Home Co.

Daily Needs REIT

FY26 Results Presentation

13 August 2026 | ASX: HDN

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Agenda

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04 Financial Results

05 Outlook & Guidance

06 Supplementary Information

Sid Sharma
HDN CEO &
HMC Capital Managing Director, Real Estate

Paul Doherty
HDN Fund Manager

Phil Dooley
HMC Capital Chief Financial Officer, Real Estate

Kylie Green
HMC Capital Chief Operating Officer, Real Estate

Acknowledgement of Country

HomeCo. Daily Needs REIT acknowledges the Traditional Custodians of Country throughout Australia and celebrates their diverse culture and connections to land, sea and community. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples.

Journey of Creation
Billy Reynolds (2024)
© the artist courtesy Billy Reynolds

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01
Results Overview

Rosenthal (VIC)

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FY26 results overview

Delivered FFO per unit and DPU in line with guidance, underpinned by operational excellence and enhanced balance sheet flexibility with upsized debt facility

FY26 Performance

9.0 cents
FFO per unit
In line with guidance +2.3% vs. FY25

8.6 cents
DPU
In line with guidance +1.2% vs. FY25

$1.56
NTA/Unit[1]
Up 9cpu, driven by strong asset valuation uplift[1]

$5.2bn
Portfolio value
+6% vs FY25

Operations

+4.0%
Comparable NOI growth
In-line with FY25

+5.9%
Market leading leasing spreads
60 new leases and 127 renewals with low incentives of ~4.9%[3]

99%
Occupancy[2]
In-line with FY25

>99%
Rent collection
FY26 contracted rent

Capital management

$2.15bn
New unsecured debt facility
$288m liquidity

+$311m
Gross portfolio increase
+6.2% gross uplift

35.7%
Gearing[4]
Within 30% - 40% target range

3.1 year
Weighted average debt tenor[5]
Up from 2.3 years at Jun-25

Notes:
All FY26 metrics (except fair value) as at 30-Jun-2026 includes Menai Marketplace on a 100% basis. 1. NTA includes the fair value of derivatives. 2. By Gross Lettable Area (GLA) and includes rental guarantees, signed leases and MoUs. Excludes land parcels. 3. Incentives for anchor tenancies are excluded. 4. Gearing is defined as Borrowings (excluding unamortised debt establishment costs) less cash and cash equivalents divided by Total Assets less right of use assets and cash and cash equivalents. 5. Assumes one-year extension option on $800m bridge facility has been exercised.

HomeCo. Daily Needs REIT

Investment strategy

Creating daily needs community hubs supporting the growth strategies of Australia's leading retailers

Model portfolio construction

Portfolio Target

~50% Neighbourhood	~30% Large Format Retail	~20% Health & Services
Woolworths	JB HI-FI	Service NSW
coles	THE GOOD GUYS	Guardian Childcare & Education
Dan Murphy's	Harvey Norman	CHEMIST WAREHOUSE
ALDI	ANACONDA	Australia Post
BUNNINGS warehouse	SPOTLIGHT	
	nickscali	

High exposure to defensive and noncyclical expenditure

Strong fundamental investments

$448/sqm
Average gross rent[1]

+5.9%
Leasing spreads[2]

>99%
Rent collection

>83%
National retailers[3]

4.9 year
WALE[3]

Low and sustainable rents at bottom of the landlord cost curve

Accretive development pipeline

$650m+
Development pipeline

~7%+
Target development ROIC[4]

2.3 million
site area (sqm)

36%
Site coverage

Underutilised landbank with attractive development ROIC

Last mile real estate infrastructure

12.7m people
within 10km radius[5]

126m
customer visitation, LFL growth of 3.2%[6]

84%
Metropolitan locations

~90%
Tenants offering Click & Collect[7]

Powerful megatrends driving tenant & customer demand

Notes:
All FY26 metrics as at 30-June-26, includes Menai Marketplace on a 100% basis. 1. Based on portfolio composition as at Jun-26. 2. For new leases and renewals. 3. By gross income for signed leases and signed MoUs. 4. Return on Invested Capital (ROIC) represents estimated fully stabilised cash yield on cost once development is fully stabilised. 5. Australian Bureau of Statistics (includes assets in unlisted funds (LML & HARP). 6. Includes assets in unlisted funds (LML & HARP). 7. Weighted by gross income. Excludes fuel and services tenants.

