

Form 603
Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company/registered
scheme/notified foreign
passport fund name

Lifestyle Communities Limited (**Lifestyle**)

ACN/ARSN/APFRN
NFPFRN (if applicable)

078 675 153

1. Details of substantial holder (1)

Name A.C.N. 688 994 845 Pty Ltd and each entity set out in Annexure A

ACN/ARSN/APFRN (if applicable) 688 994 845. For each other entity, refer to Annexure A

NFPFRN (if applicable)

The holder became a substantial holder on 11/03/2026

2. Details of voting power

The total number of votes attached to all the voting shares or interests in the company, scheme or fund that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Fully paid ordinary shares in Lifestyle (Shares)	11,930,525	11,930,525	9.8% (based on 121,740,054 Shares on issue)

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
A.C.N. 688 994 845 Pty Ltd	Relevant interest under section 608(1)(a) of the Corporations Act as A.C.N. 688 994 845 Pty Ltd is the registered holder of the Shares pursuant to the share transfer form set out in Annexure B.	11,930,525 Shares
The entities set out in Annexure A	Relevant interest under section 608(3)(a) and/or section 608(3)(b) of the Corporations Act, being a relevant interest held through a body corporate (A.C.N. 688 994 845 Pty Ltd) in which the voting power of the relevant entity is more than 20% or which the relevant entity controls.	11,930,525 Shares

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
A.C.N. 688 994 845 Pty Ltd and each entity set out in Annexure A	A.C.N. 688 994 845 Pty Ltd	A.C.N. 688 994 845 Pty Ltd	11,930,525 Shares

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)	Class and number of securities
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		Cash	Non-cash	
A.C.N. 688 994 845 Pty Ltd and each entity set out in Annexure A	11 March 2026	\$58,459,573	N/A	11,930,525 Shares

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN/APFRN (if applicable) and NFPFRN (if applicable)	Nature of association
A.C.N. 688 994 845 Pty Ltd and each entity set out in Annexure A	The entities are all associates of A.C.N. 688 994 845 Pty Ltd by virtue of section 12(2)(a) of the Corporations Act.

7. Addresses

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

Name	Address
A.C.N. 688 994 845 Pty Ltd	Level 9, 28 Margaret Street, Sydney NSW 2000, Australia
Hometown Australia Management Pty Ltd (ACN 614 529 538)	Level 9, 28 Margaret Street, Sydney NSW 2000, Australia
Hometown Australia Holdings Pty Ltd (ACN 614 528 746)	Level 9, 28 Margaret Street, Sydney NSW 2000, Australia
Hometown LP Australia, LLC	110 North Wacker Drive, Suite 4500 Chicago, Illinois 60606, United States of America
Hometown Communities, LLC	110 North Wacker Drive, Suite 4500 Chicago, Illinois 60606, United States of America
Hometown America, LLC	110 North Wacker Drive, Suite 4500 Chicago, Illinois 60606, United States of America
Hometown America Holdings, LLC	110 North Wacker Drive, Suite 4500 Chicago, Illinois 60606, United States of America
Calzada Capital Partners, LLC	Suite 3100, 110 North Wacker Drive, Chicago, IL, 60606, United States of America
Washington State Investment Board and all of its controlled entities from time to time	2100 Evergreen Park Drive SW, Olympia, WA, 98504, United States of America

Signature

print name	Kevin Tucker	capacity	Authorised signatory
sign here		date	13/03/2026

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 7 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 total number of votes attached to all the voting shares or interests in the company, scheme or fund (if any) that the person or an associate has a relevant interest in.

(6) The person's votes divided by the total votes in the body corporate, scheme or fund multiplied by 100.

(7) Include details of:

- (a) any relevant agreement or other circumstances by which the relevant interest was acquired. 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.

(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) Details of the consideration must include any and all benefits, money and otherwise, 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.

Annexure A to Form 603

This is Annexure "A" of 1 page referred to in the Form 603 signed by me and dated 13 March 2026.

