

ASX RELEASE

7 December 2020

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HOME CONSORTIUM ANNOUNCES SUCCESSFUL COMPLETION OF \$125 MILLION PLACEMENT

Home Consortium (**HomeCo**) is pleased to announce the successful completion of the fully underwritten placement announced on Friday, 4 December 2020 (**Placement**), raising approximately \$125 million through the issue of approximately 32.9 million new stapled securities (**New Securities**) at an issue price of \$3.80 per New Security, which represents a 2.6% discount to the last close price of \$3.90 on Thursday, 3 December 2020.

The proceeds from the Placement will be used to fund the acquisitions and associated transaction costs of:

- six health, education and government services assets, increasing HomeCo's exposure to health, wellness and government assets; and
- Gregory Hills Home Centre (NSW), increasing HomeCo's exposure to the Western Sydney growth corridor.

HomeCo endeavoured to allocate New Securities to existing securityholders eligible to participate in the Placement (and who submitted a bid for their entitlement), and otherwise allocated New Securities to existing and new professional and institutional securityholders.

HomeCo Executive Chairman & CEO, David Di Pilla, said "HomeCo has received strong demand from existing and new investors. The success of the Placement indicates an ongoing endorsement for our 'own, develop and manage' strategy. The acquisitions will further strengthen HomeCo's funds management platform and accelerate the establishment of a new health, wellness & government focussed REIT".

The Placement will settle on Wednesday, 9 December 2020, with allotment and normal trading of the New Securities to occur on Thursday, 10 December 2020. New Securities issued under the Placement will rank equally with existing HomeCo stapled securities from the date of issue, and will be entitled to the dividend for the half-year ending 31 December 2020.

The Placement was undertaken utilising HomeCo's placement capacity under ASX Listing Rule 7.1 and does not require securityholder approval.

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Authorised for release by the Home Consortium Board.

About HomeCo

HomeCo is focused on the ownership, development and management of real assets. HomeCo manages a property portfolio of \$1.7 billion assets across 47 assets with our tenants spanning daily needs, leisure and lifestyle, healthcare, wellness and government services enterprises across Australia. HomeCo's objective is to provide above average risk-adjusted returns for our securityholders.

IMPORTANT INFORMATION

Future performance and forward-looking statements

This announcement contains certain forward-looking statements. The words 'anticipate', 'believe', 'aim', 'estimate', 'expect', 'intend', 'may', 'plan', 'project', 'will', 'should', 'seek' and similar expressions are intended to identify forward-looking statements. Indications of, and guidance on, future earnings and financial position and performance are also forward-looking statements.

*Forward-looking statements, opinions and estimates provided in this announcement are based on assumptions and contingencies that are subject to change without notice and involve known and unknown risks, uncertainties, assumptions, contingencies and other factors, many of which are beyond the control of HomeCo and its related bodies corporate and affiliates and each of their respective directors, securityholders, officers, employees, partners, agents, advisers and management. This includes statements about market and industry trends, which are based on interpretations of market conditions. Refer to the 'Key risks' in Appendix B of HomeCo's investor presentation dated 4 December 2020 ("**Investor Presentation**") for a summary of certain risk factors that may affect HomeCo.*

Investors are strongly cautioned not to place undue reliance on forward-looking statements, particularly in light of the current economic climate and the significant volatility, uncertainty and disruption caused by the COVID-19 pandemic. Forward-looking statements are provided as a general guide only and should not be relied on as an indication or guarantee of future performance.

Actual results, performance or achievements may differ materially from those expressed or implied in those statements and any projections and assumptions on which these statements are based. These statements

may assume the success of HomeCo's strategies, the success of which may not be realised within the period for which the forward-looking statements may have been prepared, or at all.

No guarantee, representation or warranty, express or implied, is made as to the accuracy, likelihood of achievement or reasonableness of any forecasts, prospects, returns, statements or tax treatment in relation to future matters contained in this announcement. The forward-looking statements are based only on information available to HomeCo as at the date of this announcement. Except as required by applicable laws or regulations, none of HomeCo, its representatives or advisers undertakes any obligation to provide any additional or updated information or revise the forward-looking statements or other statements in this announcement, whether as a result of a change in expectations or assumptions, new information, future events, results or circumstances.

Past performance and pro forma historical financial information is given for illustrative purposes only. It should not be relied on and it is not indicative of future performance, including future security prices.

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This announcement may not be distributed or released in the United States. This announcement does not constitute an offer to sell, or a solicitation of an offer to buy, any securities in the United States or any other jurisdiction in which such an offer would be illegal. The securities referred to in this presentation have not been, and will not be, registered under the U.S. Securities Act of 1933, as amended (the "Securities Act"), or the securities laws of any state or other jurisdiction of the United States, and may not be offered or sold, directly or indirectly, in the United States or to any person acting for the account or benefit of any person in the United States unless the securities have been registered under the Securities Act (which HomeCo has no obligation to do or procure) or are offered or sold pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and applicable securities laws of any state or other jurisdiction of the United States.

General

In addition, this announcement is subject to the same "Important Notice and Disclaimer" as appears on slides 1 to 3 of the Investor Presentation with any necessary contextual changes.