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02
Portfolio Update

Braybrook (VIC)

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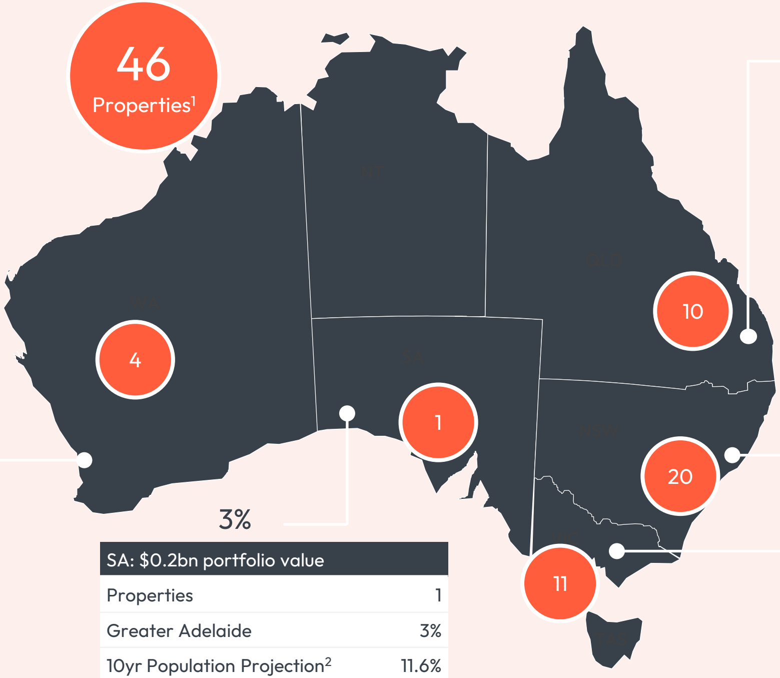
Property portfolio summary

Leading strategic network of sites across metropolitan east coast growth corridors

Total portfolio	
Portfolio value	$5.2bn
Tenants	~1,350



18%

QLD: $1.0bn portfolio value	
Properties[1]	10
Greater Brisbane & Gold Coast	16%
10yr Population Projection[2]	19.2%

50%

NSW: $2.6bn portfolio value	
Properties	20
Greater Sydney	39%
10yr Population Projection[2]	31.2%

22%

VIC: $1.2bn portfolio value	
Properties[1]	11
Greater Melbourne	19%
10yr Population Projection[2]	16.2%

3%

SA: $0.2bn portfolio value	
Properties	1
Greater Adelaide	3%
10yr Population Projection[2]	11.6%

6%

WA: $0.3bn portfolio value	
Properties	4
Greater Perth	6%
10yr Population Projection[2]	19.3%

Notes:
All FY26 metrics (except fair value) as at 30-Jun-26. Includes Menai Marketplace on a 100% basis ($188.0m with 50.1% owned by HDN). 1. Richlands land parcels (108 Pine Road), Armstrong Creek Pad site and land parcel (Lot C) are consolidated into the adjacent head property. 2. ABS Data, gathered from a 10km radius around each property to calculate.

Property portfolio summary

$5.2bn portfolio diversified by subsector, tenant and geography delivering consistent earnings growth

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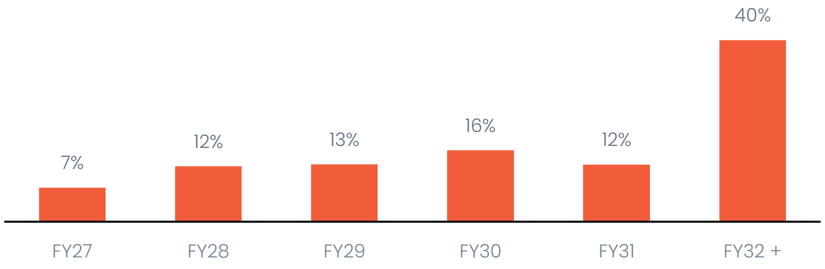
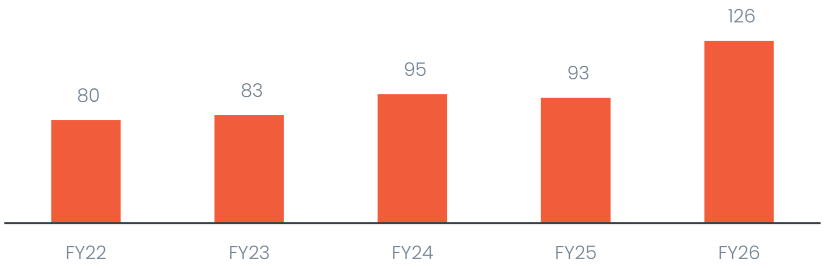
Key portfolio metrics

	FY25	FY26
Portfolio value	$4,920m	$5,187m
Landbank (sqm)	2.4m sqm	2.3m sqm
Site coverage	36%	36%
WACR[1]	5.56%	5.53%
WALE[2]	4.9 years	4.9 years
Occupancy[3]	99%	99%
WARR[4]	3.5%	3.6%
Tenants	~1,350	~1,350
Average gross rent[5]	$428/sqm	$448/sqm
Rent collection	>99%	>99%
Outgoings recovery rate	~58%	~60%