Signature

print name	Kevin Tucker	Capacity	Authorised signatory
sign here		Date	13/03/2026

Name	Place of incorporation
Hometown Australia Management Pty Ltd (ACN 614 529 538)	Australia
Hometown Australia Holdings Pty Ltd (ACN 614 528 746)	Australia
Hometown LP Australia, LLC	United States of America
Hometown Communities, LLC	United States of America
Hometown America, LLC	United States of America
Hometown America Holdings, LLC	United States of America
Calzada Capital Partners, LLC	United States of America
Washington State Investment Board and all of its controlled entities from time to time	United States of America

Annexure B to Form 603

This is Annexure "B" of 1 page referred to in the Form 603 signed by me and dated 13 March 2026.

Signature

print name	Kevin Tucker	Capacity	Authorised signatory
sign here		Date	13/03/2026

Standard Transfer Form

Please use block letters and black or blue pen when completing this form, where relevant

1	Details of Issuer	Full Name of Company/Trust in which Securities are held Lifestyle Communities Limited	ASX Code for the Company/Trust (ASX:LIC)	State or Territory of Registration VICTORIA
2	Description of Securities	Class (for example Ordinary Fully Paid Shares, Options and applicable expiry date, etc.) Ordinary Fully Paid Shares		If not fully paid, paid to:
3	Quantity of Securities	Amount in Words Eleven million, nine hundred thirty thousand, five hundred and twenty-five	Figures 11,930,525	
4	Consideration - value of transfer	[REDACTED] \$58,459,573		Date of Transfer 11 / March /2026
5	Full registered name(s) of Seller(s)/ Transferor(s)	Title <input type="radio"/> Given name(s)/Company name/Estate name Surname HMC Capital Partners Holdings Pty Ltd		
6	Seller(s) Securityholder Reference Number	SRN (must be quoted)	[REDACTED]	
Buyer must be a legal entity Please refer to Section A	7	Full name(s) of Buyer(s)/ Transferee(s)	Title <input type="radio"/> Given name(s)/Company name Surname A.C.N. 688 994 845 Pty Ltd	
	8	Full postal address of Buyer(s)	Level 9, 28 Margaret Street, Sydney, NSW Postcode 2000 Country Australia	
9	Buyer(s) Securityholder Reference Number	SRN (if transferring to an existing account)	[REDACTED]	

I/We the registered holder(s) and undersigned seller(s) for the above consideration do hereby transfer to the above named hereinafter called the buyer(s) the securities as specified above standing in my/our name(s) in the books of the above company, subject to the several conditions on which I/we held the same at the time of signing hereof and I/We the buyer(s) do hereby agree to accept the said securities subject to the same conditions.
I/We have not received any notice of revocation of the Power of Attorney by death of the grantor or otherwise, under which this transfer is signed (if applicable).

Please ensure you sign in the box matching to your capacity Important: Full signing requirements in Section A	10	All Seller(s) must sign here	Individual or Securityholder 1 or Executor 1 [REDACTED] Sole Director and Sole Company Secretary/ Sole Director (no Company Secretary) (cross out titles as applicable)	Securityholder 2 or Executor 2 [REDACTED] Director	Securityholder 3 or Executor 3 [REDACTED] Director/Company Secretary (cross out titles as applicable)
	11	All Buyer(s) must sign here	Individual or Securityholder 1 or Executor 1 [REDACTED] Sole Director and Sole Company Secretary/ Sole Director (no Company Secretary) (cross out titles as applicable)	Securityholder 2 or Executor 2 [REDACTED] Director	Securityholder 3 or Executor 3 [REDACTED] Director/Company Secretary (cross out titles as applicable)
			Names of Signatory 1 (please print) _____ Date: 11 / 3 / 26 Contact Name: DENNIS CHAN Daytime Phone Number [REDACTED] Email Address: [REDACTED]	Names of Signatory 2 (please print) _____ DAVID DI PILLA Names of Signatory 2 (please print) _____ Kevin Tucker Names of Signatory 2 (please print) _____ Kevin Tucker	Names of Signatory 3 (please print) _____ ANDREW SELIM Names of Signatory 3 (please print) _____ Stuart Strong