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as responsible entity of the
HomeCo Daily Needs REIT (ARSN 645 086 620)

ASX RELEASE

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HOME CO DAILY NEEDS REIT DELIVERS ON FY25 GUIDANCE AND GUIDES TO GROWTH IN FY26

HomeCo Daily Needs REIT (**ASX: HDN**) today released its results for the year ended 30 June 2025. The result highlights the strength of HDN's strategically located metropolitan assets focused on non-discretionary retail and services tenants. The unique portfolio composition and location along with continued delivery of our development pipeline continues to differentiate HDN in the Australian real estate sector and support earnings growth going forward. Key highlights for the period are:

Investment and development highlights

- Positive Jun-25 asset revaluations, delivering a +\$142m gross increase (+\$80m net) on the Dec-24 portfolio value, representing a 3.0% uplift
- \$70m of net asset disposals provide funding flexibility to pursue accretive acquisitions and unlock additional development opportunities
- \$170m of pre-committed development projects underway targeting ~7%+ ROIC¹
- \$650m+ development pipeline identified targeting ~7%+ ROIC¹

Operational highlights

- >99% occupancy maintained since IPO
- >99% cash rent collections maintained since IPO
- +4.0% comparable property NOI growth
- +6.0% positive re-leasing spreads² in line with Jun-24

Financial highlights

- FY25 FFO/unit of 8.8 cents in-line with guidance
- FY25 DPU of 8.5 cents in-line with guidance
- Jun-25 gearing of 35.2%³ at the midpoint of the 30-40% target range
- Jun-25 interest rate hedging of 81% reducing to ~50% in Jul-25 with HDN positioned for a lower rate environment
- NTA/unit of \$1.47 (+1.4% vs. Dec-24) driven by strong underlying NOI growth

FY26 guidance

- FY26 FFO/unit guidance of 9.0 cents
- FY26 DPU guidance of 8.6 cents

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, capex and calculated on a fully stabilised basis.

² For new leases and renewals.

³ Jun-25 Statutory gearing, pro-forma adjusted for the contracted disposal of Bundall and acquisition of Warilla Grove is 35.5%.

HMC Capital Managing Director, Real Estate & HDN CEO, Sid Sharma said, “The strong set of FY25 results reflects our strategically located metropolitan assets which have limited exposure to cyclical and discretionary retail expenditure. HDN continues to benefit from portfolio occupancy of over 99%, collect over 99% of rent, and maintain sector leading positive re-leasing spreads of +6.0%. The strong rental reversion we are achieving demonstrates the inherent value proposition of our real estate, which is predominately leased to leading national tenants.”

This FY25 result continues the consistent operational excellence of HDN as we head into our 5 year anniversary as a listed entity. We have delivered 6.7% CAGR in FFO per unit since IPO while navigating a rising interest rate environment.

HDN Fund Manager, Paul Doherty said, “HDN has a strong balance sheet as at Jun-25 with net assets of \$3.1bn and gearing at the midpoint of the target range. We have continued to reposition the asset base towards our model portfolio and have been net sellers in FY25 as we recycle capital into more value accretive developments and acquisitions.

“Finally, we are pleased to provide FY26 FFO guidance of 9.0cpu and DPU guidance of 8.6cpu, reflecting growth of +2.3% and +1.2% over FY25, respectively.”

For additional information please refer to the FY25 financial results presentation which was also released on the ASX today.

Investor and analyst briefing teleconference call

An investor and analyst briefing teleconference call, followed by a Q&A session, will be held on **Thursday 14 August, 2025 at 9:00am (AEST)**. Investors and analysts wishing to participate can pre-register for the call at: <https://s1.c-conf.com/diamondpass/10048130-0i5ruk.html>

The following webcast link will be available: <https://webcast.openbriefing.com/hdn-fyr-2025/>

A playback of the FY25 results webcast will be made available on HMC Capital's website at www.hmccapital.com.au.

Please enter your name, email address and company to register for the webcast.

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

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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 \$4.9bn spanning approximately 2.5 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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