

**Form 603**Corporations Act 2001  
Section 671B**Notice of initial substantial holder**To Company Name/Scheme **INSIGNIA FINANCIAL LTD**ACN/ARSN **100103722****1. Details of substantial holder (1)**Name **Host-Plus Pty Limited as trustee of the Hostplus Pooled Superannuation Trust**ACN/ARSN (if applicable) **008 634 704**The holder became a substantial holder on **08/05/2023 (settlement date 10/05/2023)****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	Person's votes (5)	Voting power (6)
<b>Ordinary Shares</b>	<b>33,315,675</b>	<b>33,315,675</b>	<b>5.03%</b>

**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
<b>Host-Plus Pty Limited ABN 79 008 634 704</b>	<b>Legal and beneficial ownership as trustee of the Hostplus Pooled Superannuation Trust</b>	<b>33,124,033 ordinary Shares</b>
<b>Host-Plus Pty Limited ABN 79 008 634 704</b>	<b>Legal and beneficial ownership as trustee of the Hostplus Superannuation Fund</b>	<b>191,642 ordinary shares</b>

**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
<b>Host-Plus Pty Limited</b>	<b>Citicorp Nominees Pty Limited ACF Host-Plus Pty Limited ATF the Hostplus Pooled Superannuation Trust</b>	<b>N?A</b>	<b>33,124,033 ordinary Shares</b>
<b>Host-Plus Pty Limited</b>	<b>Citicorp Nominees Pty Limited ACF Host-Plus Pty Limited ATF the Hostplus Superannuation Fund</b>	<b>N/A</b>	<b>191,642 ordinary shares</b>

**5. Consideration**

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four 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	
Host-Plus Pty Limited	Refer to attachment 1			

## 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
Host-Plus Pty Limited ATF the Hostplus Superannuation Fund	Host-Plus Pty Limited is trustee of both the Hostplus Pooled Superannuation Trust and the Hostplus Superannuation Fund. In addition, the Hostplus Superannuation Fund holds approximately 91.1% of the units in the Hostplus Pooled Superannuation Trust.

## 7. Addresses

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

Name	Address
Host-Plus Pty Limited	Level 9, 114 William Street, Melbourne Victoria 3000

## Signature

print name     David Elia - Company Secretary     capacity     for and on behalf of the substantial holder named in 1 above

sign here          date     12 / 05 / 2023

## 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 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.

- (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 benefits, 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.
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## Attachment 1

Trade Date	Number of securities	Cash consideration	Transaction Type	Class of securities
14-Feb-23	-500	-\$1,710.55	On-market trade	Ordinary fully paid
13-Mar-23	1,060	\$3,544.55	On-market trade	Ordinary fully paid
14-Mar-23	1,850	\$5,748.25	On-market trade	Ordinary fully paid
27-Mar-23	2,000	\$5,661.95	On-market trade	Ordinary fully paid
30-Mar-23	-308	-\$840.45	On-market trade	Ordinary fully paid
30-Mar-23	1,200	\$3,357.95	On-market trade	Ordinary fully paid
12-Apr-23	1,904	\$0.00	Off-market trade	Ordinary fully paid
14-Apr-23	111,463	\$312,715.99	On-market trade	Ordinary fully paid
19-Apr-23	545	\$1,580.83	On-market trade	Ordinary fully paid
19-Apr-23	227,241	\$668,692.92	On-market trade	Ordinary fully paid
20-Apr-23	445,685	\$1,322,933.90	On-market trade	Ordinary fully paid
21-Apr-23	201,056	\$600,868.00	On-market trade	Ordinary fully paid
24-Apr-23	564,462	\$1,725,566.36	On-market trade	Ordinary fully paid
26-Apr-23	-589	-\$1,797.23	On-market trade	Ordinary fully paid
26-Apr-23	363,805	\$1,118,208.21	On-market trade	Ordinary fully paid
26-Apr-23	403,813	\$1,245,796.22	On-market trade	Ordinary fully paid
27-Apr-23	498	\$1,561.93	On-market trade	Ordinary fully paid
28-Apr-23	112,892	\$341,616.00	On-market trade	Ordinary fully paid
01-May-23	-498	-\$1,447.68	On-market trade	Ordinary fully paid
01-May-23	338,677	\$997,866.99	On-market trade	Ordinary fully paid
02-May-23	179,219	\$533,792.71	On-market trade	Ordinary fully paid
02-May-23	251,928	\$748,199.02	On-market trade	Ordinary fully paid
03-May-23	31,675	\$95,002.32	On-market trade	Ordinary fully paid
04-May-23	60,518	\$181,593.94	On-market trade	Ordinary fully paid
04-May-23	318,725	\$958,278.59	On-market trade	Ordinary fully paid
05-May-23	595	\$1,760.28	On-market trade	Ordinary fully paid
05-May-23	143,612	\$422,601.24	On-market trade	Ordinary fully paid
05-May-23	169,339	\$496,711.75	On-market trade	Ordinary fully paid
08-May-23	124,322	\$367,693.80	On-market trade	Ordinary fully paid