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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

### MARSDEN PARK SHOPPING CENTRE ACQUISITION - INVESTOR PRESENTATION

HomeCo Daily Needs REIT provides the attached Marsden Park Shopping Centre Acquisition Investor Presentation.

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*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.*



**Home Co.**  
Daily Needs  
REIT

## Marsden Park Shopping Centre acquisition

23 November 2020



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# Daily Needs REIT—Trading update

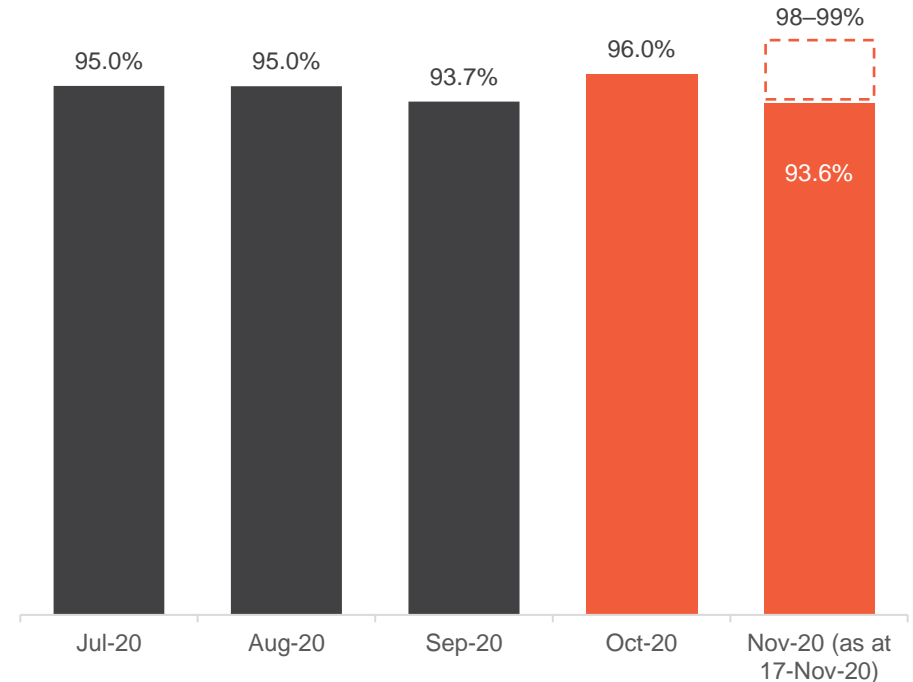
96% unadjusted cash collection in Oct-20 with Nov-20 on track to collect closer to 98–99%

## 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%**



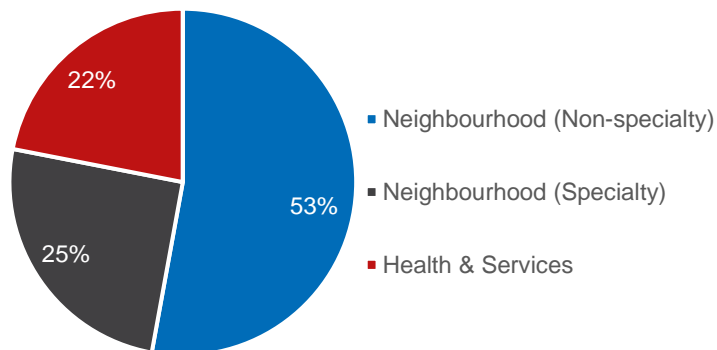
# Marsden Park Shopping Centre acquisition

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

<b>Acquisition status</b>	<ul style="list-style-type: none"> <li>HomeCo Daily Needs REIT has entered into a binding contract to acquire Marsden Park Shopping Centre</li> <li>Settlement expected on 30-Nov-20</li> </ul>
<b>Description</b>	<ul style="list-style-type: none"> <li>Coles-anchored Metro Queensland convenience asset</li> </ul>
<b>Purchase price</b>	<ul style="list-style-type: none"> <li>\$48 million representing a 6.75% cap rate</li> <li>Acquisition will be fully debt funded</li> </ul>
<b>WALE</b>	<ul style="list-style-type: none"> <li>8 years</li> </ul>
<b>Site coverage</b>	<ul style="list-style-type: none"> <li>14% site coverage</li> <li>5.8 ha land holding</li> </ul>
<b>Car spaces</b>	<ul style="list-style-type: none"> <li>530</li> </ul>



## Tenant mix



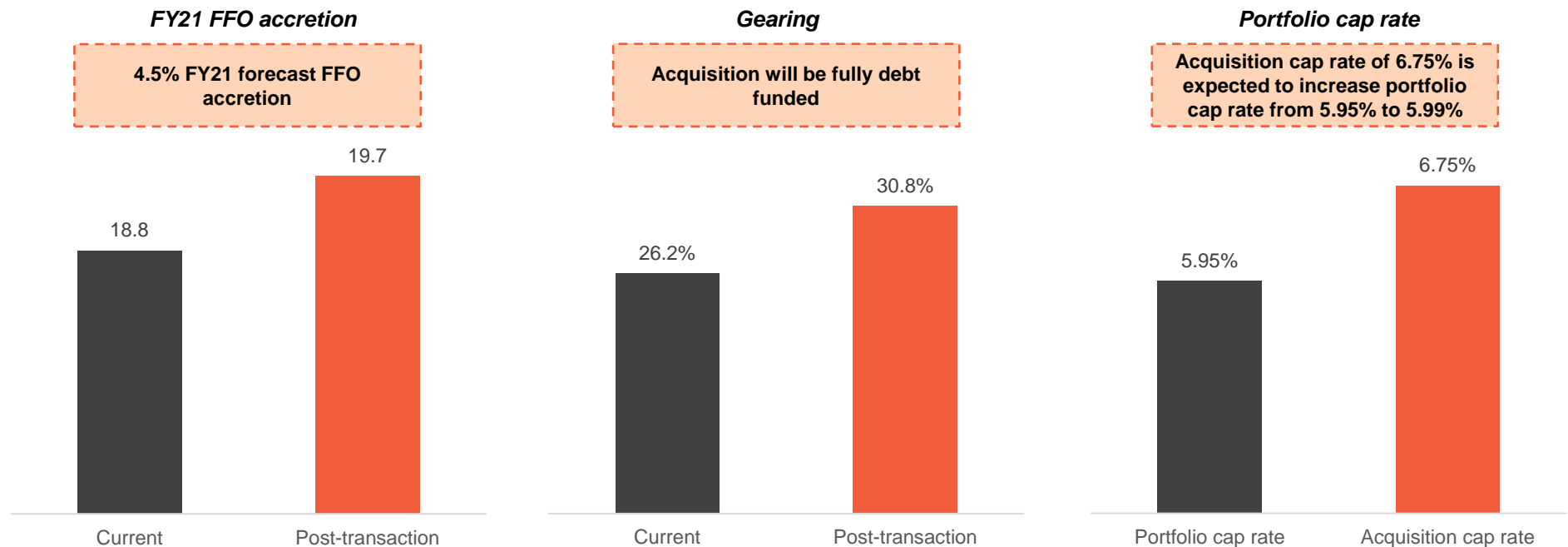
## Tenancy plan



# 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



## Contacts

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