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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

28 January 2021

HOME CO DAILY NEEDS REIT - WESTERN SYDNEY ASSET TOUR

HomeCo Daily Needs REIT (ASX: HDN) provides the attached presentation relating to its Western Sydney Asset Tour for analysts and investors which is taking place today.

-ENDS-

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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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Home Co.
Daily Needs REIT

HomeCo Daily Needs REIT– Western Sydney asset tour

January 2021

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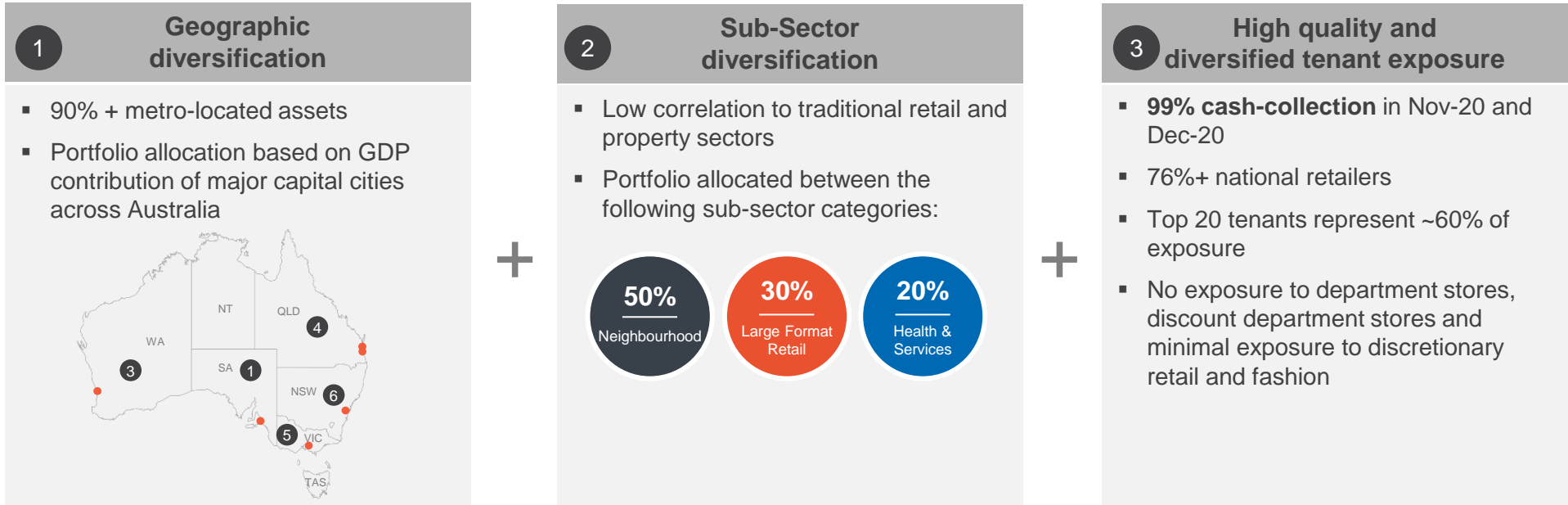
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Photo: HomeCo Prestons, NSW

Overview of HomeCo Daily Needs REIT

Model Portfolio



Model Portfolio targets consistent and growing distributions

99%

Cash Collection¹

8.1 year

WALE²

5.9%

Distribution Yield³

75%

Contracted Escalations⁴

Notes: 1. Unadjusted cash collection of contracted rent in Nov-20 and Dec-20. 2. As at 31 December 2020 across signed leases and MOUs. 3. FY21 annualised distribution yield as at 27 January 2021 HDN unit price of \$1.245. 4. By gross income for signed leases and signed MOUs with either fixed rental escalations or CPI escalations



