

ASX Announcement | 13 January 2025
DomaCom Limited (ASX: DCL)

**DomaCom Announces \$1.5 Million Placement to Lumiere
Lifestyle Group Limited**

DomaCom Limited (ASX:DCL) (**'DomaCom'** or **'Company'**) following the appointment of Chairman Giuseppe Porcelli and a \$2 Million Private Placement last week, is pleased to announce that it has entered into a conditional agreement with Lumiere Lifestyle Group Limited for a \$1.5 million placement. The placement will see Lumiere subscribe for 107,142,857 fully paid ordinary shares at \$0.014 per share (on a pre-consolidation basis) if the conditions are satisfied. The Company intends to complete this issue of shares pursuant to an existing shareholder approval which was obtained by the Company on 25 November 2024 (Resolution 8). This transaction reflects a significant endorsement of DomaCom's growth strategy and strengthens its financial position.

As part of the placement, Lumiere will also receive:

- **88,360,980 options** exercisable at the higher of \$0.014 (on a pre-consolidation basis) or the 5-day VWAP immediately prior to issue (capped at \$0.021), expiring on 30 April 2025. The Company intends to complete this issue of options by utilising the Company's existing capacity under Listing Rule 7.1.
- **142,857,143 options** exercisable at the lower of \$0.021 (on a pre-consolidation basis) or the 5-day VWAP immediately prior to issue (capped at \$0.014), expiring on 31 December 2025, subject to shareholder approval.

Post-completion, a 5:1 share consolidation will be undertaken, subject to shareholder approval at the upcoming AGM.

Launch of Three New Lumiere Funds

Lumiere and DomaCom are excited to announce the launch of three new funds designed to cater to specific market opportunities:

1. Maison Rose Care Fund

A fund designed to provide financing to care providers, offering fixed income returns to investors. This fund will play a critical role in supporting care facilities while ensuring stable returns for its participants.

2. Lumiere Homeowner Shared Equity Fund

This fund is aimed at purchasing residential properties and retaining up to 20% equity through DomaCom's innovative Bricklet Shared Equity platform. It provides a flexible and scalable solution for homeowners and investors, enabling access to the property market with reduced barriers.

3. Evercare Living SDA Property Fund

A pooled, multi-asset fund specialising in Specialist Disability Accommodation (SDA) properties. This fund addresses the growing demand for high-quality disability housing, offering competitive returns while fulfilling a vital social need.

The launch of these funds marks a significant milestone in the partnership between Lumiere and DomaCom, aligning their expertise to provide innovative investment solutions across diverse, but related, sectors.

Lumiere to Acquire Assets from Underperforming Sub-Funds

As part of the agreement, Lumiere Lifestyle Group has committed to acquiring several assets from certain underperforming sub-funds managed by DomaCom. As part of the acquisition terms, current investors in the existing sub-funds will be offered the opportunity to re-invest their proportionate entitlement of the proceeds of sale in the Maison Rose Care Fund. If investors elect to do this, those investors will receive additional top-up units in the Maison Rose Care Fund that equate to the expenses of that investor in respect of the relevant sub-fund (less certain agreed items). This provides benefit to investors which goes beyond what they would receive from an on-market sale of the property.

Lumiere will work closely with DomaCom to ensure the seamless transfer of these assets and leverage its expertise to enhance the value of these investments.

Lumiere to Acquire Assets from Sub-Funds reaching end of investment term

As part of the agreement, Lumiere Lifestyle Group has committed to acquiring several assets from certain sub-funds where the investment term for those assets is reaching the end of the period whereby the sub-fund will be wound up and the value of the asset realised. As part of the acquisition terms, current investors in the existing sub-funds will be offered the election to either:

1. Option one - Scrip consideration at 105% of valuation

Investors elect to:

- reinvest cash equal to their pro rata ownership entitlement of 75% of a valuation to be undertaken for the respective sub-fund property (less any debt and other expenses in relation to the sale of the sub-fund property), towards the subscription of units in the Maison Rose Care Fund, and
- receive scrip consideration in the Maison Rose Care Fund equal to their pro rata ownership entitlement of 30% of the valuation (whereby investors choosing this option will receive units equating to 105% of the valuation).

OR

2. Option two - Cash consideration at 75% of valuation

Investors elect to receive cash equal to their pro rata ownership entitlement of 75% of the valuation for the respective sub-fund property (less any debt and other expenses in relation to the sale of the sub-fund property).

Strengthening the Partnership with Lumiere

The mutually beneficial and committed partnership with Lumiere will enable DomaCom to:

- restructure its portfolio to focus on high-performing and strategic opportunities;
- support DomaCom's operational initiatives, such as expanding its Bricklet Shared Equity platform; and
- unlock additional opportunities for joint initiatives, including property sales.

Giuseppe Porcelli, DomaCom Chairman, commented:

"This placement underscores the confidence Lumiere has in DomaCom's vision and capabilities. By aligning with Lumiere Lifestyle Group, we are not only reinforcing our financial base but also unlocking new opportunities for growth and innovation. The acquisition of assets from underperforming sub-funds and the launch of these new funds reflects our commitment to providing robust solutions for our investors and stakeholders."

Michael Elliott, CEO of Lumiere Lifestyle Group, added:

"We see immense potential in DomaCom's innovative approach to property and equity management. By partnering with DomaCom, Lumiere aims to bring its expertise to enhance underperforming assets and deliver long-term value for all stakeholders. The investor friendly acquisition terms agreed with DomaCom allow investors the opportunity to participate in the future expected growth of the Maison Rose Care Fund. The collaboration between DomaCom and Lumiere will provide the opportunity to develop joint initiatives for the benefit of those who need assistance to acquire housing."

The agreement remains subject to due diligence and customary conditions, with completion expected by 31 March 2025.

This announcement has been authorised for release to the market by the Board of Directors.

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About DomaCom

DomaCom Limited (ASX:DCL) is the operator of an innovative managed investments platform for a wide range of assets across wholesale and retail markets. The platform offers investors and financial advisers easy access, reporting and transparency with comparatively lower minimum investments and competitive costs and structures. Investments on the platform can include a range of unique assets from agriculture, energy, securities, commercial and residential property.

As a leader in the Australian financial sector, DomaCom has a reputation for innovative structures and making portfolio diversification a reality for investors.

To learn more, please visit: www.domacom.com.au