

Home Consortium

ASX RELEASE

23 November 2020

MARSDEN PARK SHOPPING CENTRE ACQUIRED BY HOMECO DAILY NEEDS REIT

Home Consortium refers to its statement on 18 November 2020 in relation to exclusive negotiations for HomeCo Daily Needs REIT to acquire a Queensland-based asset.

Home Consortium now confirms that HomeCo Daily Needs REIT has entered into a binding contract to acquire Marsden Park Shopping Centre, a Queensland-based convenience focused asset for a purchase price of \$48 million representing a cap rate of 6.75%.

This represents the first step in HomeCo's 'Own, Develop and Manage' strategy.

Attached is a copy of additional detail on the acquisition.

-ENDS-

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Authorised for release by the Home Consortium Board

About HomeCo

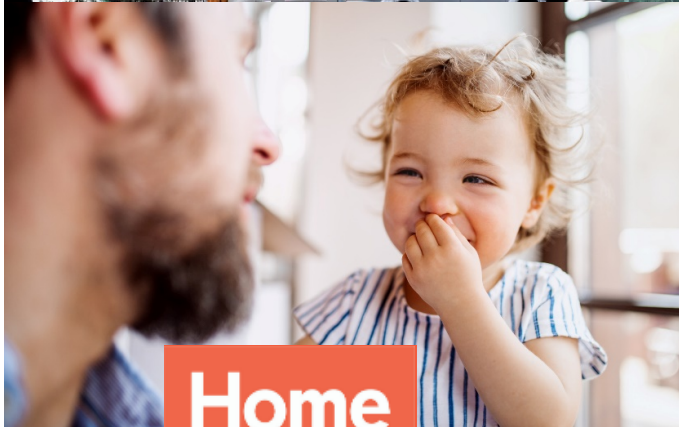
HomeCo is an internally managed Australian property group focused on ownership, development and management. HomeCo is built on a platform of big brands and hyper-convenience, with each centre anchored

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by leading brands backed by some of Australia's most successful property development and retail organisations including predominantly national retailers spanning daily needs, leisure and lifestyle and services enterprises.



Home Co.
Daily Needs
REIT



Marsden Park Shopping Centre acquisition

23 November 2020

This presentation (**Presentation**) has been prepared by HMC Funds Management Limited (ACN 106 078 635, AFSL 237 257) (**Responsible Entity**) as responsible entity of HomeCo Daily Needs REIT (ARSN 645 086 620).

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Daily Needs REIT—Trading update

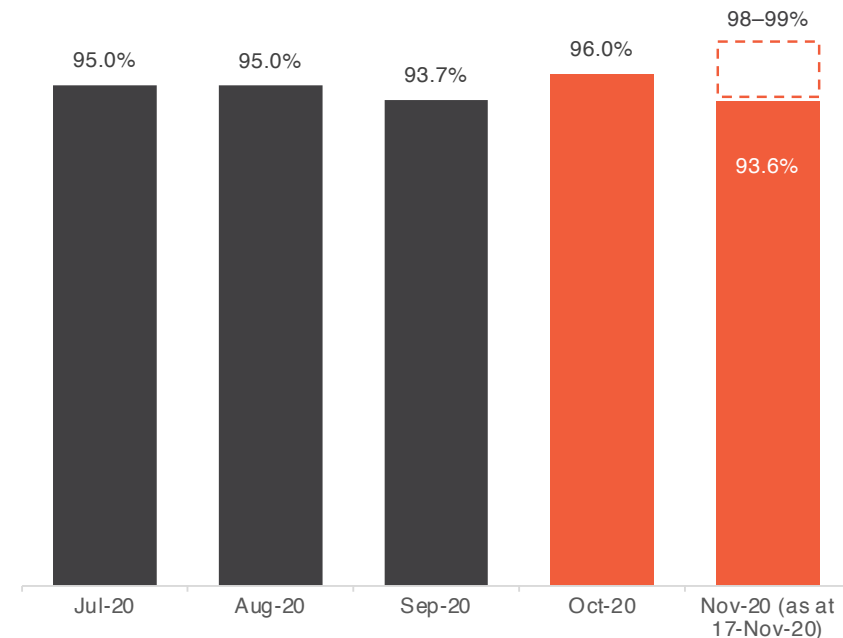
96% unadjusted cash collection in Oct-20 with Nov-20 on track to collect closer to 98–99%

Daily Needs REIT Trading update

- Foot traffic: **19% like-for-like increase** in Oct-20 versus pcp
- Anchor sales: Woolworths and Coles supermarket comparable **sales growth across the HomeCo Daily Needs REIT portfolio in Q1 of 37%** driven by relatively new asset portfolio with metro skew
- Acquisition: HomeCo Daily Needs REIT has entered into a binding contract **to acquire a Marsden Park Shopping Centre for \$48 million** (refer overleaf)
- Debt facility upsize: **Debt facility is on track to be upsized from \$400 million to \$500 million** and post-acquisition the HomeCo Daily Needs REIT would have **liquidity of \$215m** to execute on developments and further acquisitions