Western Sydney asset overview

Further expansion into the high growth Western Sydney corridor



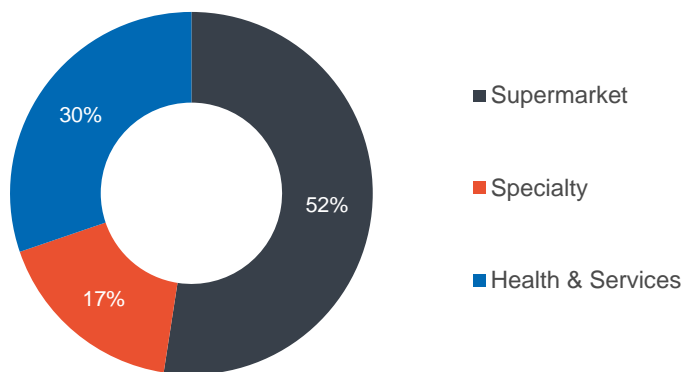
HomeCo Prestons

Neighbourhood centre located in South West Sydney

Description	Prestons is a leading convenient shopping centre part of the City of Liverpool. The centre is home to everyday needs and lifestyle brands, including Woolworths, Pharmacy 4 Less, Doctors at Prestons and White & Bright Family Dental
Valuation (Sep-20)	\$36.6m (5.5% cap rate)
Location	37 km south-west of Sydney CBD
Land size	15,790 sqm
GLA	5,169 sqm (33% coverage ratio)
WALE	7.7 years ¹
Occupancy (% GLA)	100%



Tenant mix (by gross income)¹



Source: HMC filings as at 30-Sep-20
 Notes: 1. By gross income for signed leases and signed MOUs as at 30-Sep-20.

Tenancy plan



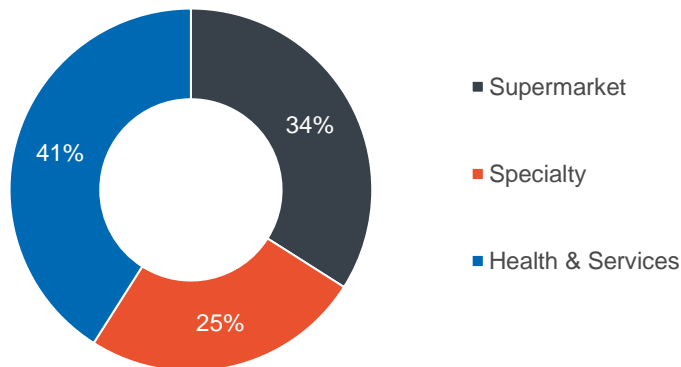
HomeCo Gregory Hills Town Centre

Neighbourhood centre located in South West Sydney

Description	Woolworths anchored centre opened 2019. Other tenants include pharmacy, medical, food specialties and 2 pad sites (EG Petrol and Hungry Jacks).
Valuation (Nov-20)	\$68.9m (5.5% cap rate)
Location	60 km south west of Sydney CBD
Land size	46,000 sqm (incl. ~8,500 sqm excess land)
GLA	8,364 sqm (18% coverage ratio)
WALE	9.9 years ¹
Occupancy (% GLA)	100%
Development upside	New supermarket anchored extension project



Tenant mix (by gross income)¹



Source: HMC filings as at 30-Sep-20
 Notes: 1. By gross income for signed leases and signed MOUs as at 30-Sep-20.