Lease expiry profile



Portfolio customer visitation (million)[6]



Notes:
All FY26 metrics (except fair value) as at 30-Jun-26. Includes Menai Marketplace on a 100% basis. 1. Weighted Average Capitalisation Rate by value. 2. Weighted Average Lease Expiry by gross income for signed leases and MoUs. 3. By Gross Lettable Area (GLA) and includes rental guarantees, signed leases and MoUs. Excludes land parcels. 4. Weighted Average Rent Reviews includes fixed reviews and CPI linked escalations. 5. Based on portfolio composition as at Jun-26. 6. Includes assets in unlisted funds (LML & HARP)

Highly defensive and diversified income streams

Diversified tenant base of Australia's leading retailers with high exposure to defensive and non-cyclical expenditure, underpinned by market leading operational metrics

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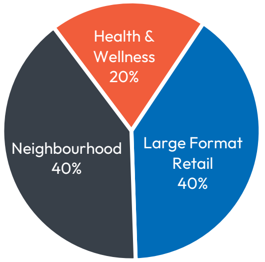
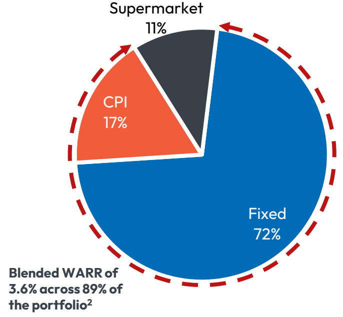
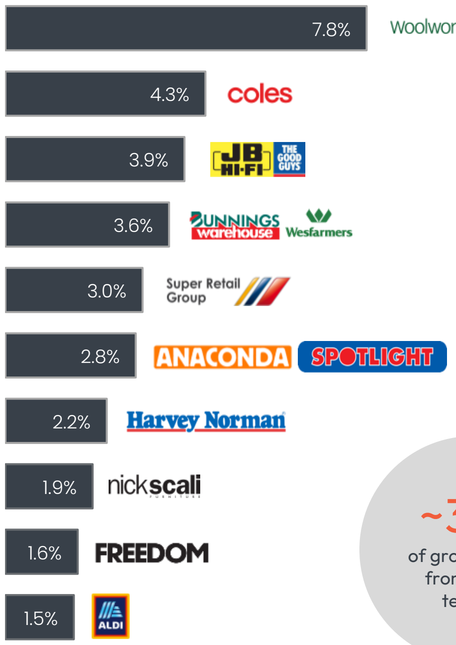
Tenant mix[1]



Rent composition



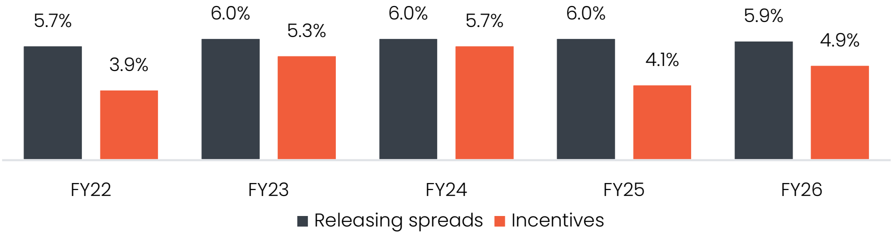
Top 10 tenants by gross income



~33% of gross income from top 10 tenants

Releasing spreads and incentives[3]

Industry-leading leasing spreads, supported by consistently low incentives, drives sustained, real rental growth across a strategically positioned network of metropolitan growth corridor assets.



Notes:
All FY26 metrics as at 30-Jun-26, includes Menai Marketplace on a 100% basis.
1. By gross income for signed leases and signed MoUs. 2. Includes both fixed and CPI escalations. Excludes Supermarket Turnover rent. 3. Incentives for anchor tenancies have been excluded.

