



HealthCo Healthcare and Wellness REIT
ARSN 652 057 639
HCW Funds Management Limited
ACN 104 438 100, AFSL 239882

ASX RELEASE

31 March 2023

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HEALTHCO HEALTHCARE & WELLNESS REIT ANNOUNCES SUCCESSFUL COMPLETION OF PLACEMENT AND INSTITUTIONAL ENTITLEMENT OFFER

Placement and Institutional Entitlement Offer

HealthCo Healthcare & Wellness REIT (**ASX: HCW**) is pleased to announce the successful completion of the underwritten institutional placement (**Placement**) and the institutional component (**Institutional Entitlement Offer**) of its 1 for 1.90 underwritten accelerated non-renounceable entitlement offer (**Entitlement Offer**) of new units (**New Units**), which was announced on Thursday, 30 March 2023.

The Placement and Institutional Entitlement Offer raised approximately \$208 million through the issue of approximately 154 million New Units at \$1.35 per New Unit (**Issue Price**) and was supported by both new investors and existing eligible unitholders.

The New Units will be entitled to the distribution for the quarter ending 31 March 2023 and will rank equally in all respects with existing units from the date of allotment. The New Units will be taken into account in the calculation of entitlements to Bonus Units on the Bonus Unit Determination Date of 30 October 2023.

New Units under the Placement and Institutional Entitlement Offer are expected to be allotted on Tuesday, 18 April 2023 and trading on a normal settlement basis is expected to commence on the ASX on the same day.

HCW expects its trading halt to be lifted and units to recommence trading from market open today, 31 March 2023.

Retail Entitlement Offer

The retail component of the Entitlement Offer, which is underwritten, will raise a further approximately \$112 million (**Retail Entitlement Offer**).

The Retail Entitlement Offer will open on Thursday, 6 April 2023 and close at 5.00pm (Sydney time) on Thursday, 20 April 2023.

Eligible retail unitholders on the Record Date of 7.00pm (Sydney time) on Monday, 3 April 2023 will have the opportunity to invest in New Units at the Issue Price. The terms and conditions under which eligible retail unitholders may apply are outlined in the Retail Entitlement Offer Booklet which will be despatched to eligible retail unitholders on or around 6 April 2023. Copies of the retail offer booklet will be available on the ASX website from that date.

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HCW Funds Management Limited
(ACN 104 438 100; AFSL 239882) as responsible
entity of the HealthCo Healthcare & Wellness REIT
(ARSN 652 057 639)

Unitholders with a registered address outside Australia and New Zealand will be ineligible to participate in the Retail Entitlement Offer.

INDICATIVE TIMETABLE

Announcement of Equity Raising	Thursday, 30 March 2023
Institutional Placement and Entitlement Offer bookbuild	Thursday, 30 March 2023
Announcement of results of the Placement and Institutional Entitlement Offer	Friday, 31 March 2023
HCW units recommence trading	Friday, 31 March 2023
Entitlement Offer Record Date (7:00pm AEDT)	Monday, 3 April 2023
Retail Entitlement Offer opens	Thursday, 6 April 2023
Early Retail Acceptance due date (5:00pm AEDT)	Friday, 14 April 2023
Settlement of New Units issued under the Placement and Institutional Entitlement Offer and Early Retail Acceptances	Monday, 17 April 2023
Allotment and trading of New Units issued under the Placement and Institutional Entitlement Offer and Early Retail Acceptances	Tuesday, 18 April 2023
Retail Entitlement Offer closes (5:00pm AEDT)	Thursday, 20 April 2023
Announcement of results of the Retail Entitlement Offer	Wednesday, 26 April 2023
Settlement of New Units issued under the Retail Entitlement Offer	Thursday, 27 April 2023
Allotment of New Units issued under the Retail Entitlement Offer	Friday, 28 April 2023
Commencement of trading of New Units issued under the Retail Entitlement Offer	Monday, 1 May 2023
Record date for distribution	Tuesday, 2 May 2023
Estimated date of Extraordinary General Meeting	June 2023
Bonus Unit Determination Date (7.00pm, Sydney time)	Monday 30 October 2023
Bonus Unit Issue Date	By Tuesday, 21 November 2023

The above timetable is indicative only and subject to change. The commencement and quotation of New Units is subject to confirmation from ASX. Subject to the requirements of the Corporations Act, the ASX Listing Rules and other applicable rules. HealthCo Healthcare and Wellness REIT reserves the right to amend this timetable at any time, either generally or in particular cases, without notice.

This announcement is authorised for release by the Board.

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About HealthCo Healthcare & Wellness REIT

HealthCo Healthcare & Wellness REIT is a Real Estate Investment Trust listed on the ASX focused on owning healthcare and wellness property assets. The REIT's objective is to provide exposure to a diversified portfolio underpinned by healthcare sector megatrends, targeting stable and growing distributions, long-term capital growth and positive environmental and social impact.

Important Notice - Forward-Looking Statements

*This announcement contains certain forward-looking statements, which may include 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 HealthCo Healthcare & Wellness REIT. 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. Refer to the section entitled 'Key risks' in HealthCo Healthcare & Wellness REIT's investor presentation dated 30 March 2023 (**Investor Presentation**) for a summary of certain risk factors that may affect HealthCo Healthcare & Wellness REIT.*

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 HealthCo Healthcare & Wellness REIT as at the date of this announcement. Except as required by applicable laws or regulations, HealthCo Healthcare & Wellness REIT does not undertake 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.

Not for distribution or release in the United States

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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 Notices and Disclaimer” as appears on slides 4 to 6 of the Investor Presentation dated 30 March 2023 with any necessary contextual changes.