Tenancy plan



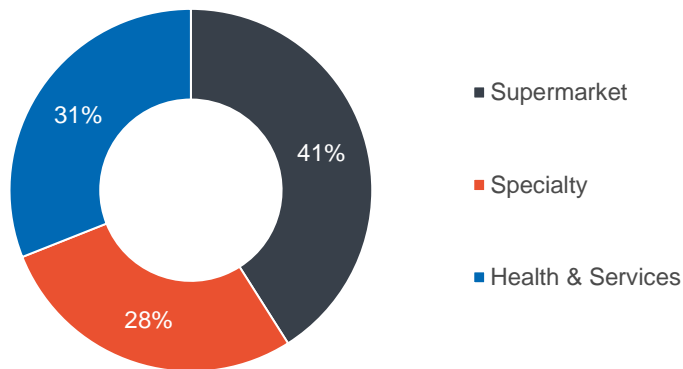
HomeCo Glenmore Park Town Centre

Neighbourhood centre located in Western Sydney

Description	Woolworths, Coles & ALDI anchored centre opened 1991 with a major development completed in 2017. Other tenants include medical centres, pharmacy, specialties and 3 pad sites (petrol, McDonalds, KFC)
Valuation (Nov-20)	\$148.5m (5.5% cap rate)
Location	55 km west of Sydney CBD
Land size	45,859 sqm
GLA	17,225 sqm (38% coverage ratio)
WALE	6.6 years ¹
Occupancy (% GLA)	96%
Development upside	Longer term repositioning of site through intensification and expansion



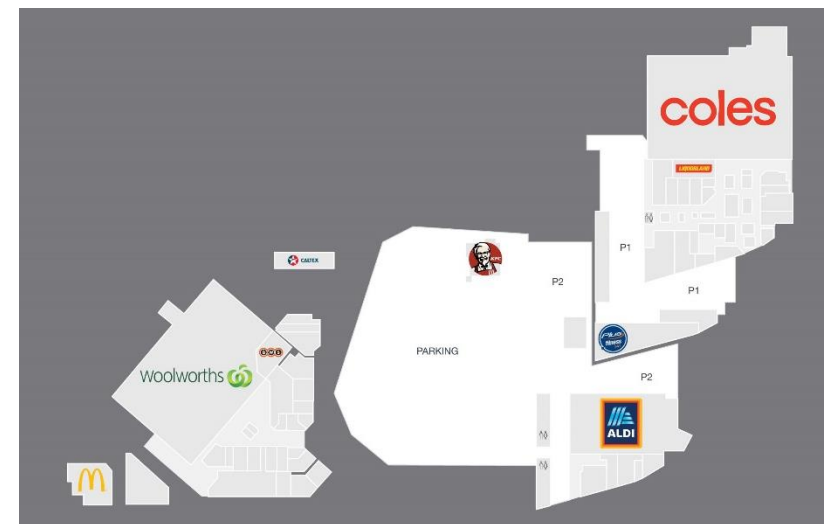
Tenant mix (by gross income)¹



Source: HMC filings as at 30-Sep-20

Notes: 1. By gross income for signed leases and signed MOUs as at 30-Sep-20.

Tenancy plan



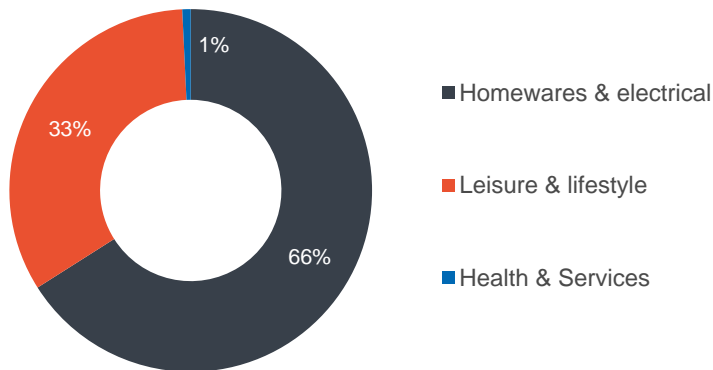
HomeCo Penrith

Large format retail centre located in Western Sydney

Description	Penrith is a major centre in the Sydney metro area, and one of the major commercial centres in Western Sydney. HomeCo Penrith is located on Mulgoa Road, one of Penrith's major arterial roads
Valuation (Sep-20)	\$51.0m (6.0% cap rate)
Location	55 km west of Sydney CBD
Land size	30,150 sqm
GLA	11,643 sqm (39% coverage ratio)
WALE	5.2 years ¹
Occupancy (% GLA)	100%
Development upside	Childcare and food & beverage pad site



Tenant mix (by gross income)¹



Source: HMC filings as at 30-Sep-20

Notes: 1. By gross income for signed leases and signed MOUs as at 30-Sep-20.