Sustainability journey

In line with HMC Capital, the Real Estate platform is reviewing its sustainability strategy and objectives to align with the wider business evolution

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Environment

- HomeCo South Nowra and HomeCo Glenmore Park developments both achieved **4 Star Green Star Buildings** certification, representing best practice in better, healthier and more responsible buildings. HomeCo Tuggerah development due to be filed for 4 Star Green Star in FY27
- Solar installed at ~90% of HDN's feasible assets within our operational control.[1] We continue to roll out solar at feasible sites and as newly acquired feasible assets are integrated into the platform[1]

Social

- **50% gender diversity** maintained for independent Board director positions at HDN level, with 29% achieved for overall Board directors
- Reconciliation initiatives continue to progress, furthering education pathways through the HMC Capital Foundation Indigenous Leaders Scholarships
- Continued to support our national charity partner, **Eat Up Australia**, in addition to our partnership with **Youngster.co**

Governance

- HDN awarded **2026 ESG Regional Top-Rated** company with Morningstar Sustainalytics for fourth consecutive year[2]
- HDN was awarded Prime Status in the ISS ESG Corporate Rating in FY26[3]
- HDN continues to file annual **GRESB** submission

HomeCo. Tuggerah solar system

Eat Up session held at HomeCo. Hawthorn East

Notes: Statistics reported from Group level and as at 30-Jun-26 unless otherwise stated. 1. Sites that are classified as feasible include assets within the HDN portfolio where we have operational control, building infrastructure and architecture is suitable for solar, and it is a commercially suitable project. Includes solar systems operated and/or owned by HDN or by our tenants. 2. Refer to Morningstar Sustainalytics Legal Disclaimer for further details. 3. HDN achieved Prime Status as at April 2026 in the ISS ESG Corporate Rating. Prime Status reflects performance relative to the industry-specific Prime threshold and does not imply endorsement by ISS ESG. Refer to ISS ESG Corporate Rating Prime Status Explanation for further details.

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03
Growth Opportunities

Belrose (NSW)

Strategic value creation through prudent capital investment

Diligent activation of embedded development pipeline, targeting a >7% ROIC[1]

Active Projects

~$120m

1. **Armstrong Creek, VIC**
   Estimated capex: ~$52m Target completion 1HFY27
2. **Warilla Grove, NSW**
   Estimated capex: ~$17m
   Target completion 2H FY27
3. **HUG Fund Investment**
   Estimated capex: ~$50m[2]
   Target completion 1H FY27

Development Pipeline

$650m+

Near term opportunities shovel ready or in planning

1. **Castle Hill Stage 2, NSW**
   Leisure and lifestyle expansion
2. **Williams Landing, VIC**
   Daily needs and leisure & lifestyle expansion
3. **Vincentia, NSW**
   Daily needs and leisure & lifestyle

Longer term opportunities

1. **Cranbourne, VIC**
   Leisure & lifestyle and LFR expansion
2. **Leppington, NSW**
   Daily needs expansion
3. **Jindalee, QLD**
   Daily needs expansion
4. **13 Key Projects Identified**

Disciplined capital allocation to projects, with commencements subject to strict investment hurdles

Prudent allocation of capital across acquisition, development and fund investment

Notes:
All target completion dates are estimates and are subject to delay/disruptions. 1. Return on invested capital (ROIC) represents cash yield on cost once development is fully stabilised. Estimated ROIC is based on assumptions relating to future income, valuation and capex and is calculated on a fully stabilised basis. 2. Represents HDN's proportion (40.1%) of total project capex of Richlands and Diggers Rest.

Delivering value accretive acquisitions

Lutwyche repositioning strategy has delivered 24% valuation growth since acquisition

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Lutwyche, QLD

- Triple supermarket anchored daily needs centre, 5km north of the Brisbane CBD generating >$125m in annual supermarket sales
- The project delivered the replacement of an underperforming food court with a 700sqm mini major lease (The Reject Shop) and the delivery of a value accretive remix strategy, including the leasing of long-term vacancies

Key asset metrics	
Acquisition price (Aug-24)	$119m
Acquisition NOI	$8.4m
Jun-26 valuation	$148.4m
Valuation growth	*24%*
Current NOI	$9.9m
CAPEX	$6.0m

HDN has a track record of successfully delivering value accretive acquisitions

2020

Marsden QLD
- ✓ 7% NOI CAGR
- ✓ 45% valuation growth since acquisition

2021

Armstrong Creek VIC
- ✓ 13% NOI CAGR
- ✓ 44% valuation growth since acquisition

2022

Southlands WA
- ✓ 10% NOI CAGR
- ✓ 67% valuation growth since acquisition

2024

Lutwyche QLD
- ✓ 15% NOI CAGR
- ✓ 24% valuation growth since acquisition

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04 Financial Results

Gregory Hills Town Centre (NSW)

Earnings summary

FY26 FFO of 9.0 cents per unit, in line with guidance

$ million	FY25	FY26
Property NOI	**288.3**	**298.7**
Distribution from investments	3.1	2.4
Investment management fees[1]	(28.2)	(27.8)
Other corporate expenses	(4.2)	(4.4)
FFO before interest expense	**259.0**	**268.9**
Net interest expense[2]	(76.5)	(81.8)
FFO [3]	**182.5**	**187.1**
Units on issue (wtd avg) (m)	2,082.8	2,088.1
FFO per unit (cents)	**8.8**	**9.0**
Distributions per unit (cents)	**8.5**	**8.6**

- Property NOI growth of 3.6% was driven by
  - comparable NOI growth of 4.0%;
  - positive leasing spreads of 5.9%,
  - weighted average rent reviews of 3.6%; and
  - development completions;
  - offset by net property disposals during the year
- Revenue growth was partly offset by higher interest expense, leading to FFO per unit of 9.0 cents, a 2.3% increase on FY25

Notes:
Numbers may not total due to rounding. 1. Investment management and property management fees are disclosed on a gross basis. 2. Excluding amortisation of capitalised borrowing costs. 3. Refer to page 23 "Additional Information" for reconciliation of FFO to statutory profit.

