

Form 603

Corporations Act 2001 Section 671B

Notice of initial substantial holder

To: Company Name/Scheme Domain Holdings Australia Limited
ACN 094 154 364

1. Details of substantial holder (1)

Name CoStar Group, Inc., Andromeda Australia SubCo Pty Limited and each of the entities listed in **Annexure A** (together, the **CoStar Entities**)
ACN/ARSN (if applicable) See **Annexure A** (if applicable)

The holder became a substantial holder on 20 February 2025

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)
Ordinary shares	107,129,031	107,129,031	16.96%

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
CoStar Group, Inc. and each other CoStar Entity set out in Annexure A (other than Andromeda Australia SubCo Pty Limited)	CoStar Group, Inc. and each other CoStar Entity set out in Annexure A (other than Andromeda Australia SubCo Pty Limited) have a relevant interest pursuant to section 608(3) of the <i>Corporations Act 2001 (Cth)</i> (Corporations Act).	107,129,031 fully paid ordinary shares
Andromeda Australia SubCo Pty Limited	Andromeda Australia SubCo Pty Limited has a relevant interest pursuant to section 608(1)(a) of the Corporations Act in respect of acquisitions which have settled or section 608(8) of the Corporations Act in respect of acquisitions which have not yet settled.	107,129,031 fully paid ordinary shares

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
CoStar Group, Inc. and each other CoStar Entity set out in Annexure A (other than Andromeda Australia SubCo Pty Limited)	Multiple vendors	Andromeda Australia SubCo Pty Limited	107,129,031 fully paid ordinary shares
Andromeda Australia SubCo Pty Limited	Multiple vendors	Andromeda Australia SubCo Pty Limited	107,129,031 fully paid ordinary shares
Multiple vendors in respect of acquisitions which have not yet settled (such relevant interest to be registered to Andromeda Australia SubCo Pty Limited)	Multiple vendors	Andromeda Australia SubCo Pty Limited	107,129,031 fully paid ordinary shares

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	
	20 February 2025	\$4.20 / share	N/A	

CoStar Group, Inc. and each other CoStar Entity set out in Annexure A (other than Andromeda Australia SubCo Pty Limited)				106,592,031 fully paid ordinary shares
CoStar Group, Inc. and each other CoStar Entity set out in Annexure A (other than Andromeda Australia SubCo Pty Limited)	21 February 2025	\$4.20 / share	N/A	537,000 fully paid ordinary shares
Andromeda Australia SubCo Pty Limited	20 February 2025	\$4.20 / share	N/A	106,592,031 fully paid ordinary shares
Andromeda Australia SubCo Pty Limited	21 February 2025	\$4.20 / share	N/A	537,000 fully paid ordinary shares

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
See Annexure A	Each entity listed in Annexure A (other than CoStar Group, Inc. and Andromeda Australia SubCo Pty Limited) are associates of CoStar Group, Inc. and Andromeda Australia SubCo Pty Limited by virtue of section 12(2)(a) of the Corporations Act as the entities are related bodies corporate of CoStar Group, Inc and Andromeda Australia SubCo Pty Limited.

7. Addresses

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

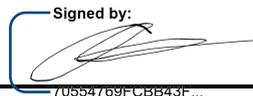
Name	Address
Each of the entities listed in Annexure A	See Annexure A

Signature

print name: Andrew Florance

capacity: Director, CoStar Group, Inc.

sign here

Signed by: 

date / / 02/23/2025

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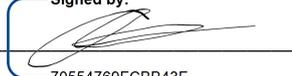
DIRECTIONS

- (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 the 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.

Annexure A

This is annexure A of 2 pages (including this page) referred to in Form 603 "Notice of initial substantial holder".

Signed by:

