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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

11 October 2022

INVESTOR BRIEFING PRESENTATION

HomeCo Daily Needs REIT (ASX: HDN) provides the attached material which will be delivered to a number of investors at an investor briefing presentation this afternoon.

This announcement is approved for release by the Board of the Responsible Entity.

For further information, please contact:

INVESTORS

Misha Mohl
Group Head of Strategy & IR
+61 422 371 575
misha.mohl@hmccapital.com.au

Sid Sharma
HDN CEO
+61 434 361 318
sid.sharma@hmccapital.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 a combined portfolio size of approximately \$4.8bn spanning approximately 2.6 million square metres of land in Australia's leading metropolitan growth corridors of Sydney, Melbourne, Brisbane, Perth and Adelaide.

Level 7, 1 Macquarie Place
Sydney NSW 2000
1300 466 326
info@hmccapital.com.au

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Retail & Last Mile Logistics Information Session

AUSTRALIA'S LEADING DAILY NEEDS REIT

Acknowledgement of Country

HomeCo Daily Needs REIT acknowledges the Traditional Custodians of country throughout Australia and celebrates their diverse culture and connections to land, sea and community.

We pay our respect to their Elders past, present and emerging and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

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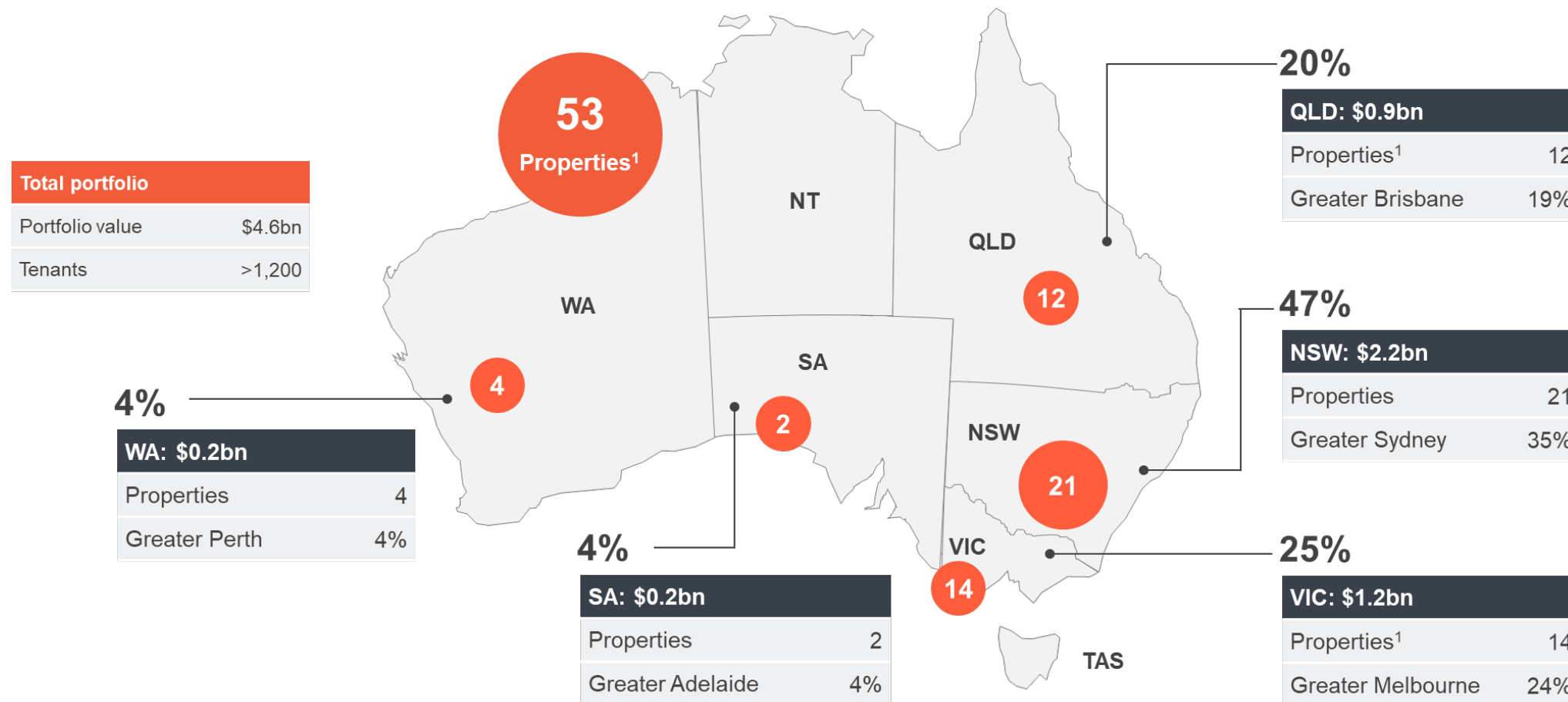
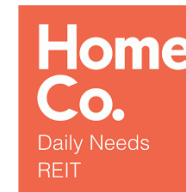


Belrose (NSW)

How is HDN placed for last mile logistics?