Balance sheet

NTA growth of 6.1% and resilient balance sheet

$ million	Jun-25	Jun-26
Cash and cash equivalents	18.0	38.0
Assets held for sale	41.5	-
Investment properties	4,830.2	5,092.5
Investment in associates	47.2	75.8
Derivative financial instruments	0.0	22.1
Other	23.8	30.6
Total assets	**4,960.7**	**5,259.0**
Borrowings	(1,754.7)	(1,891.5)
Other	(133.2)	(106.9)
Total liabilities	**(1,887.9)**	**(1,998.4)**
Net assets	**3,072.8**	**3,260.6**
Gearing[1]	35.2%	35.7%
Units on issue (m)	2,086.2	2,090.7
NTA per unit ($)[2]	**1.47**	1.56

- HDN has a robust balance sheet as at Jun-26 with net assets of $3.3bn
- Jun-26 NTA per unit increased 6.1% compared to June-25 to $1.56, mainly driven by portfolio valuation gains and capital expenditure, partly offset by net asset disposals
- Increased borrowings of $139.9m and net asset disposals during the year ($87m) were used to fund accretive development capex and investments in HUG and HARP
- Investment in associates grew by $28.6m mainly due to the $24.2m investment in HUG and a $4.4m fair value gain in LML1
- Gearing of 35.7% is in line with Jun-25
- HDN will strategically use its balance sheet to drive value through asset recycling, accretive acquisitions and organic growth through its development pipeline

Notes:
Numbers may not total due to rounding .1. Gearing is defined as Borrowings (excluding unamortised debt establishment costs) less Cash and cash equivalents divided by Total Assets less Right of use assets and Cash and cash equivalents. 2. NTA includes the fair value of derivatives.

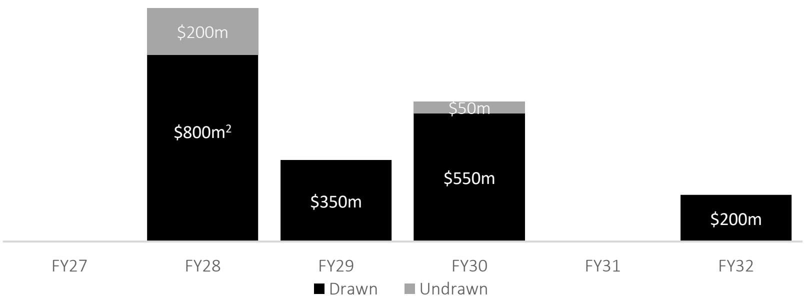
Capital management

Upsized, unsecured debt facility and BBB+ credit rating providing additional liquidity and balance sheet flexibility

$ million	Jun-25	Jun-26
Debt summary		
Facility limit (bank debt)	1,850.0	2,150.0
Drawn debt	1,760.1	1,900.0
Weighted average tenor (years)	2.3	3.1[2]
Liquidity		
Senior facility undrawn	89.9	250.0
Cash at bank	18.0	38.0
Total liquidity	107.9	288.0
Key debt metrics		
Gearing[3]	35.2%	35.7%
Interest coverage ratio (covenant: ICR not less than 2.0x)	3.1x	2.9x
% of debt hedged	81.0%	68.4%
Hedged debt tenor (years)	2.0	0.8
Weighted average cost of debt[4]	4.8%	5.0%

- Obtained inaugural BBB+ (Stable outlook) credit rating from S&P
- Replaced secured debt facility with new senior unsecured debt facility, upsized by $300m
  - liquidity increased to $288m
  - weighted average tenor increased to 3.1 years[2]
- Gearing of 35.7%, around the mid point of the 30%-40% target range
- 75% hedged as at Jun-27 at 3.86%[1]
- HDN is considering a range of funding options – including capital markets – to extend its debt maturity profile and funding diversity, subject to market conditions

Senior debt maturity profile[2]



Notes:
Numbers may not total due to rounding. 1. Based on Jun-26 drawn debt. 2. Assumes one-year extension option on $800m bridge facility has been exercised. 3. Gearing is defined as Borrowings (excluding unamortised debt establishment costs) less cash and cash equivalents divided by Total Assets less right of use assets and cash and cash equivalents. 4. Includes undrawn line fees only.

