HomeCo Daily Needs REIT
Appendix 4D
Half-year report

1. Company details

Name of entity:	HomeCo Daily Needs REIT
ARSN:	645 086 620
Reporting period:	For the half-year ended 31 December 2025
Previous period:	For the half-year ended 31 December 2024

2. Results for announcement to the market

This Appendix 4D should be read in conjunction with the attached directors' report which includes details of the results for the period.

	31 Dec 2025 $m	31 Dec 2024 $m	Change $m	Change %
Revenue from ordinary activities	190.4	179.2	11.2	6%
Profit from ordinary activities after tax	243.5	116.8	126.7	108%
Profit for the half-year	243.5	116.8	126.7	108%

Refer to the attached directors' report for detailed commentary on review of operations and financial performance.

3. Distributions

	31 Dec 2025 Amount per unit Cents
Interim distribution for the year ending 30 June 2026 declared on 24 September 2025. The distribution was paid on 24 November 2025 to unitholders registered on 30 September 2025.	2.150
Interim distribution for the year ending 30 June 2026 was declared on 12 December 2025. The distribution will be paid on 26 February 2026 to unitholders registered on 31 December 2025.	2.150

4. Distribution reinvestment plans ('DRP')

For the period 1 July 2025 to 31 December 2025, HomeCo Daily Needs REIT operated a DRP under which unitholders could elect to reinvest all or part of their distributions in new units rather than being paid in cash. The DRP price is determined as the average of the daily volume weighted average price (VWAP) of units sold on the Australian Securities Exchange (ASX) during a nominated five-day period, between the announcement date and payment date of the respective distribution, less a discount (if any).

The DRP price for the quarters ended 30 September 2025 and 31 December 2025 did not include a discount.

5. Net tangible assets

	31 Dec 2025 $	30 Jun 2025 $
Net tangible assets per unit	1.55	1.47

The net tangible assets calculations above include fair value of derivatives.

6. Details of associates and joint venture entities

Name of associate/joint venture	Reporting entity's percentage holding 31 Dec 2025 %	Reporting entity's percentage holding 30 Jun 2025 %	Contribution to profit/(loss) 31 Dec 2025 $m	Contribution to profit/(loss) 31 Dec 2024 $m
Aventus Property Syndicate 1 Fund*	-	-	-	(0.3)
HUG (Diggers Rest) Holdings Trust **	40.1%	-	-	-
HUG (Richlands) Holdings Trust**	40.1%	-	0.1	-
HUG (Austral) Holdings Trust**	40.1%	-	-	-
HMC Last Mile Logistics Property Trust 1	50.1%	50.1%	5.1	1.1
Aggregate share of associate/joint venture's profit/(loss)				
Share of profit/(loss) of equity accounted investees			5.2	0.8

Refer to note 12 of the consolidated financial statements for further information.

* Aventus Property Syndicate 1 Fund was wound up on 20 June 2025.
** In July 2025, the group invested in HUG (Diggers Rest) Holdings Trust, HUG (Richlands) Holdings Trust and HUG (Austral) Holdings Trust, collectively referred to as HMC Unlisted Grocery Fund (HUG).

7. Information about audit or review

The consolidated financial statements were subject to review by the auditors KPMG. A copy of KPMG's unqualified review report is attached as part of the Interim Report.

8. Attachments

The Interim Report of HomeCo Daily Needs REIT for the half-year ended 31 December 2025 is attached.

9. Signed

As authorised by the board of directors

Signed S A Shakesheff ____________________ Date: 10 February 2026

Simon Shakesheff
Independent Non-Executive Chair

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Daily Needs REIT

Interim Report

For the half-year ended 31 Dec 2025

HMC Funds Management Limited
ACN 105 078 635
AFSL 237257

The directors of HMC Funds Management Limited (ABN 89 105 078 635, AFSL 237257) (the Responsible Entity), present their report together with the consolidated financial statements of HomeCo Daily Needs REIT and the auditor's review report thereon. The consolidated financial statements cover HomeCo Daily Needs REIT (the 'Trust' or 'HDN') and the entities it controlled at the end of, or during, the half-year (collectively referred to as the 'group').

HMC Funds Management Limited is ultimately owned by HMC Capital Limited (ASX: HMC).

Directors
The following persons were directors of the Responsible Entity at any time during the half-year and up to the date of this report, unless otherwise stated:

Simon Shakesheff	Independent Non-Executive Chair
Stephanie Lai	Independent Non-Executive Director
Robyn Stubbs	Independent Non-Executive Director
Simon Tuxen	Independent Non-Executive Director
David Di Pilla	Non-Executive Director
Isaac 'Zac' Fried	Non-Executive Director
Sid Sharma	Executive Director - appointed on 6 October 2025

Review of operations and financial performance
A summary of the group's financial performance for the half-year ended 31 December 2025 is detailed below.

