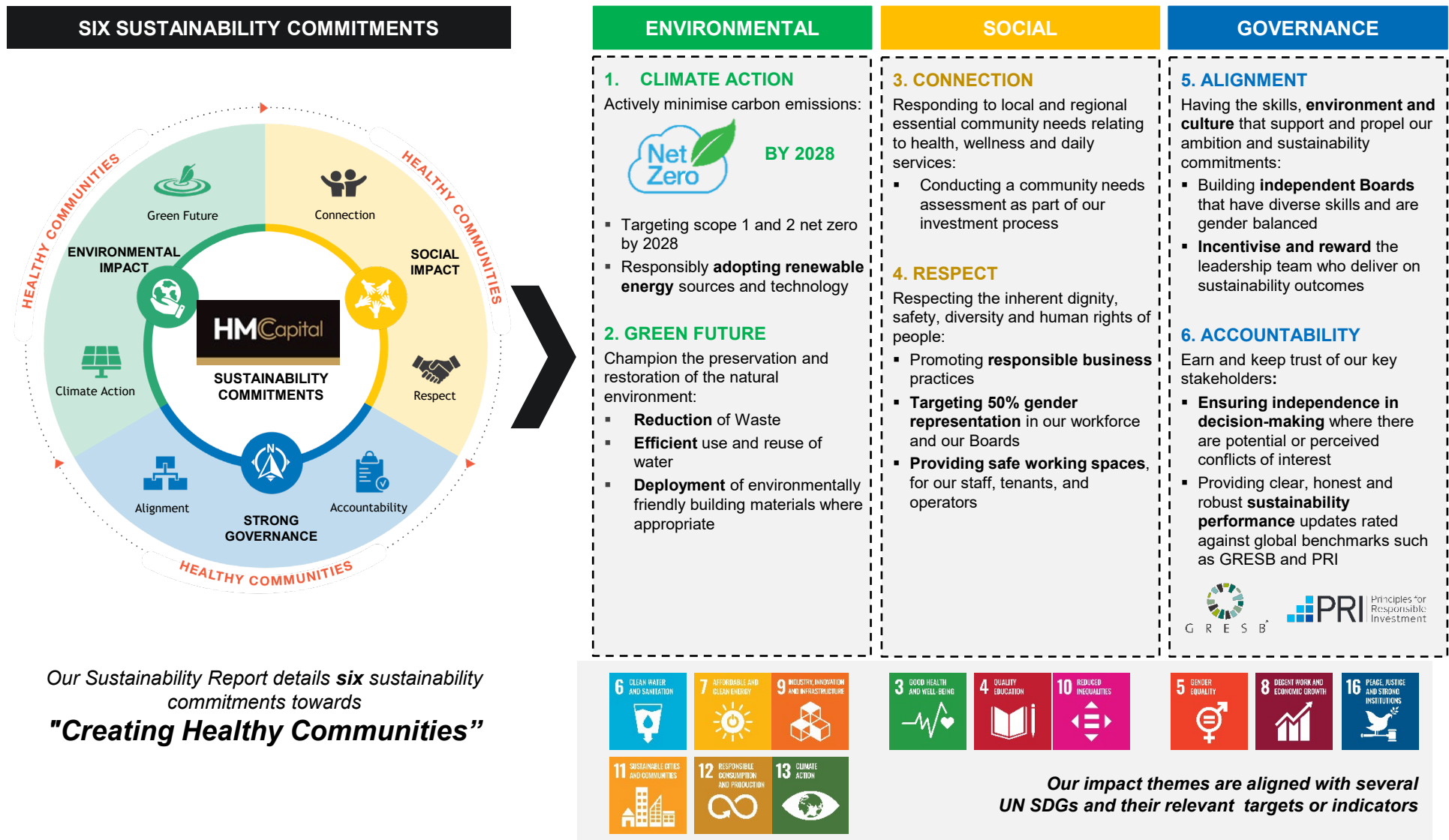
	Home Co. Daily Needs REIT	Health Co.	HMC Capital Partners Fund I
Established	Nov-20	Sep-21	Aug-22
Sector focus	Daily needs retail property	Healthcare & wellness property	High conviction strategic stakes & private equity
Capital	ASX listed	ASX listed	Unlisted
Fund term	Open-ended	Open-ended	Open-ended
HMC co-investment (%)	14.1%	20.9%	\$150m commitment ⁴
Gross asset value (\$bn)¹	\$4.9bn	\$0.7bn	~\$0.3bn
FY22 AUM growth (%)²	249%	16%	nm
Gearing (%)³	30.6%	Net cash	nm
Available liquidity (\$m)³	\$380m	\$413m	nm