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05
Outlook & Guidance

Woodlea (VIC)

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FY27 Outlook and guidance

FFO and DPU guidance of 8.8cpu and 8.6 cents respectively

8.8 cents	8.6 cents	+4.0%
FY27 FFO/unit	FY27 DPU	Comparable property NOI growth[1]

FY27 Outlook

Sustained Operational Performance offset by interest headwind

- Interest rate headwind into FY27, offsetting robust top-line revenue growth
  - 4% Comparable NOI growth[1] outlook more than offset by an increase in the cost of debt and a higher drawn debt balance
- Portfolio underpinned by strong operational execution and defensive, quality cash flows and sustained market leading retail sector leasing metrics

Flexible Balance Sheet

- Selective asset sales and capital recycling opportunities to support reduction in gearing and balance sheet flexibility to take advantage of value accretive acquisition opportunities (not included in guidance)
- Gearing at the mid-point of the target range with organic valuation growth to fund investment and value-add development pipeline

Capital Allocation Opportunities

- Track record of capital recycling from lower yielding assets to higher yielding value add assets
- $650m development pipeline, with commencements subject to strict investment hurdles
- Capital allocation initiatives to close the NTA discount

Notes:
Outlook statements have been made barring any unforeseen circumstances.
1. Comparable NOI growth across stabilised assets only.

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06

Supplementary Information

Mornington (VIC)

Additional financial information

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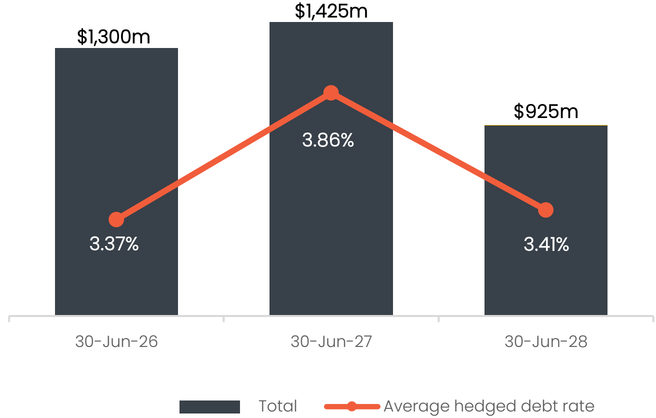
Statutory profit to FFO reconciliation

$ million	FY25	FY26
Property income	**364.7**	**378.3**
Share of (loss)/profit of equity-accounted investees	(1.0)	6.4
Property expenses[1]	(85.4)	(89.8)
Investment management fees[1]	(28.2)	(27.8)
Corporate expenses	(4.2)	(4.4)
Operating EBITDA	**245.9**	**262.7**
Fair value movement (net)	85.0	188.8
Transaction costs	(0.2)	(0.1)
EBITDA	**330.7**	**451.4**
Finance costs (net of interest income)	(80.4)	(89.8)
Statutory Profit/(Loss)	**250.3**	**361.6**
Add:		
Straight lining and amortisation	11.1	17.7
Fair value movement (net)	(85.0)	(188.8)
Transaction costs	0.2	0.1
Rent guarantee income	2.0	0.5
Share of loss/(profit) of equity accounted investees	1.0	(6.4)
Distributions from equity accounted investees	3.1	2.1
Other items	(0.2)	0.3
FFO	**182.5**	**187.1**
Units on issue (wtd avg) (m)	2,082.8	2,088.1
FFO per unit (cents)	**8.8**	**9.0**

Portfolio value to balance sheet reconciliation

$ million	30 Jun 26
Portfolio valuation	**5,187**
Right of use asset	0
Equity-accounted investments[2]	(94)
Balance sheet Investment Property valuation	**5,093**

Interest hedge book[3]



Notes:
Numbers may not total due to rounding. 1. Investment management and property management fees are disclosed on a gross basis. 2. Includes HDN's 50.1% ownership of Menai Marketplace. 3 30-Jun-27 hedging based on Jun-26 drawn debt.

Investments in HMC Capital's unlisted retail funds

Strategic investments in complimentary strategies providing additional development and future acquisition pipeline

Last Mile Retail Strategy

Fund Strategy

LML - Core plus to value-add transition assets for the purposes of deriving rental income with upside through adaptive re-use (development, remixing & repositioning) & improving last mile infrastructure.
HARP – Core to core plus Sub-Regional assets for the purposes of deriving rental income.