HDN owns ~2.5 million sqm of strategically located real estate

Critical last mile logistics infrastructure facilitating the structural growth in omni-channel fulfilment



Attractive portfolio attributes for omni-channel

~13m people within 10km radius²

~79% metro located

~77% of tenants have an omni-channel offering³

92% located on Eastern Seaboard

1.9% population growth⁴
(vs. 1.5% national avg.)

Notes: Numbers may not add due to rounding. All FY22 metrics as at 30-Jun-22, including McGraths Hill on a 100% basis (\$57.8m) and excluding ROU assets at Parafield and Caringbah (\$11.5m). Metrics also adjusted for sale of Sunshine Coast Home (\$136.7m Jun-22 book value), which is expected to settle in Sep-22. 1. Richlands land parcels (108 Pine Road & 159-177 Progress Road) and Armstrong Creek Pad site are consolidated into the adjacent head property. 2. Australian Bureau of Statistics, 2016. 3. Weighted by gross income. Excludes fuel and services tenants. 4. Australian Bureau of Statistics, 2021 – 2026.

What is Daily Needs?

Daily Needs assets support the delivery of predominantly non-discretionary goods and services associated with supermarkets, healthcare and other essentials

Target Investment Characteristics

CORE EVERYDAY GOODS & SERVICE OFFERING



STRATEGICALLY LOCATED



INFLATION PROTECTED RETURNS



CUSTOMER CONVENIENCE



OMNI-CHANNEL CAPABILITY



DEVELOPMENT UPSIDE

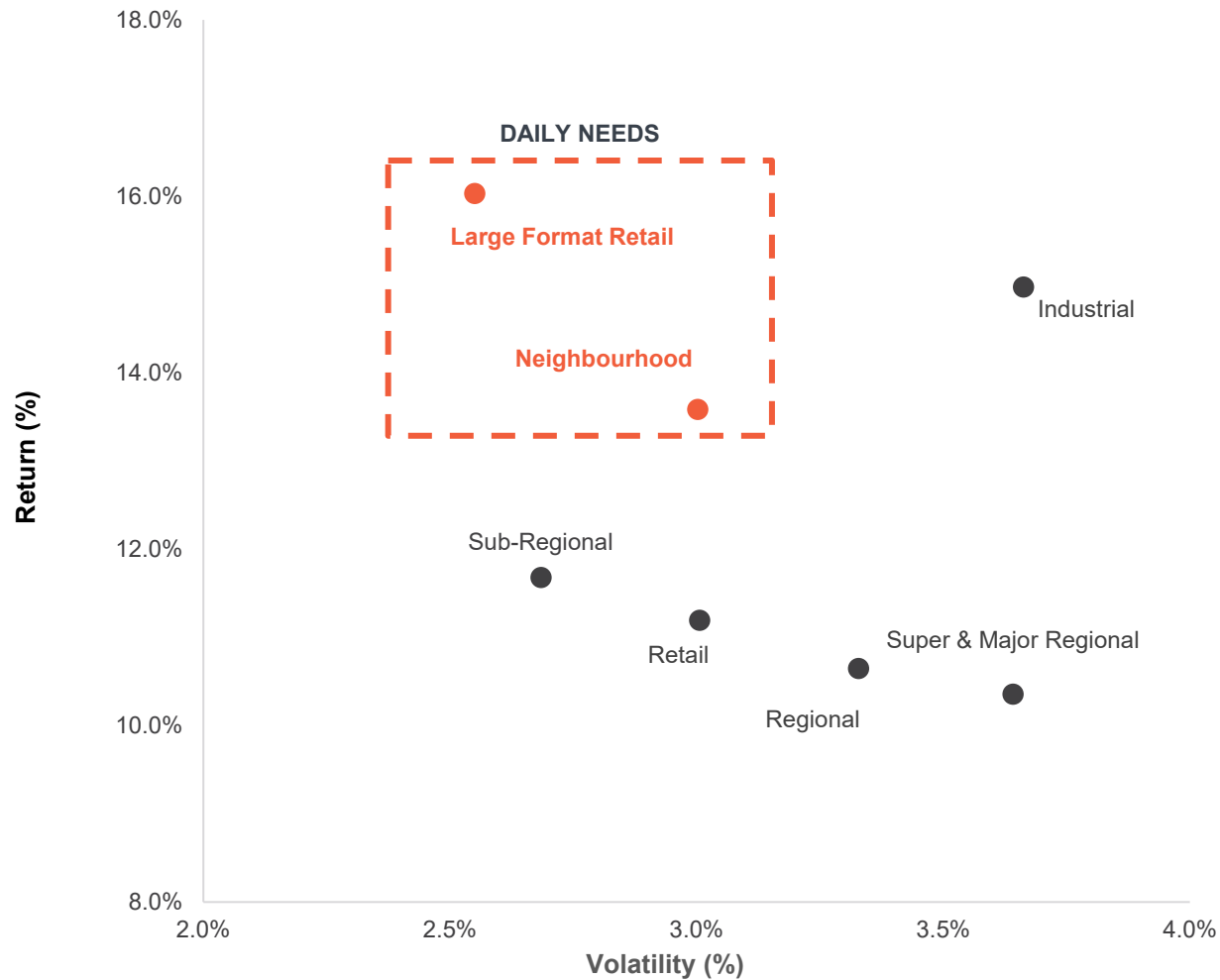


Why Daily Needs?

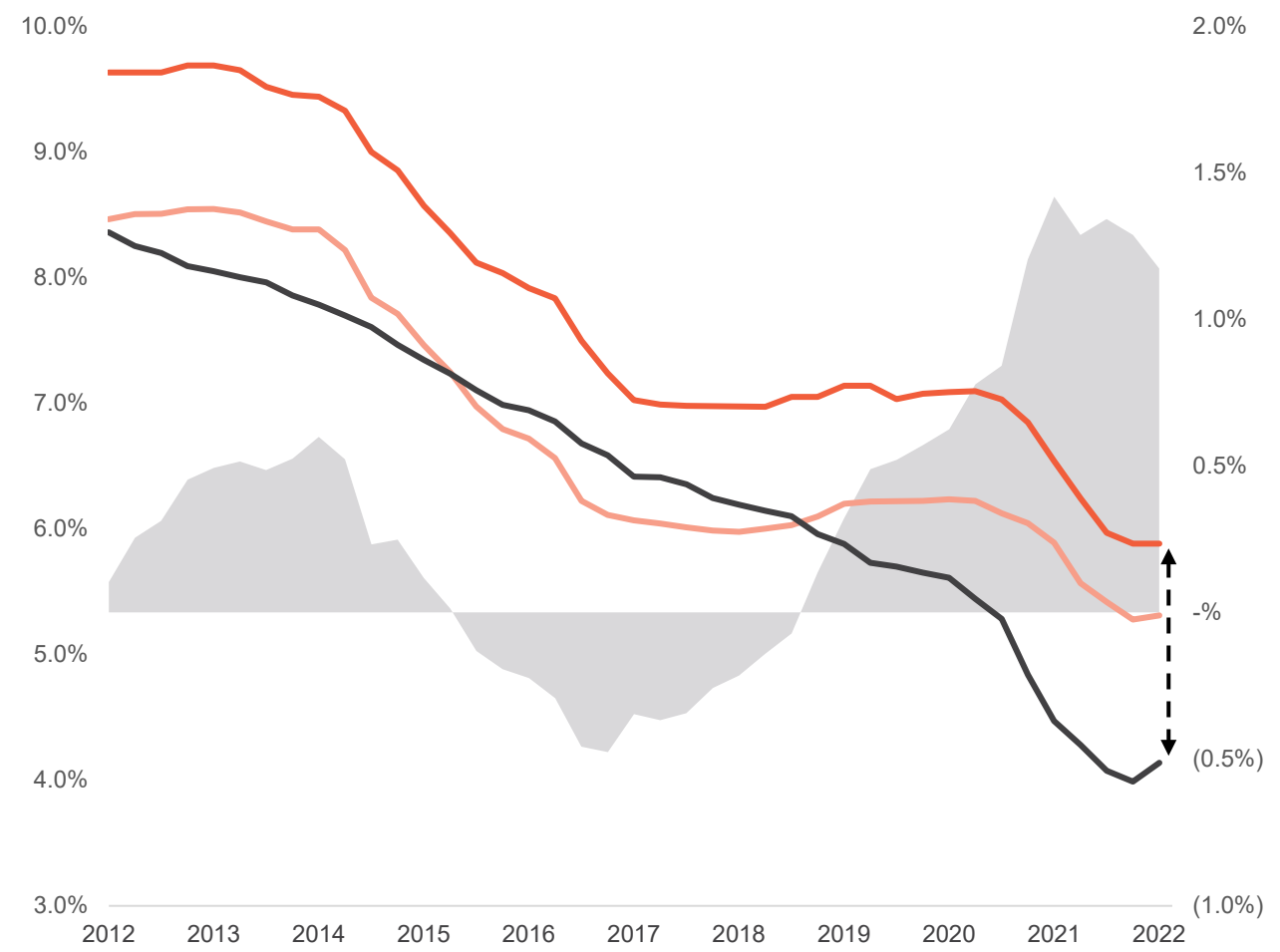
Daily Needs assets have historically delivered outsized returns relative to their risk profile