Over time HMC Capital will seek a relatively balanced split of external AUM across its target alternative asset classes

Notes: 1. As at 30-Jun-22 pro forma for HMC Capital Partners Fund I establishment post-balance date in Aug-22. 2. AUM growth since IPO in Sep-21 for HCW. 3. As at 30 Jun-22 pro forma for announced disposals. 4. Subject to the qualifications set out in the Fund information memorandum dated July 2022.

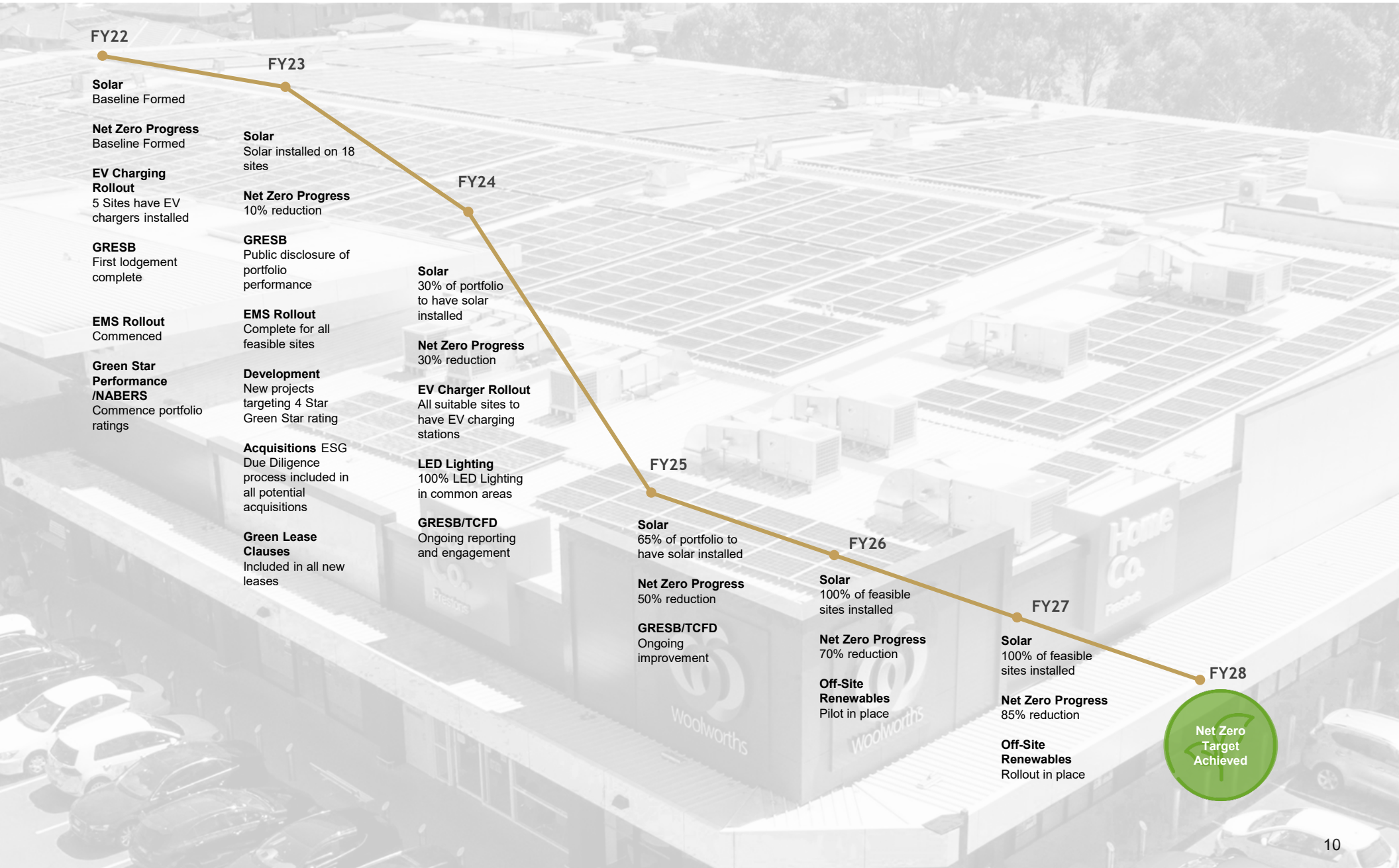
HMC Capital's Sustainability Framework

We are committed to sustainable practices that drive long term value creation and achieve a positive impact on the communities in which we operate