	Consolidated 31 Dec 2025 $m	Consolidated 31 Dec 2024 $m
Property and other income (including interest income)	190.4	179.2
Share of profits of equity-accounted investees, net of tax	5.2	0.8
Profit for the half-year	243.5	116.8
Funds from operations ('FFO')	92.4	89.9
Weighted average units on issue (million)	2,086.9	2,081.2
FFO per unit (cents)	4.4	4.3
Distribution per unit (cents)	4.3	4.3

The group recorded property and interest income of $190.4 million (31 December 2024: $179.2 million) and profit of $243.5 million for the half-year ended 31 December 2025 (31 December 2024: Profit of $116.8 million). The $126.7 million change in profit is primarily due to $151.8 million of net fair value gain on investment properties, derivatives and financial assets through to profit or loss (31 December 2024: Net gain of $35.9 million), an increase in property income during the half-year to $190.4 million compared to $178.8 million in the prior half-year, an increase in share of profits of equity accounted investees of $5.2 million (31 December 2024: $0.8 million) and offset by higher finance cost of $44.5 million during the half-year ended 31 December 2025 (31 December 2024: $40.6 million).

A reconciliation between operating results and FFO for the half-year ended 31 December 2025 is detailed below.

	Consolidated 31 Dec 2025 $'m	Consolidated 31 Dec 2024 $'m
Profit for the half-year	243.5	116.8
Straight lining and amortisation	4.1	8.0
Transaction costs	0.1	0.2
Rent guarantee income	0.6	0.4
Net fair value movements	(151.8)	(35.9)
Share of profits of equity accounted investees	(5.2)	(0.8)
Distribution from equity accounted investees	1.1	1.4
Other items	-	(0.2)
FFO	**92.4**	**89.9**

FFO for the half-year ended 31 December 2025 was $92.4 million or 4.4 cents per unit (31 December 2024: $89.9 million or 4.3 cents per unit). The performance for the half-year was driven by higher net property income, savings in management fees and offset by higher interest expenses. FFO is a financial measure which is not prescribed by Australian Accounting Standards and represents the group's underlying and recurring earnings from its operations determined by adjusting the statutory net profit or loss for items that are non-cash, unrealised or capital in nature. The directors consider FFO to represent the core earnings measure of the group.

Summary of financial position
A summary of the group's financial position as at 31 December 2025 is outlined below.

	Consolidated 31 Dec 2025 $'m	Consolidated 30 Jun 2025 $'m
Assets		
Investment properties	5,001.7	4,830.2
Total assets	5,190.9	4,960.7
Net assets	3,229.0	3,072.8
Net tangible assets	3,229.0	3,072.8
Number of units on issue (million)	2,088.1	2,086.2
Net tangible assets ($ per unit)	1.55	1.47
Capital management		
Debt facility limit	1,850.0	1,850.0
Drawn debt	1,843.5	1,760.1
Cash and undrawn debt	31.9	107.9
Gearing ratio (%)*	35.2%	35.2%
Hedged debt (%)	70.5%	81.0%
Cost of debt (% per annum)	4.8%	4.8%

* Gearing is defined as borrowings (excluding unamortised debt establishment costs) less cash and cash equivalents divided by total assets less right-of-use assets and cash and cash equivalents.

Property portfolio:
At 31 December 2025, the group owned 45 (30 June 2025: 46) daily needs assets across Australia with a combined value of $5,001.7 million (30 June 2025: $4,830.2 million). A reconciliation of the movement in the carrying value of the portfolio during the half-year ended 31 December 2025 is disclosed in note 11 of the consolidated financial statements.

As at 31 December 2025, 25 investment properties were independently valued with the remaining investment properties being internally valued. The weighted average capitalisation rate of the portfolio was 5.5% (30 June 2025: 5.6%).

Capital raising:
During the period, the Trust issued 1,883,693 units under the dividend reinvestment plan ('DRP'). Refer below and to note 18 of the consolidated financial statements for further details:

Particulars	Date of issue	Number of units
Opening balance on 1 July 2025		2,086,214,927
Units issued – distribution reinvestment plan	22 August 2025	603,429
Units issued – distribution reinvestment plan	24 November 2025	1,280,264
Closing balance on 31 December 2025		2,088,098,620

Distributions

Distributions declared during the financial half-year were as follows:

	Distribution per unit (cents)	Total distribution $m	Ex-distribution date	Record date	Payment date
September 2025	2.150	44.9	29 September 2025	30 September 2025	24 November 2025
December 2025	2.150	44.9	30 December 2025	31 December 2025	26 February 2026
Total	**4.300**	**89.8**			

The final distribution for the year ended 30 June 2025 of $44.3 million of 2.125 cents per unit was paid on 22 August 2025.

For the period 1 July 2025 to 31 December 2025, the group operated a DRP under which unitholders could elect to reinvest all or part of their distributions in new units rather than being paid in cash. The DRP price is determined as the average of the daily volume weighted average price (VWAP) of units sold on the Australian Securities Exchange (ASX) during a nominated five-day period, between the announcement date and payment date of the respective distribution, less a discount (if any).