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Name: Andrew Florance

Date: 02/23/2025

CoStar Group Entities

Name	Address of Registered Office	ACN/ARSN (if applicable)
CoStar Group, Inc.	CSC Global, 251 Little Falls Dr, Wilmington, DE 19808, USA	-
CoStar Realty Information, Inc.	CSC Global, 251 Little Falls Dr, Wilmington, DE 19808, USA	-
Matrix Merger Sub, Inc.	CSC Global, 251 Little Falls Dr, Wilmington, DE 19808, USA	-
Matrix Merger Sub II LLC	CSC Global, 251 Little Falls Dr, Wilmington, DE 19808, USA	-
Ten-X, LLC	CSC Global, 251 Little Falls Dr, Wilmington, DE 19808, USA	-
CoStar Realty, LLC	CSC Global, 251 Little Falls Dr, Wilmington, DE 19808, USA	-
Virginia Property Holdings II, LLC	CSC Global, 251 Little Falls Dr, Wilmington, DE 19808, USA	-
CoStar Central Place HQ, LLC	CSC Global, 251 Little Falls Dr, Wilmington, DE 19808, USA	-
CoStar Field Research, LLC	CSC Global, 251 Little Falls Dr, Wilmington, DE 19808, USA	-
The Screening Pros, LLC	CSC Global, 251 Little Falls Dr, Wilmington, DE 19808, USA	-
CoStar International, LLC	CSC Global, 251 Little Falls Dr, Wilmington, DE 19808, USA	-
STR, LLC	CSC Global, 251 Little Falls Dr, Wilmington, DE 19808, USA	-
Homes.com, LLC	CSC Global, 251 Little Falls Dr, Wilmington, DE 19808, USA	-
Cozy Services, LLC	CSC Global, 251 Little Falls Dr, Wilmington, DE 19808, USA	-
Homesnap, LLC	CSC Global, 251 Little Falls Dr, Wilmington, DE 19808, USA	-
Visual Lease, LLC	1201 Wilson Blvd. Arlington, VA 22209, United States	-
Ten-X, Inc. (CT)	CSC Global, 251 Little Falls Dr, Wilmington, DE 19808, USA	-
Ten-X, Inc. (DE)	CSC Global, 251 Little Falls Dr, Wilmington, DE 19808, USA	-
Homes Media Solutions, LLC	CSC Global, 251 Little Falls Dr, Wilmington, DE 19808, USA	-
Cozy Insurance Services, LLC	CSC Global, 251 Little Falls Dr, Wilmington, DE 19808, USA	-
CoStar Realty Information Canada Ltd.	Suite 2400, 745 Thurlow Street Vancouver BC V6E 0C5 Canada	-
BIH S.A.S.	24 rue du Sentier, 75002 Paris, France	-
Comreal Info S.A.S.	81 Rue Taitbout, 75009 Paris, France	-
Grecam S.A.S.	82 Avenue Marceau - 75008 Paris, France	-
CoStar Espana, S.L.	C/ Marques De Villamagna 3 Planta 13 Madrid 28001, Spain	-
CoStar Italy S.r.l.	Milano (MI) Via Giovanni Lanza 3 Cap 20121, Italy	-
STR Germany GmbH	Geschäftsanschrift: Ickstattstr. 1 c/o Keller Menz, 80469 München, Germany	-
Thomas Daily GmbH	Ingeborg-Krummer-Schroth-Straße 30, 79106 Freiburg im Breisgau, Germany	-
CoStar UK Limited	C/O Corporation Service Company (Uk) Limited, 5 Churchill Place, 10th Floor, London, United Kingdom, E14 5HU	-
OnTheMarket LTD	C/O Corporation Service Company (Uk) Limited, 5 Churchill Place, 10th Floor, London, United Kingdom, E14 5HU	-
Glanty LTD	C/O Corporation Service Company (Uk) Limited, 5 Churchill Place, 10th Floor, London, United Kingdom, E14 5HU	-
Agents' Mutual Limited	C/O Corporation Service Company (Uk) Limited, 5 Churchill Place, 10th Floor, London, United Kingdom, E14 5HU	-
AM Tempco Limited	C/O Corporation Service Company (Uk) Limited, 5 Churchill Place, 10th Floor, London, United Kingdom, E14 5HU	-
STR Colombia SAS	Cr No14. OF7626 Municipality 504 Bogota D.C., Colombia	-
STR Global Singapore Private Limited	10 Collyer Quay #10-01 Ocean Financial Center Singapore (049315)	-

STR Japan GK (STR Japan Limited)	Yokohama Business Park East Tower 15F, 134, Goudo-cho, Hodogaya-ku, Yokohama-shi, Japan	-
STR Benchmarking Solutions (Beijing) Co., Ltd	Room 1110, 11th Floor, West Two Office Building, East Economic and Trade City, Oriental Plaza, No. 1, East Chang'an Street, Dongcheng District, Beijing, China	-
STR Australia Pty Ltd.	C/- Intertrust Australia Pty Ltd Suite 2 Level 25 100 Miller Street North Sydney NSW 2060, Australia	ACN 623 007 590
Andromeda Australia TopCo Pty Limited	C/- Intertrust Australia Pty Ltd Suite 2 Level 25 100 Miller Street North Sydney NSW 2060, Australia	ACN 684 352 298
Andromeda Australia SubCo Pty Limited	C/- Intertrust Australia Pty Ltd Suite 2 Level 25 100 Miller Street North Sydney NSW 2060, Australia	ACN 684 354 265
STR Benchmarking Indonesia	World Trade Centre, WTC 1, 17th floor, Jalan Jend. Sudirman Kav. 29 Karet, Setiabudi, South Jakarta, 12920, Indonesia	-