



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

19 June 2025

HOME CO DAILY NEEDS REIT RECORDS \$142 MILLION VALUATION GAINS

KEY HIGHLIGHTS

- 30 June 2025 preliminary unaudited valuation gain of \$142m, representing a 3.0% increase on the 31 December 2024 portfolio value¹, comprised of:
 - \$80m net valuation gain (1.7%) driven by strong net operating income growth and 6bps of cap rate tightening to 5.56%
 - \$63m of predominantly development related capital expenditure in the period
- 25% of the portfolio (by book value) was independently valued with a gross increase of 3.1% and net increase of 2.2%. The remaining 75% was internally valued with a gross increase of 2.9% and net increase of 1.5%.
- Strong balance sheet maintained with gearing at the midpoint of the 30-40% target range¹
- Distribution of 2.125 cents per unit for the quarter ended 30 June 2025 declared
- FY25 DPU guidance of 8.5 cents confirmed
- FY25 FFO guidance of 8.8 cents per unit reaffirmed

¹ Pro-forma for unaudited net valuation impact at 30 June 2025.

JUNE 2025 PRELIMINARY UNAUDITED PORTFOLIO VALUATION

In accordance with the stated valuation policy of HDN, preliminary unaudited valuations for all 48² owned properties in the portfolio have been completed. This comprised 15 independent valuations representing ~25% of the properties by value with the remaining 33 properties completed by internal valuation.

The preliminary unaudited portfolio valuation, which remains subject to full-year audit, has increased by \$142 million (3.0%) to \$4,961 million (vs. pro forma 31 December 2024). Net of disposals and capital expenditure incurred during the period of \$63 million, this represents a net valuation increase of \$80 million (1.7%).

| | Independent valuations | Internal valuation | Acquisitions / Held for Sale / Disposals | Total | Portfolio WACR (%) |
|--------------------------------------------------|------------------------|--------------------|------------------------------------------|-----------------|--------------------|
| # properties | 15 | 33 | 0 | 48 | |
| 31 December 2024 valuation³ | \$1,193m | \$3,626m | \$115m | \$4,934m | 5.64% |
| Acquisitions | - | - | - | - | |
| Disposals | - | - | (\$115m) | (\$115m) | |
| Pro forma 31 December 2024 valuation | \$1,193m | \$3,626m | - | \$4,819m | 5.62% |
| Capital expenditure | \$11m | \$52m | - | \$63m | |
| Net valuation increase / (decrease) ⁴ | \$26m | \$54m | - | \$80m | |
| 30 June 2025 valuation | \$1,230m | \$3,732m | - | \$4,961m | 5.56% |
| Gross increase / (decrease) | 3.1% | 2.9% | - | 3.0% | |
| Net increase / (decrease) | 2.2% | 1.5% | - | 1.7% | |

JUNE 2025 QUARTER DISTRIBUTION DECLARATION

HMC Funds Management Limited as Responsible Entity of HDN has declared the quarterly distribution for the period 1 April 2025 to 30 June 2025 of 2.125 cents per unit. The Distribution Reinvestment Plan is activated for this quarter with no discount. The key dates and details for the June 2025 distribution are:

| Event | Date |
|------------------------------------------|----------------------------|
| Distribution amount | 2.125 cents per unit |
| Ex-distribution date | 27 June 2025 |
| Record date | 30 June 2025 |
| Last date to elect to participate in DRP | 1 July 2025 |
| VWAP Period | 2 July 2025 to 8 July 2025 |
| DRP Price Announcement | 9 July 2025 |
| Discount | Nil |
| Payment date and despatch of statements | On or about 22 August 2025 |

² Includes Menai which is equity accounted at its ownership portion of 50.1%.

³ Excludes Caringbah ROU asset.

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

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

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 \$5.0bn spanning 2.4 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 Last Mile Logistics (LML) unlisted fund, a complementary mandate which targets core plus transition assets with upside via repositioning into essential last mile real estate infrastructure.

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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