

Form 604
Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company/registered scheme/notified foreign passport fund name Lifestyle Communities Limited (**Lifestyle**)
ACN/ARSN/APFRN 078 675 153
NFPFRN (if applicable)

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)

There was a change in the interests of the substantial holder on 20/05/2026
The previous notice was given to the company, or the responsible entity for a registered scheme, or the operator of a notified foreign passport fund on 13/03/2026
The previous notice was dated 13/03/2026

2. Previous and present 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 when last required, and when now required, to give a substantial holding notice to the company, scheme or fund, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Fully paid ordinary shares in Lifestyle (Shares)	11,930,525	9.8% (based on 121,740,054 Shares on issue)	16,113,043	13.24% (based on 121,740,054 Shares on issue)

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company, scheme or fund, since the substantial holder was last required to give a substantial holding notice to the company, scheme or fund are as follows:

Date of Change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
See Annexure B					

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
A.C.N. 688 994 845 Pty Ltd	A.C.N. 688 994 845 Pty Ltd (or, in relation to any unsettled purchases, the vendor of the Shares)	A.C.N. 688 994 845 Pty Ltd	Relevant interest under section 608(1)(a) of the Corporations Act 2001 (Cth) as A.C.N. 688 994 845 Pty Ltd is the registered holder of the Shares (or, in relation to any unsettled purchases, A.C.N. 688 994 845 Pty Ltd has a relevant interest under section 608(8) of the Corporations Act).	16,113,043 Shares	16,113,043
The entities set out in Annexure A	A.C.N. 688 994 845 Pty Ltd (or, in relation to any unsettled purchases, the vendor of the Shares)	A.C.N. 688 994 845 Pty Ltd	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.	16,113,043 Shares	16,113,043

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting securities in the company, scheme or fund are as follows:

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


6. 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	22/05/2026

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 6 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 person's votes divided by the total votes in the body corporate, scheme or fund multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. 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.
- (7) Details of the consideration must include any and all benefits, money or 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.
- (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) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

For personal use only

Annexure A to Form 604

This is Annexure "A" of 1 page referred to in the Form 604 signed by me and dated 22 May 2026.

Signature

print name	Kevin Tucker	Capacity	Authorised signatory
sign here		Date	22/05/2026

For personal use only

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

For personal use only

Annexure B to Form 604

This is Annexure "B" of 2 pages referred to in the Form 604 signed by me and dated 22 May 2026.

Signature

print name



Capacity

Authorised signatory

sign here

Kevin Tucker

Date

22/05/2026

For personal use only

Date of change	Person whose relevant interest changed	Nature of change	Consideration given in relation to change (\$A)	Class and number of securities affected	Person's votes affected
01/05/2026	A.C.N. 688 994 845 Pty Ltd and each entity set out in Annexure A	Acquisition of relevant interest in Shares pursuant to on-market purchases on ASX by A.C.N. 688 994 845 Pty Ltd	335,676	71,302 Shares	71,302
04/05/26	A.C.N. 688 994 845 Pty Ltd and each entity set out in Annexure A	Acquisition of relevant interest in Shares pursuant to on-market purchases on ASX by A.C.N. 688 994 845 Pty Ltd	258,760	54,957 Shares	54,957
05/05/26	A.C.N. 688 994 845 Pty Ltd and each entity set out in Annexure A	Acquisition of relevant interest in Shares pursuant to on-market purchases on ASX by A.C.N. 688 994 845 Pty Ltd	322,866	68,565 Shares	68,565
06/05/26	A.C.N. 688 994 845 Pty Ltd and each entity set out in Annexure A	Acquisition of relevant interest in Shares pursuant to on-market purchases on ASX by A.C.N. 688 994 845 Pty Ltd	228,441	47,578 Shares	47,578
07/05/26	A.C.N. 688 994 845 Pty Ltd and each entity set out in Annexure A	Acquisition of relevant interest in Shares pursuant to on-market purchases on ASX by A.C.N. 688 994 845 Pty Ltd	346,516	70,868 Shares	70,868
08/05/26	A.C.N. 688 994 845 Pty Ltd and each entity set out in Annexure A	Acquisition of relevant interest in Shares pursuant to on-market purchases on ASX by A.C.N. 688 994 845 Pty Ltd	154,635	32,090 Shares	32,090
11/05/26	A.C.N. 688 994 845 Pty Ltd and each entity set out in Annexure A	Acquisition of relevant interest in Shares pursuant to on-market purchases on ASX by A.C.N. 688 994 845 Pty Ltd	224,214	45,758 Shares	45,758
12/05/26	A.C.N. 688 994 845 Pty Ltd and each entity set out in Annexure A	Acquisition of relevant interest in Shares pursuant to on-market purchases on ASX by A.C.N. 688 994 845 Pty Ltd	26,131	5,351 Shares	5,351
13/05/26	A.C.N. 688 994 845 Pty Ltd and each entity set out in Annexure A	Acquisition of relevant interest in Shares pursuant to on-market purchases on ASX by A.C.N. 688 994 845 Pty Ltd	16,380	3,350 Shares	3,350

Date of change	Person whose relevant interest changed	Nature of change	Consideration given in relation to change (\$A)	Class and number of securities affected	Person's votes affected
14/05/26	A.C.N. 688 994 845 Pty Ltd and each entity set out in Annexure A	Acquisition of relevant interest in Shares pursuant to on-market purchases on ASX by A.C.N. 688 994 845 Pty Ltd	157,264	32,624 Shares	32,624
15/05/26	A.C.N. 688 994 845 Pty Ltd and each entity set out in Annexure A	Acquisition of relevant interest in Shares pursuant to on-market purchases on ASX by A.C.N. 688 994 845 Pty Ltd	64,835	13,410 Shares	13,410
18/05/26	A.C.N. 688 994 845 Pty Ltd and each entity set out in Annexure A	Acquisition of relevant interest in Shares pursuant to on-market purchases on ASX by A.C.N. 688 994 845 Pty Ltd	179,707	37,661 Shares	37,661
19/05/26	A.C.N. 688 994 845 Pty Ltd and each entity set out in Annexure A	Acquisition of relevant interest in Shares pursuant to on-market purchases on ASX by A.C.N. 688 994 845 Pty Ltd	203,102	42,734 Shares	42,734
20/05/26	A.C.N. 688 994 845 Pty Ltd and each entity set out in Annexure A	Acquisition of relevant interest in Shares pursuant to on-market purchases on ASX by A.C.N. 688 994 845 Pty Ltd	17,556,940	3,584,073 Shares	3,584,073
21/05/26	A.C.N. 688 994 845 Pty Ltd and each entity set out in Annexure A	Acquisition of relevant interest in Shares pursuant to on-market purchases on ASX by A.C.N. 688 994 845 Pty Ltd	280,336	57,486 Shares	57,486
22/05/26	A.C.N. 688 994 845 Pty Ltd and each entity set out in Annexure A	Acquisition of relevant interest in Shares pursuant to on-market purchases on ASX by A.C.N. 688 994 845 Pty Ltd	71,919	14,711 Shares	14,711