HMC Capital's Sustainability Framework

Net-Zero Emission Roadmap - Scope 1 & 2 Emissions reduction roadmap



Guidance

Well positioned to maintain growth trajectory and grow AUM well beyond \$10bn by 2024

FY23 Guidance

- In FY22 HMC Capital delivered FFO of 31.0 cps pre-tax (+126%) which included material transactional income (including trading profits)
 - We believe this is repeatable as we continue to scale our existing platform and execute on transformational opportunities
 - The unpredictable nature of the timing of transactional income makes it challenging to provide an FY23 FFO forecast at this time
 - FY23 DPS guidance of 12.0 cents is in-line with FY22 and consistent with our strategy to re-invest retained earnings into high ROE growth opportunities
- We remain as excited as ever about the growth prospects for our business and see the uncertain market environment and outlook as an opportunity to accelerate our strategy to become a leading diversified alternative asset manager.

FORMAL BUSINESS

Annual Report 2022

Financial Report, Directors' Report and Auditor's Report

To receive and consider the Financial Report, Directors' Report and Auditor's Report for the year ended 30 June 2022

Resolution 1

Remuneration Report

To consider and, if thought fit, to pass the following non-binding resolution as an **ordinary resolution**:

"That the Remuneration Report for the year ended 30 June 2022 be adopted."

Please note: Resolution 1 is advisory only and does not bind the Directors of the Company.

Resolution 1

Proxy Voting Results

For:	94.01%
Open:	0.10%
Against:	5.89%

Resolution 2

Re-election of Director – Gregory Hayes

To consider and, if thought fit, to pass the following resolution as an **ordinary resolution**:

"That Gregory Hayes, being eligible, be re-elected as a Director of the Company."

Resolution 2

Proxy Voting Results

For:	96.58%
Open:	0.05%
Against:	3.37%

Resolution 3

Issue of Performance Rights to David Di Pilla

To consider and, if thought fit, to pass the following resolution as an **ordinary resolution**:

"That, pursuant to and in accordance with Listing Rule 10.14 and for all other purposes, approval is given for the Company to issue Performance Rights to David Di Pilla under the Employee Equity Plan on the terms and conditions set out in the Explanatory Memorandum".

Resolution 3

Proxy Voting Results

For:	96.02%
Open:	0.09%
Against:	3.89%

Resolution 4

Change of Company Name

To consider and, if thought fit, to pass the following resolution as a **special resolution**:

“That, for the purposes of sections 157(1) and 136(2) of the Corporations Act 2001 (Cth) and for all other purposes, approval is given to change the name of the Company from Home Consortium Limited to HMC Capital Limited effective from the date that ASIC updates its register to reflect the new name, and to replace all references to “Home Consortium Limited” in the Constitution with references to “HMC Capital Limited”.”

Resolution 4

Proxy Voting Results

For:	99.93%
Open:	0.05%
Against:	0.02%

Resolution 5

Ratification of Appointment of Auditor

To consider and, if thought fit, to pass the following resolution as an **ordinary resolution**:

“That for the purposes of section 327B(1)(b) of the Corporations Act 2001 (Cth) and for all other purposes, and subject to PwC having received consent from ASIC to its resignation as auditor of the Company and KPMG having consented in writing to act as auditor of the Company, KPMG, having been nominated by a shareholder, be appointed as auditor of the Company.”

Resolution 5

Proxy Voting Results

For:	99.93%
Open:	0.05%
Against:	0.02%

Resolution 6

Reinsertion of Proportional Takeover Bid Provisions

To consider and, if thought fit, to pass the following resolution as a **special resolution**:

“That, for the purposes of section 648G of the Corporations Act 2001 (Cth) and for all other purposes, the proportional takeover bid provisions in the form contained in rule 15 of the Constitution (first adopted on 20 September 2019) be reinserted for a period of three years from the date of the Meeting.”