Daily Needs assets have generated superior risk adjusted returns over last 10 years¹



Yield spread convergence expected between Daily Needs and Industrial assets²

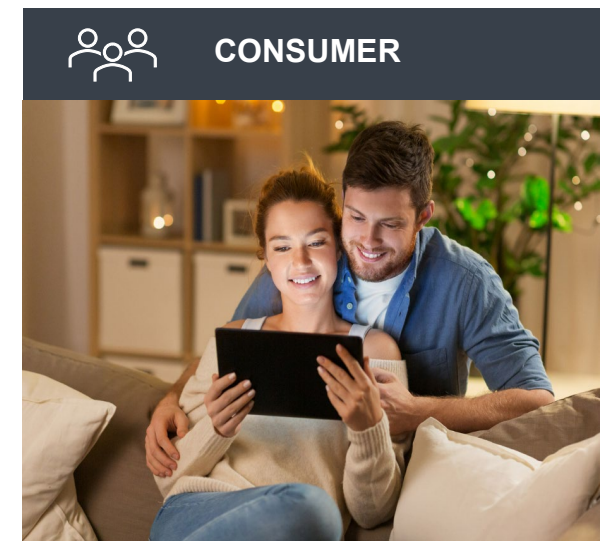


Cap rate spread (RHS) LFR Neighbourhood Centres Industrial

Notes: 1. RIA, Dec-12 to Dec-21. 2. JLL, Colliers 2022. 3. Neighbourhood to Industrial spread.

Last Mile Logistics is a Megatrend

The physical store is now a last-mile logistics hub for e-commerce, fulfillment and distribution



Tenants are leveraging their existing store networks for both in-store and online fulfilment

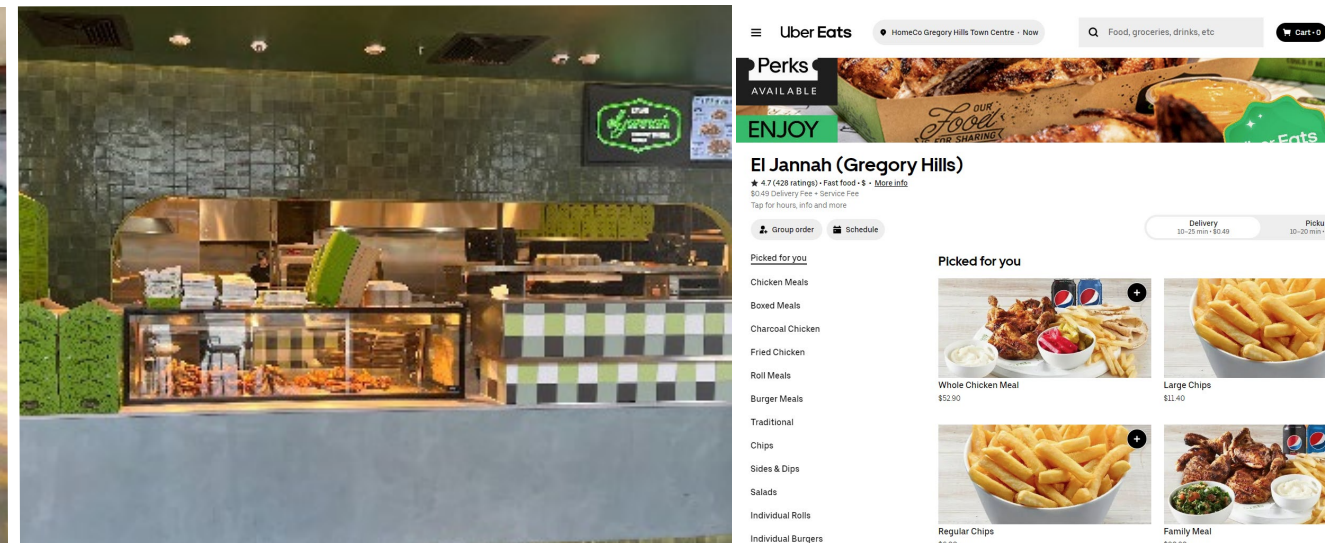
Last Mile Logistics is a Megatrend

~77%¹ of HDN's tenants are supporting last mile logistics within their existing store network

Direct to Boot - Woolworths Hawthorn East



Food Service Delivery Areas – El Jannah Gregory Hills



Notes: 1. Weighted to gross income, excludes services & petrol retailers

Last Mile Logistics is a Megatrend

~77%¹ of HDN's tenants are supporting last mile logistics within their existing store network

In-store Fulfilment - Repco Penrith



In-store Fulfilment – Bing Lee Penrith



Notes: 1. Weighted to gross income, excludes services & petrol retailers



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Closing Remarks

Victoria Point (QLD)

Disclaimer



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