Tenancy plan

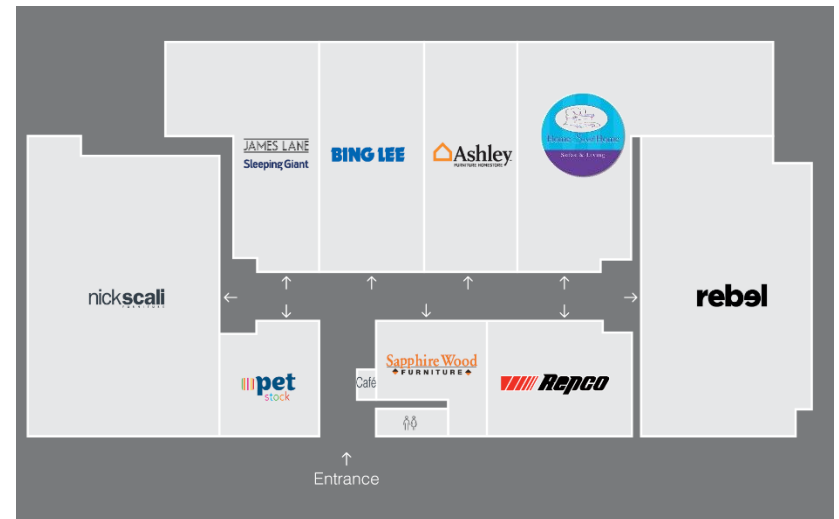




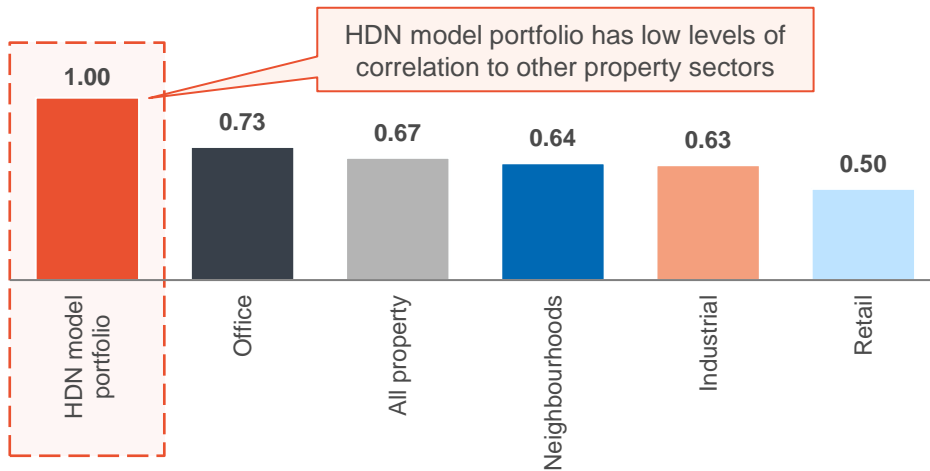
Photo: HomeCo Gregory Hills Town Centre

Appendix

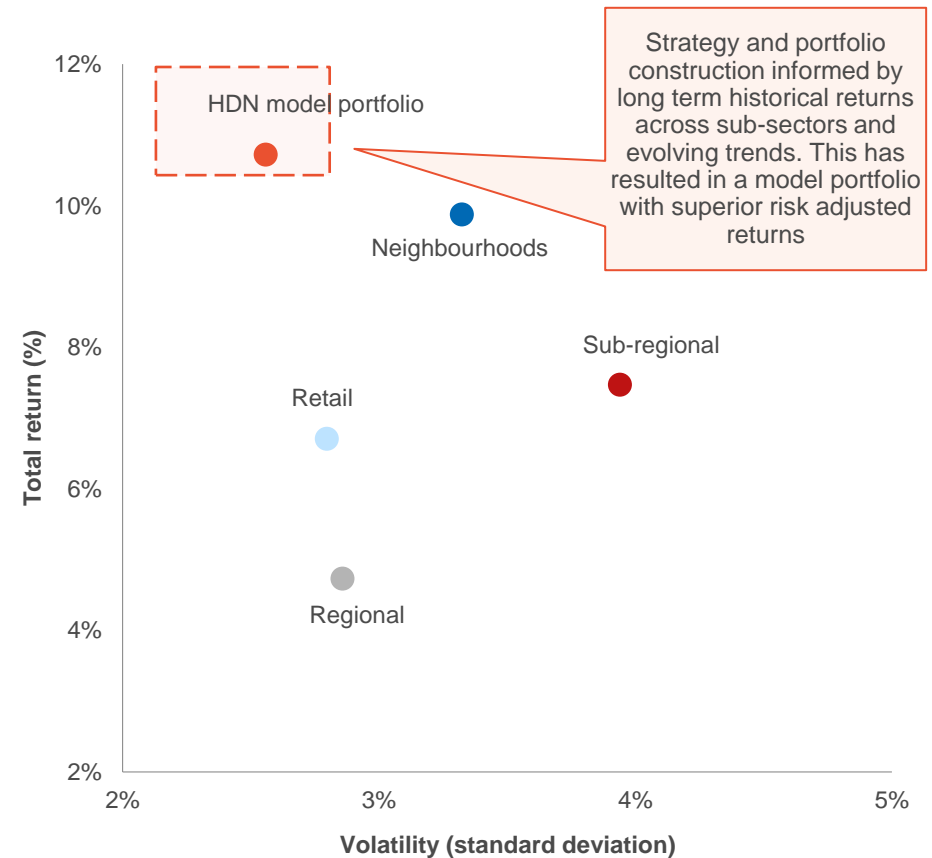
Model Portfolio

Model portfolio weighting has historically delivered enhanced returns¹

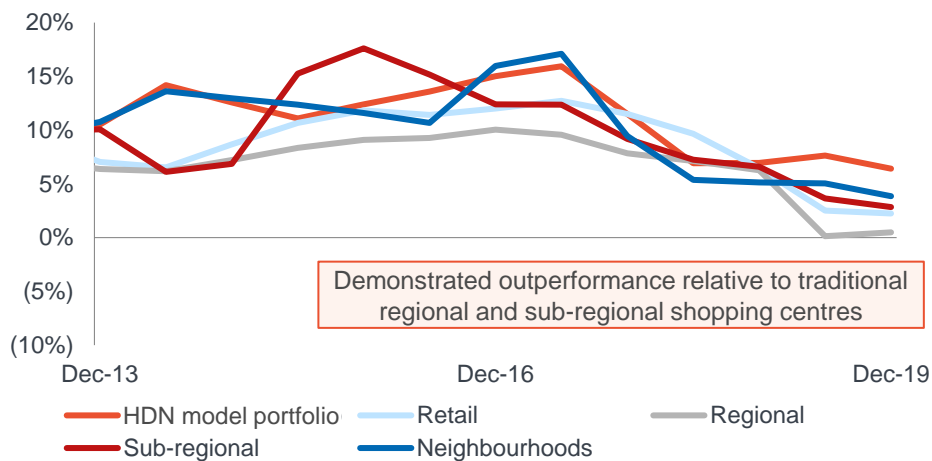
Correlation benchmarking (2007–2019)



Total returns and volatility by sector (2013–2019)²



HDN model portfolio returns versus retail (2013–2019)²



Source: RIA

Notes: 1. Past performance is not indicative of future performance. 2. Based on model portfolio representing 50% Neighbourhood Retail assets, 30% Large Format Retail assets and 20% Health & Services assets. Reflects absolute property returns on a semi-annual basis comprising a combination of income return and capital return (movements in property valuation net of capex). Property returns are calculated based on individual assets and property portfolios on an unlevered basis.