

Form 603
Corporations Act 2001
Section 671B
Notice of initial 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 Investment Consortium Company Pty Ltd as trustee for the Home Investment Consortium Trust (**HICT**) and the persons named in paragraph 3

ACN (if applicable) 614 090 818 (for HICT)

The holder became a substantial holder on 18/10/2021

2. Details of 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 on the date the substantial holder became a substantial holder are as follows:

Class of securities(4)	Number of securities	Persons' votes(5)	Voting power (6)
Ordinary stapled securities, comprising one unit in ARPF stapled to one share in AHL (Stapled Security)	34,243,758	34,243,758	6%

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
Home Consortium Limited and Home Consortium Developments Limited (together, Home Consortium)	Relevant interest held under section 608(1)(c) of the <i>Corporations Act 2001</i> (Cth) (Corporations Act) arising from the entry into of an option agreement (Option Agreement). A copy of the Option Agreement was attached as Annexure A of the Form 603 lodged by Home Consortium on 20/10/2021	34,243,758 Stapled Securities
HICT	Relevant interest held under section 608(3)(a) of the Corporations Act, being a relevant interest from Home Consortium, who controls the exercise of a power to dispose of the Stapled Securities. HICT has a "voting power" in Home Consortium of more than 20% and so has a "deemed" relevant interest under section 608(3)(a) of the Corporations Act.	34,243,758 Stapled Securities
Aurum Holdings Investment Company Pty Ltd (ACN 614 090 603) as trustee for the Aurum Holdings Investment Trust (Aurum)	Relevant interest held under section 608(1)(b) and 608(1)(c) of the Corporations Act, being a relevant interest from Aurum having control over HICT and hence having power to exercise, or control of, a right to vote attached to the relevant securities.	34,243,758 Stapled Securities
Mez Pty Limited ACN 166 758 032 as trustee for Di	Relevant interest held under section 608(1)(b) and 608(1)(c) of the Corporations Act, being a relevant interest from Mez	34,243,758 Stapled Securities

Pilla Family Trust (Mez)	having control over Aurrum and HICT and hence having power to exercise, or control of, a right to vote attached to the relevant securities.	
David Di Pilla (DDP)	Relevant interest held under section 608(1)(b) and 608(1)(c) of the Corporations Act, being a relevant interest from DDP having control over Mez, Aurrum and HICT and hence having power to exercise, or control of, a right to vote attached to the relevant securities.	34,243,758 Stapled Securities

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
Home Consortum, HICT, Aurrum, Mez and DDP	BB Retail Capital Pty Limited as trustee for the Blundy Family Trust (BBRC)	BBRC	34,243,758 Stapled Securities

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the 4 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
		Cash	Non-cash	
Home Consortium	18/10/2021	Consideration is payable on the exercise of the call or put option under the Option Agreement, such consideration being a cash amount calculated in accordance with the Option Agreement per Stapled Security acquired	N/A	34,243,758 Stapled Securities

6. Associates

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

Name and ACN/ARSN (if applicable)	Nature of association
N/A	N/A

7. Addresses

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

Name	Address
Home Consortium	19 Bay Street, Double Bay NSW 2028
HICT	19 Bay Street, Double Bay NSW 2028
Aurrum	17 Bay Street, Double Bay NSW 2028
Mez	c/- Frank Clune & Son, Level 8, 60 Carrington Street, Sydney NSW 2000
DDP	c/- Frank Clune & Son, Level 8, 60 Carrington Street, Sydney NSW 2000

Signature

print name Andrew Selim

capacity Company Secretary

sign here



date 20 / 10 / 2021

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 in the company or voting interests in the scheme (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 or scheme 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 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 benefit, 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.