Fund	HMC Last Mile Logistics Property (LML) HMC Australian Retail Partnership (HARP)
HDN Investment	$59m
Fund AUM[1]	~$1.5bn
Target IRR[2]	12%+
Target Return Profile	Core Plus to Value Add / Core to Core Plus
Status	LML – Fully Deployed HARP – Established
Current Assets	Menai Marketplace, Brandon Park, Roselands, Carlingford Court, Plumpton Marketplace, Caringbah Shopping Village, Burwood Brickworks & Kellyville[3]
HDN Benefit	ROFO[4]

Greenfield Strategy

Fund Strategy

Acquiring and developing land for the purposes of delivering brand new supermarket anchored neighbourhood and daily needs assets.

Fund	HMC Unlisted Grocery Fund (HUG)
HDN Investment	$40m
Target Fund AUM	$1.2bn
Target IRR[2]	12%+
Target Return Profile	Value Add
Status	Established Q4 FY25 with >$400m in equity commitments
Current Assets	Richlands, Diggers Rest & Austral
HDN Benefit	ROFO[4]

HDN benefits from a broader network of unlisted retail property funds established by HMC

Notes:
1. Includes committed capital. 2. Net of fees. 3. Kellyville is currently a vacant block of land. 4. Right of First Offer (ROFO), references HDN's contractual right to bid on assets for sale before peers.

Portfolio summary metrics

HomeCo. Daily Needs REIT

Asset	State	GLA (sqm)	Site area (sqm)	Site Coverage (%)[1]	Occupancy (by area)[2]	WALE (by income)[3]	Fair Value ($m)	Cap rate (%)
Operating								
Armstrong Creek	VIC	12,284	59,065	21%	99%	5.0	152	5.21%
Bankstown	NSW	17,430	40,240	43%	100%	4.4	102	5.50%
Belrose	NSW	36,858	44,265	83%	97%	3.0	244	5.50%
Braybrook	VIC	15,328	41,412	37%	100%	6.6	90	5.25%
Butler	WA	17,447	42,173	41%	100%	5.0	54	6.00%
Caringbah	NSW	22,754	24,308	94%	99%	5.1	207	5.50%
Castle Hill	NSW	55,841	59,920	93%	100%	4.2	459	5.50%
Coomera City Centre	QLD	7,340	29,060	25%	100%	4.4	64	5.50%
Cranbourne	VIC	62,047	194,044	32%	100%	4.0	252	5.50%
Ellenbrook	WA	12,133	30,002	40%	100%	4.6	28	6.00%
Glenmore Park Town Centre	NSW	19,793	45,862	43%	99%	6.0	192	5.25%
Gregory Hills Home Centre	NSW	11,607	26,690	43%	92%	5.5	52	5.50%
Gregory Hills Town Centre	NSW	11,715	46,280	25%	100%	5.6	102	5.25%
Hawthorn East	VIC	11,492	28,300	41%	100%	4.2	74	5.25%
Jindalee	QLD	26,437	72,030	37%	100%	3.1	218	5.50%
Joondalup	WA	17,275	44,260	39%	100%	5.2	68	6.00%
Kellyville West	NSW	7,843	16,350	48%	100%	6.2	82	5.25%
Keysborough	VIC	11,831	35,610	33%	100%	6.2	50	5.50%
Kotara South	NSW	28,983	53,390	54%	100%	3.2	186	5.50%
Leppington	NSW	7,959	31,360	25%	99%	6.0	100	5.25%
Lutwyche	QLD	22,392	22,310	100%	90%	5.1	148	6.25%
Mackay	QLD	19,797	108,730	18%	96%	6.0	72	6.00%
Marsden Park (South)	NSW	11,499	34,920	33%	100%	4.4	66	5.25%
Marsden Park - (North)	NSW	19,781	39,900	50%	100%	5.1	144	5.25%
Marsden Park QLD	QLD	8,221	58,010	14%	100%	6.0	69	5.75%
Menai Marketplace	NSW	17,001	52,450	32%	99%	5.1	94	5.25%
Mile End	SA	33,882	71,320	48%	100%	4.4	172	5.75%
Mornington	VIC	11,225	35,030	32%	100%	5.6	62	5.25%
Pakenham	VIC	28,865	76,220	38%	100%	4.5	123	5.50%
Peninsula	VIC	33,418	84,670	39%	100%	4.5	167	5.50%
Penrith	NSW	12,491	30,150	41%	100%	4.4	70	5.50%
Prestons	NSW	5,192	15,790	33%	100%	7.2	49	5.00%
Richlands	QLD	12,762	91,840	14%	99%	7.3	55	6.25%
Rosenthal	VIC	4,781	17,733	27%	100%	4.4	36	5.25%
Southlands Boulevarde	WA	24,333	60,899	40%	98%	5.4	155	6.00%
South Nowra	NSW	11,202	28,000	40%	100%	4.8	39	5.75%
Tingalpa	QLD	10,365	27,720	37%	99%	3.1	46	5.50%
Toowoomba South	QLD	12,905	32,248	40%	100%	4.8	49	5.75%
Tuggerah	NSW	49,691	127,410	39%	99%	4.0	204	5.75%
Upper Coomera	QLD	14,538	48,040	30%	99%	5.0	78	5.62%
Victoria Point	QLD	20,888	76,080	27%	99%	8.0	153	5.25%
Vincentia	NSW	9,578	121,600	8%	99%	6.2	82	5.75%
Warilla Grove	NSW	11,421	37,230	31%	100%	8.1	60	6.00%
West Ryde	NSW	6,382	8,766	73%	100%	8.6	72	5.00%
Williams Landing	VIC	10,881	41,947	26%	98%	6.0	81	5.75%
Woodlea	VIC	8,540	26,705	32%	98%	6.7	66	5.25%
Total Portfolio		**846,430**	**2,340,339**	**36%**	**99%**	**4.9**	**5,187**	**5.53%**

