

22 February 2024

Company Announcements Office
Australian Securities Exchange
Level 4, 20 Bridge Street
SYDNEY NSW 2000

Lifestyle Communities Ltd (ASX Code: LIC)

Notice under section 708AA(2)(f) of the *Corporations Act 2001* (Cth) as modified by ASIC Corporations (Non-Traditional Rights Issues) Instrument 2016/84 and ASIC Corporations (Disregarding Technical Relief) Instrument 2016/73

This notice is given by Lifestyle Communities Ltd ("**Lifestyle Communities**") under section 708AA(2)(f) of the *Corporations Act 2001* (Cth) ("**Corporations Act**"), as modified by ASIC Corporations (Non-Traditional Rights Issues) Instrument 2016/84 and ASIC Corporations (Disregarding Technical Relief) Instrument 2016/73.

1. Lifestyle Communities has announced a fully underwritten pro rata accelerated non-renounceable entitlement offer to its existing shareholders ("**Entitlement Offer**"). The Entitlement Offer enables eligible shareholders to subscribe for 1 new fully paid ordinary share ("**New Share**") for every 6.08 existing Lifestyle Communities ordinary shares held as at 7.00pm (AEST) on Monday, 26 February 2024, to raise up to approximately \$275 million. Each New Share will be issued at an issue price of \$16.00.
2. Lifestyle Communities confirms that:
 - (a) the New Shares will be offered for issue without disclosure under Part 6D.2 of the Corporations Act;
 - (b) this notice is being given under section 708AA(2)(f) of the Corporations Act;
 - (c) as at the date of this notice, Lifestyle Communities has complied with:
 - (i) the provisions of Chapter 2M of the Corporations Act as they apply to Lifestyle Communities; and
 - (ii) sections 674 and 674A of the Corporations Act;
 - (d) as at the date of this notice, there is no "excluded information" of the type referred to in sections 708AA(8) or 708AA(9) of the Corporations Act; and
 - (e) the potential effect that the Entitlement Offer will have on the control of Lifestyle Communities, and the consequences of that effect, will depend on a number of factors, including investor demand. However, given the size of the Entitlement Offer, the composition of Lifestyle Communities' share register and the structure of the Entitlement Offer as a pro rata offer, Lifestyle Communities does not expect the Entitlement Offer to have any material effect or consequence on the control of Lifestyle Communities.

Yours sincerely,



Anita Addorisio
Company Secretary
Lifestyle Communities Ltd
Level 5, 101 Moray Street, South Melbourne VIC 3205