Home Co. Daily Needs REIT

Managed by
HMC Funds Management Limited
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as responsible entity of the
HomeCo Daily Needs REIT (ARSN 645 086 620)

ASX RELEASE

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HOMECO DAILY NEEDS REIT DELIVERS FY26 RESULT IN LINE WITH GUIDANCE AND DEMONSTRATES THE STRENGTH OF DAILY NEEDS MODEL

HomeCo Daily Needs REIT (**ASX: HDN**) today released its results for the full year ended 30 June 2026, achieving FFO per unit and DPU of 9.0 cents and 8.6 cents, respectively. The result highlights the resilience of HDN's strategically located metropolitan daily needs portfolio, underpinned by strong operating performance and positive valuation momentum. Disciplined asset recycling continues to support balance sheet flexibility and reinforces the strength of HDN's model and differentiated position in the Australian real estate sector.

Investment and development highlights

- Positive Jun-26 asset revaluations, delivering a +$311m gross increase (+$180m net) on the Jun-25 portfolio value, representing a 6.2% uplift
- $81m of acquisitions completed with 10%+ IRR target, offset by $168m of disposals at an exit cap rate of 5.25% and a 1.6% premium to book value
- Replaced secured debt facility with new senior unsecured debt facility, upsized by $300m and supported by inaugural credit rating of BBB+
- $120m of active FY26 development projects targeting ~7%+ ROIC[1]
- $650m+ development pipeline identified targeting ~7%+ ROIC

Operational highlights

- 99% occupancy maintained since IPO
- >99% cash rent collections maintained since IPO
- +4.0% comparable property NOI growth
- +5.9% market leading leasing spreads[2]

Financial highlights

- FY26 FFO per unit of 9.0 cents (FY25: 8.8 cents)
- FY26 DPU of 8.6 cents (FY25: 8.5 cents)
- Jun-26 gearing of 35.7%[3], at the midpoint of the 30-40% target range
- Jun-26 interest rate hedging of 68.4%, 75.0% hedged as at Jun-27[4]
- NTA per unit of $1.56 (+6.1% vs. Jun-25)

[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 is and calculated on a fully stabilised basis.
[2] For new leases and renewals.
[3] Pro forma gearing is defined as Borrowings (excluding unamortised debt establishment costs) less cash divided by Total Assets less right of use assets and cash and cash equivalents.
[4] Based on Jun-26 drawn debt.

FY27 Guidance
The property portfolio continues to perform well, with comparable property NOI growth of 4.0% forecast for FY27. However, higher financing costs are expected to reduce FY27 FFO by approximately 2%, with HDN maintaining distribution guidance. HDN expects FY27 FFO per unit of 8.8 cents and DPU of 8.6 cents.

HDN Fund Manager, Paul Doherty said, *"HDN's FY26 result demonstrates the strength and resilience of our daily needs portfolio, underpinned by strong operating performance and disciplined capital allocation. Tenant demand across our strategically located metropolitan portfolio remains strong, reflecting the essential goods and services our tenants provide and supporting consistently high occupancy and cash collections. The sector continues to attract strong demand from private and institutional investors, reinforcing the liquidity and value of high-quality daily needs assets and HDN's differentiated market position," said Mr Doherty.*

HMC Capital Managing Director, Real Estate & HDN CEO, Sid Sharma said, *"HDN expects continued top-line revenue growth, strong operational execution and market-leading leasing outcomes to underpin FY27 FFO per unit guidance of 8.8 cents and DPU guidance of 8.6 cents, while absorbing material interest rate headwinds and positioning HDN for the next cycle of growth. Consistent with this approach, we will continue to assess selective asset sales and capital recycling opportunities to support gearing reduction and balance sheet flexibility," Mr Sharma said.*

For additional information please refer to the FY26 financial results presentation which was also released on the ASX today.

Investor and analyst briefing teleconference call

An investor and analyst briefing teleconference, followed by a Q&A session, will be held on **Thursday 13 August 2026 at 10:00am (AEST)**.

Investors and analysts wishing to participate in the Q&A should pre-register for the teleconference via the following link: https://s1.c-conf.com/diamondpass/10055886-asm33aaa.html

A live webcast of the briefing will also be available at: https://webcast.openbriefing.com/hdn-fyr-2026/

A playback of the FY26 results webcast will be made available on HMC Capital's website at www.hmccapital.com.au.

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 $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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