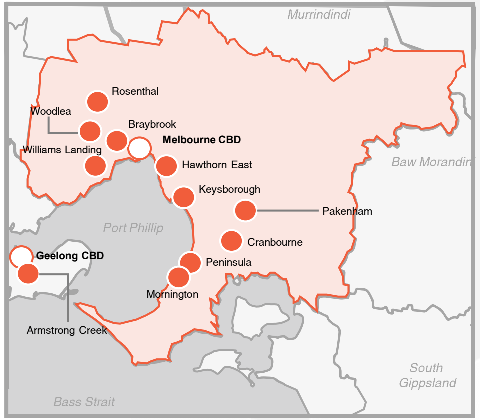
Notes: All FY26 metrics (except fair value) as at 30-Jun-26, includes Menai Marketplace on a 100% basis ($188m which is 50.1% owned by HDN). 1. Ratio of GLA to site area, where GLA does not include carparks. 2. By GLA and includes rental guarantees, signed leases and MoUs. 3. By gross income for signed leases and signed MoUs.

Home Co.
Daily Needs REIT

HDN owns strategic last mile infrastructure

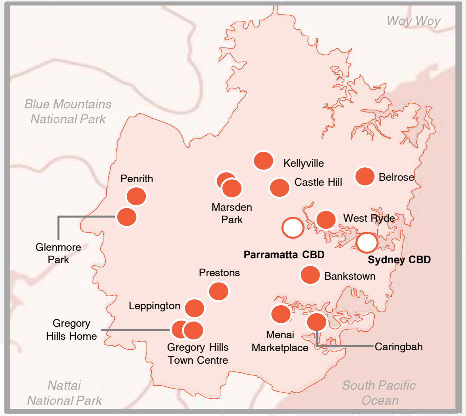
Strategic footprint spanning 2.3 million sqm in Australia's leading metropolitan markets & growth corridors weighted towards capital cities

Greater Melbourne



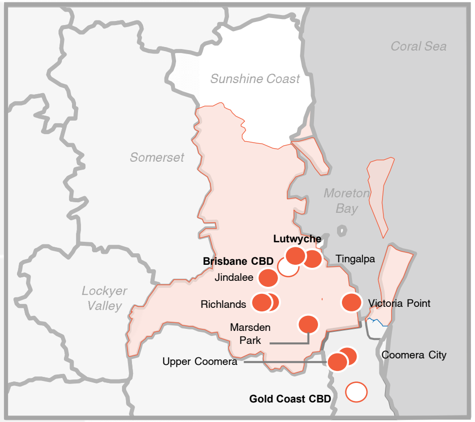
$1.0bn	19%
Total value	of total portfolio

Greater Sydney



$2.0bn	39%
Total value	of total portfolio

Greater Brisbane & Gold Coast



$0.8bn	16%
Total value	of total portfolio

Portfolio composition weighted heavily (~84%) towards national metropolitan markets and critical last mile infrastructure real estate

Notes:
All FY26 metrics (except fair value) as at 30-Jun-26, includes Menai Marketplace on a 100% basis ($188.0m which is 50.1% owned by HDN).

Further Information

Home Co. Daily Needs REIT

Investors and Analysts		Media
		
Paul Doherty HDN Fund Manager	Renee Jacob Investor Relations	John Frey Corporate communications
+61 447 245 435 paul.doherty@hmccapital.com.au	+61 407 328 092 renee.jacob@hmccapital.com.au	+61 411 361 361 john@brightoncomms.com.au

Authorised for release by the Board of HMC Funds Management Limited
Level 31, 1 Macquarie Place, Sydney NSW 2000