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## ASX RELEASE

2 August 2021

### HEALTHCO HEALTHCARE AND WELLNESS REIT \$650 MILLION IPO UNDERWRITTEN

- \$650 million offer of new units fully underwritten
- Product Disclosure Statement for establishment of HealthCo Healthcare and Wellness REIT (ASX: HCW) lodged with ASIC
- Trading of new units in HealthCo Healthcare and Wellness REIT expected to commence on a normal settlement basis on 6 September 2021
- Credit approval for \$400 million senior debt facility for the HealthCo Healthcare and Wellness REIT
- HealthCo Healthcare and Wellness REIT well positioned for growth with a net cash position and over \$300 million<sup>1</sup> of investment capacity for accretive acquisitions and committed development pipeline

HCW Funds Management Limited in its capacity as responsible entity for the HealthCo Healthcare and Wellness REIT (ARSN 652 057 639) has today lodged a product disclosure statement (**PDS**) with the Australian Securities and Investments Commission in relation to the proposed establishment of HealthCo Healthcare and Wellness REIT and entered into an underwriting agreement in relation to an offer of new ordinary units to raise \$650 million (**Offer**).

Following the strong level of investor interest the raising was upsized by \$50 million to \$650 million<sup>2</sup> which has further strengthened HealthCo Healthcare and Wellness REIT's balance sheet. HealthCo Healthcare and Wellness REIT will have a net cash position and over \$300 million<sup>1</sup> of capacity for accretive acquisitions and developments post listing.

The Underwriting Agreement was entered into following the receipt of commitments from Home Consortium and a range of domestic and global institutional investors and broker firm commitments from a syndicate of Joint Lead Managers and Retail Co-Managers to the Initial Public Offering (IPO).

Home Consortium Managing Director and CEO, David Di Pilla, commented: *"We are delighted with the strong level of investor support for HealthCo Healthcare and Wellness REIT with the raising strongly oversubscribed. The proposed ASX listing of HealthCo Healthcare and Wellness REIT in early September marks another significant milestone for our organisation and builds on the success of HomeCo (ASX: HMC) and HomeCo Daily Needs REIT (ASX: HDN) which have both outperformed the S&P/ASX 300 A-REIT index since listing. HomeCo is now well positioned to accelerate its growth and scale its capital light funds management model."*

The Chair of HealthCo Healthcare and Wellness REIT, Joseph Carrozzi AM commented: *"On behalf of my fellow directors we are pleased to be joining the Board and are extremely enthusiastic around the future prospects for the HealthCo Healthcare and Wellness REIT. The HealthCo Healthcare and Wellness REIT is uniquely positioned to provide exposure to a diversified portfolio of assets underpinned by attractive healthcare*

<sup>1</sup> Based on 30-40% long-term target gearing range. Post contracted acquisitions which are expected to settle after listing.

<sup>2</sup> Includes a \$130 million subscription by Home Consortium representing 20% of units on issue on completion.

sector megatrends. We will aim to deliver stable and growing distributions, long-term capital growth and positive environmental and social impact.”

-ENDS-

For further information, please contact:

#### INVESTORS

**Misha Mohl**  
**Head of Strategy & Investor Relations**  
+61 422 371 575  
[misha.mohl@home-co.com.au](mailto:misha.mohl@home-co.com.au)

**Will McMicking**  
**Group Chief Financial Officer**  
+61 451 634 991  
[william.mcmicking@home-co.com.au](mailto:william.mcmicking@home-co.com.au)

#### MEDIA ENQUIRIES

**John Frey**  
**Corporate Communications Counsel**  
+61 411 361 361  
[john@brightoncomms.com.au](mailto:john@brightoncomms.com.au)

Authorised for release by the Home Consortium Board

#### 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 \$1.6bn of assets. HomeCo’s second ASX-listed externally managed vehicle, HealthCo Healthcare and Wellness REIT (HCW) is on track to list in September 2021. HomeCo is also targeting the establishment of an unlisted fund focused on health and wellness sectors (HealthCo) by 2H21.

#### Disclaimer and Important Information

This announcement (**Announcement**) has been prepared by Home Consortium (a stapled entity comprised of Home Consortium Limited (ACN 138 990 593) and Home Consortium Developments Limited (ACN 635 859 700)) (**HomeCo**).

The issuer of the units is HCW Funds Management Limited in its capacity as responsible entity of the HealthCo Healthcare and Wellness REIT (ARSN 652 057 639). A product disclosure statement under Part 7.9 of the Corporations Act (**PDS**) is provided separately and is available at [www.asx.com.au](http://www.asx.com.au) and [www.home-co.com.au](http://www.home-co.com.au). Investors should read and consider the PDS in its entirety in deciding whether or not to acquire, or continue to hold, the units.

#### Summary information

*This Announcement contains summary information about the current activities of HomeCo and its subsidiaries as at the date of this Announcement. The information in this Announcement is of a general nature and does not purport to be complete. This Announcement 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 disclosure document or prospectus prepared in accordance with the requirements of the Corporations Act. This Announcement is subject to change without notice and HomeCo may in its absolute discretion, but without being under any obligation to do so, update or supplement the information in this Announcement. The information in this Announcement should be read in conjunction with HomeCo's other periodic and continuous disclosure announcements lodged with the Australian Securities Exchange, which are available at [www.asx.com.au](http://www.asx.com.au). To the maximum extent permitted by law, HomeCo and its subsidiaries, and their respective affiliates, related bodies 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 Announcement and disclaim all responsibility and liability for the information (including without limitation, liability for negligence).*

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