Daily Needs REIT unadjusted cash collection of contracted rent

Unadjusted cash collection continues to improve with Oct-20 at 96% and Nov-20 already at 94% and on track to collect closer to 98–99%





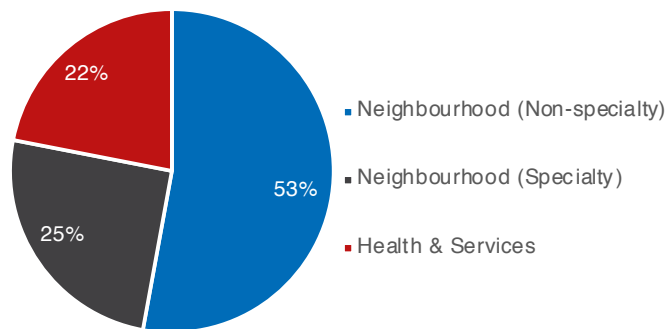
Marsden Park Shopping Centre acquisition

HomeCo Daily Needs REIT has entered into a binding contract to acquire Marsden Park Shopping Centre

Acquisition status	<ul style="list-style-type: none">HomeCo Daily Needs REIT has entered into a binding contract to acquire Marsden Park Shopping CentreSettlement expected on 30-Nov-20
Description	<ul style="list-style-type: none">Coles-anchored Metro Queensland convenience asset
Purchase price	<ul style="list-style-type: none">\$48 million representing a 6.75% cap rateAcquisition will be fully debt funded
WALE	<ul style="list-style-type: none">8 years
Site coverage	<ul style="list-style-type: none">14% site coverage5.8 ha land holding
Car spaces	<ul style="list-style-type: none">530



Tenant mix



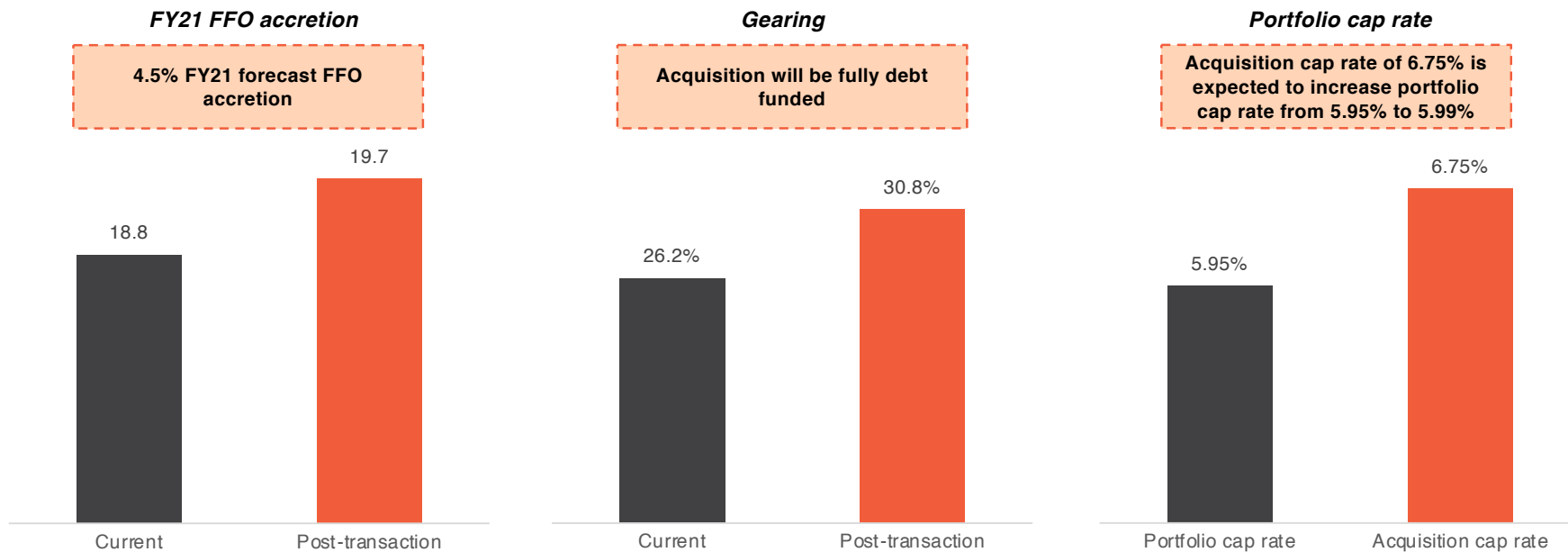
Tenancy plan



Financial impacts of transaction

Acquisition will be fully debt funded and result in FY21 forecast FFO accretion of 4.5% and gearing post-transaction of 30.8%

Financial impacts





Further Information

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This presentation is authorised for release by the Board of the Responsible Entity