Resolution 6

Proxy Voting Results

For:	99.92%
Open:	0.05%
Against:	0.03%

Resolution 7

Issue of New Options to Entity Controlled by David Di Pilla

To consider and, if thought fit, to pass the following resolution as an **ordinary resolution**:

“That, for the purposes of Listing Rule 10.11 and for all other purposes, approval is given for the Company to issue 40,000 New Options to Aurrum Holdings Pty Ltd, being an entity controlled by David Di Pilla, on the terms and conditions set out in the Explanatory Memorandum.”

Resolution 7

Proxy Voting Results

For:	96.00%
Open:	0.09%
Against:	3.91%

Resolution 8

Issue of New Options to Entities Controlled by Zac Fried

To consider and, if thought fit, to pass the following resolution as an **ordinary resolution**:

“That, for the purposes of Listing Rule 10.11 and for all other purposes, approval is given for the Company to issue 200,000 New Options to Alara Pty Ltd and 100,000 New Options to Frilara Pty Ltd, being entities each controlled by Zac Fried, on the terms and conditions set out in the Explanatory Memorandum.”

Resolution 8

Proxy Voting Results

For:	97.56%
Open:	0.06%
Against:	2.38%

Resolution 9

Issue of New Options to Entity Controlled by Christopher Saxon

To consider and, if thought fit, to pass the following resolution as an **ordinary resolution**:

“That, for the purposes of Listing Rule 10.11 and for all other purposes, approval is given for the Company to issue 4,000 New Options to Beauvale Pty Ltd, being an entity controlled by Christopher Saxon, on the terms and conditions set out in the Explanatory Memorandum.”

Resolution 9

Proxy Voting Results

For:	97.72%
Open:	0.05%
Against:	2.23%

Resolution 10

Issue of New Options to Entity Controlled by Jane McAloon

To consider and, if thought fit, to pass the following resolution as an **ordinary resolution**:

“That, for the purposes of Listing Rule 10.11 and for all other purposes, approval is given for the Company to issue 1,000 New Options to JMAC International Pty Ltd, being an entity controlled by Jane McAloon, on the terms and conditions set out in the Explanatory Memorandum.”

Resolution 10

Proxy Voting Results

For:	97.72%
Open:	0.05%
Against:	2.23%

Resolution 11

Issue of New Options to Entity Controlled by Kelly O'Dwyer

To consider and, if thought fit, to pass the following resolution as an **ordinary resolution**:

“That, for the purposes of Listing Rule 10.11 and for all other purposes, approval is given for the Company to issue 1,000 New Options to Trisfall Proprietary Ltd, being an entity controlled by Kelly O’Dwyer, on the terms and conditions set out in the Explanatory Memorandum.”

Resolution 11

Proxy Voting Results

For:	97.72%
Open:	0.05%
Against:	2.23%

Further Information

Investors and analysts

Media



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Disclaimer

This presentation (**Presentation**) has been prepared by Home Consortium Limited (ACN 138 990 593) (“HMC Capital”)

Summary information

This Presentation contains summary information about the current activities of HMC Capital and its subsidiaries as at the date of this Presentation. The information in this Presentation is of a general nature and does not purport to be complete. This Presentation does not purport to contain all the information that an investor should consider when making an investment decision nor does it contain all the information which would be required in a product disclosure statement or prospectus prepared in accordance with the requirements of the *Corporations Act 2001* (Cth). This Presentation is subject to change without notice and HMC Capital may in its absolute discretion, but without being under any obligation to do so, update or supplement the information in this Presentation. Certain market and industry data used in connection with this Presentation may have been obtained from research, surveys or studies conducted by third parties, including industry or general publications. HMC Capital nor its respective representatives have independently verified any such market or industry data provided by third parties or industry or general publications. The information in this presentation should be read in conjunction with HMC Capital’s other periodic and continuous disclosure announcements lodged with the Australian Securities Exchange, which are available at www.asx.com.au. To the maximum extent permitted by law, HMC Capital and its respective subsidiaries, affiliates, related bodies, directors, corporates, officers, employees, partners, agents and advisers make no representation or warranty (express or implied) as to the currency, accuracy, reliability, reasonableness or completeness of the information in this Presentation and disclaim all responsibility and liability for the information (including without limitation, liability for negligence).

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