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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

23 November 2020

HOME CO DAILY NEEDS REIT ACQUIRES MARSDEN PARK SHOPPING CENTRE FOR \$48 MILLION

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%. The asset is a neighbourhood centre with a long WALE of 8 years and 530 on-grade car spaces. The acquisition will be fully debt funded and is expected to be immediately 4.5% accretive to the HomeCo Daily Needs REIT's FY21 FFO. Gearing will increase from 26.2% at listing to 30.8% post-transaction.

Please refer to the investor presentation for additional detail.

-ENDS-

For further information, please contact:

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Authorised for release by the Board of the Responsible Entity

About HomeCo Daily Needs REIT

HomeCo Daily Needs REIT 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. HomeCo Daily Needs REIT aims to provide unitholders with consistent and growing distributions.

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This announcement contains certain forward-looking statements, which may include indications of, and guidance on, future earnings and financial position and performance are also forward-looking statements. 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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