HomeCo Daily Needs REIT
ARSN 645 086 620
HMC Funds Management Limited
ACN 105 078 635, AFSL 237257

ASX RELEASE

23 November 2026

HOMECO DAILY NEEDS REIT – FUND PAYMENT NOTICE

Set out below are the components for the HomeCo Daily Needs REIT distribution for the three months ended 30 September 2026.

Ex-date:	29 September 2026
Record date:	30 September 2026
Payment date:	24 November 2026
Total cash distribution rate:	2.150000 cents per unit

	Cents per unit
Other Australian Taxable Income	1.037128
Non-concessional MIT Income (NCMI)	0.000000
Income excluded from Non-concessional MIT Income (NCMI)	0.000000
Capital Gains - Taxable Australian Property	0.000000
AMIT CGT gross up	0.000000
Total fund payment	**1.037128**
Australian Interest income	0.005044
Total amounts subject to withholding	**1.042172**
Other non-attributable amounts	1.107828
Total amounts not subject to withholding	**1.107828**
Total cash distribution	**2.150000**

This distribution includes a "Fund Payment" amount of **1.037128** cents per unit in respect of the quarter ended 30 September 2026, pursuant to Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953.* No part of the fund payment is attributable to a payment from a clean building MIT.

For Australian taxation purposes, HomeCo Daily Needs REIT intends to be an attribution managed investment trust (**AMIT**) for the year ending 30 June 2027.

HomeCo Daily Needs REIT intends to be a withholding managed investment trust for the purposes of Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953,* in respect of the income year ending 30 June 2027.

Level 31, 1 Macquarie Place
Sydney NSW 2000
1300 466 326
info@hmccapital.com.au

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

HomeCo Daily Needs REIT
ARSN 645 086 620
HMC Funds Management Limited
ACN 105 078 635, AFSL 237257

These components are provided solely for the purpose of the withholding MIT non-resident withholding tax under Subdivision 12-H and 12A-B of Schedule 1 of the *Taxation Administration Act 1953* and the non-resident interest withholding tax under Subdivision 12-F of Schedule 1 of the *Taxation Administration Act 1953*, and should not be used for any other purpose.

Australian resident unitholders should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the Attribution Managed Investment Trust Member Annual Statement (**AMMA Statement**) which will be sent to unitholders in early September 2027.

This announcement is authorised for release by the Company Secretary.

For further information, please contact:

INVESTORS

Renee Jacob
Investor Relations
+61 407 328 092
renee.jacob@hmccapital.com.au

Paul Doherty
HDN Fund Manager
+61 447 245 435
paul.doherty@hmccapital.com.au

MEDIA

John Frey
Corporate Communications
+61 411 361 361
john@brightoncomms.com.au

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 $5.3bn spanning approximately 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).