



Managed by
HMC Funds Management Limited
(ACN 105 078 635; AFSL 237257)
as responsible entity of the
HomeCo Daily Needs REIT (ARSN 645 086 620)

ASX RELEASE

16 June 2026

HOME CO DAILY NEEDS REIT RECORDS +\$92 MILLION GROSS VALUATION GAINS

KEY HIGHLIGHTS

- 30 June 2026 preliminary unaudited valuation gain of +\$92 million, representing a +1.8% increase on the 31 December 2025 portfolio value¹, driven by net operating income growth.
- Strong balance sheet maintained with gearing at the midpoint of the 30-40% target range¹.
- Distribution of 2.15 cents per unit for the quarter ended 30 June 2026 declared.
- FY26 DPU guidance of 8.6 cents reaffirmed and FY26 FFO guidance of 9.0 cents per unit reaffirmed.

HomeCo Daily Needs REIT (**ASX: HDN**) Fund Manager Paul Doherty said, “*HDN has recorded positive net revaluation gains for the fifth consecutive period. The positive valuation gain has been driven by net operating income growth and accretive tenant led developments.*”

Investor demand for daily needs retail property remains strong with investors attracted to the secure investment fundamentals underpinned by the non-discretionary focus of the income and high-quality tenant covenants. The portfolio continues to benefit from its exposure to leading national retailers, Australia’s fastest growing metropolitan areas and our disciplined approach to capital deployment. As a result, HDN has consistently delivered industry leading operational performance with high occupancy and rent collection of >99%, complemented by our developments delivering incremental net operating income and valuation gains.

Gearing remains at the midpoint of our target range and during the period hedge coverage was extended to 60 per cent through to June 2027². We reaffirm our FY26 guidance of 9.0 cents FFO per unit and 8.6 cents per unit in distributions.”

JUNE 2026 PRELIMINARY UNAUDITED PORTFOLIO VALUATION

In accordance with the stated valuation policy of HDN, preliminary unaudited valuations for all 46³ owned properties in the portfolio have been completed. This comprised 19 independent valuations representing 35% of the properties by value with the remaining 27 properties completed by internal valuation.

¹ Pro-forma for unaudited net valuation impact at 30 June 2026.

² Based on 31 December 2025, drawn debt.

³ Includes Menai which is equity accounted at its ownership portion of 50.1%.

The preliminary unaudited portfolio valuation has increased by +\$92 million (+1.8%) to \$5,187 million (vs. 31 December 2025). Capital expenditure incurred during the period was \$48 million, this represents a net valuation increase of +\$44 million (+0.9%).

Preliminary unaudited portfolio valuation	Independent valuations	Internal valuation	Total	Portfolio WACR (%)
# properties	19	27	46	
31 December 2025 valuation	\$1,812m	\$3,283m	\$5,095m	5.51%
Capital expenditure	\$7m	\$41m	\$48m	
Net valuation increase ⁴	\$21m	\$23m	\$44m	
30 June 2026 valuation	\$1,840m	\$3,347m	\$5,187m	5.53%
Gross increase	+1.6%	+1.9%	+1.8%	
Net increase	+1.2%	+0.7%	+0.9%	

JUNE 2026 QUARTER DISTRIBUTION DECLARATION

HMC Funds Management Limited as Responsible Entity of HDN has declared the quarterly distribution for the period 1 April 2026 to 30 June 2026 of 2.15 cents per unit. The Distribution Reinvestment Plan is activated for this quarter with no discount. The key dates and details for the June 2026 distribution are:

Event	Date
Distribution amount	2.15 cents per unit
Ex-distribution date	Monday, 29 June 2026
Record date	Tuesday, 30 June 2026
Last date to elect to participate in DRP	Wednesday, 1 July 2026
VWAP Period	Thursday, 2 July 2026 to Wednesday, 8 July 2026
DRP Price Announcement	Thursday, 9 July 2026
Discount	Nil
Payment date and despatch of statements	On or about Friday, 21 August 2026

This announcement is approved for release by the Board of the Responsible Entity.

⁴ Net movements exclude straight lining, amortisation and capitalised costs.

For further information please contact:

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About HomeCo Daily Needs REIT

HomeCo Daily Needs REIT (HDN) is an Australian Real Estate Investment Trust listed on the ASX with a mandate to invest in convenience-based assets across the target sub-sectors of Neighbourhood Retail, Large Format Retail and Health & Services. HDN aims to provide unitholders with consistent and growing distributions.

HDN is Australia's leading daily needs REIT with total assets of approximately \$5.2bn spanning 2.3 million square metres of land in Australia's leading metropolitan growth corridors of Sydney, Melbourne, Brisbane, Perth and Adelaide. HDN is also a strategic investor in the HMC Last Mile Logistics (LML), HMC Unlisted Grocery Fund (HUG) and HMC Australian Retail Partnership (HARP).

Important Notice - Forward-Looking Statements

This announcement contains certain forward-looking statements, which may include indications of, and guidance on, future earnings and financial position and performance. Forward-looking statements, opinions and estimates provided in this announcement are based on assumptions and contingencies that are subject to change without notice and involve known and unknown risks, uncertainties, assumptions, contingencies and other factors, many of which are beyond the control of HomeCo Daily Needs REIT. Actual results, performance or achievements may differ materially from those expressed or implied in those statements and any projections and assumptions on which these statements are based.

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