The DRP price for the quarters ended 30 September 2025 and 31 December 2025 did not include a discount.

Significant changes in the state of affairs

There were no significant changes in the state of affairs of the group during the financial half-year.

Matters subsequent to the end of the financial half-year

No matter or circumstance has arisen since 31 December 2025 that has significantly affected, or may significantly affect the group's operations, the results of those operations, or the group's state of affairs in future financial years.

Rounding of amounts

The Trust is of a kind referred to in ASIC Legislative Instrument 2016/191, issued by the Australian Securities and Investments Commission, relating to 'rounding-off'. Amounts in this report have been rounded off in accordance with that instrument to the nearest hundred thousand dollars, unless otherwise stated.

Auditor's independence declaration

A copy of the auditor's independence declaration as required under section 307C of the Corporations Act 2001 is set out immediately after this directors' report.

This report is made in accordance with a resolution of directors, pursuant to section 306(3)(a) of the Corporations Act 2001.

On behalf of the directors

S A Shakesheff

Simon Shakesheff
Independent Non-Executive Chair

David Di Pilla
Non-Executive Director

10 February 2026

Lead Auditor's Independence Declaration under Section 307C of the Corporations Act 2001

To the Directors of HMC Funds Management Limited, the Responsible Entity of HomeCo Daily Needs REIT

I declare that, to the best of my knowledge and belief, in relation to the review of HomeCo Daily Needs REIT for the half-year ended 31 December 2025 there have been:

i. no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the review; and

ii. no contraventions of any applicable code of professional conduct in relation to the review.

KPMG

KPMG

J Davis

Jessica Davis

Partner

Sydney

10 February 2026

HomeCo Daily Needs REIT
Consolidated statement of profit or loss and other comprehensive income
For the half-year ended 31 December 2025

	Note	Consolidated 31 Dec 2025 $m	Consolidated 31 Dec 2024 $m
Income			
Property income	4	190.4	178.8
Share of profit of equity-accounted investees, net of tax		5.2	0.8
Interest income		-	0.4
Net change in assets/liabilities at fair value through profit or loss	5	151.8	35.9
Expenses			
Property expenses		(49.0)	(46.9)
Corporate expenses		(2.1)	(2.0)
Management fees	23	(8.2)	(9.4)
Acquisition and transaction costs	6	(0.1)	(0.2)
Finance costs	6	(44.5)	(40.6)
Profit for the half-year		243.5	116.8
Other comprehensive income for the half-year		-	-
Total comprehensive income for the half-year		243.5	116.8
		Cents	**Cents**
Basic earnings per unit	24	11.67	5.61
Diluted earnings per unit	24	11.67	5.61

The above consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes

HomeCo Daily Needs REIT
Consolidated statement of financial position
As at 31 December 2025

	Note	Consolidated 31 Dec 2025 $m	Consolidated 30 Jun 2025 $m
Assets			
Current assets			
Cash and cash equivalents	7	25.4	18.0
Trade and other receivables	8	4.6	2.1
Derivative financial instruments assets	14	4.0	-
Other assets	9	7.0	9.9
		41.0	30.0
Assets held for sale	10	48.0	41.5
Total current assets		89.0	71.5
Non-current assets			
Investment properties	11	5,001.7	4,830.2
Investments accounted for using the equity method	12	71.7	47.2
Investments in financial assets at fair value through profit or loss	13	14.1	11.8
Derivative financial instruments assets	14	14.4	-
Total non-current assets		5,101.9	4,889.2
Total assets		5,190.9	4,960.7
Liabilities			
Current liabilities			
Trade and other payables	15	79.2	86.5
Derivative financial instruments liabilities	17	-	0.4
Distributions payable	19	44.9	44.3
Total current liabilities		124.1	131.2
Non-current liabilities			
Borrowings	16	1,837.8	1,754.7
Derivative financial instruments liabilities	17	-	2.0
Total non-current liabilities		1,837.8	1,756.7
Total liabilities		1,961.9	1,887.9
Net assets		3,229.0	3,072.8
Equity			
Contributed equity	18	2,938.9	2,936.4
Retained profits		290.1	136.4
Total equity		3,229.0	3,072.8

The above consolidated statement of financial position should be read in conjunction with the accompanying notes

HomeCo Daily Needs REIT
Consolidated statement of changes in equity
For the half-year ended 31 December 2025

Consolidated	**Contributed equity $m**	**Retained profits $m**	**Total equity $m**
Balance at 1 July 2024	2,929.3	63.2	2,992.5
Profit for the half-year	-	116.8	116.8
Other comprehensive income for the half-year	-	-	-
Total comprehensive income for the half-year	-	116.8	116.8
Transactions with owners in their capacity as owners:			
Contributions of equity, net of transaction costs	2.5	-	2.5
Distributions declared (note 19)	-	(88.5)	(88.5)
Balance at 31 December 2024	2,931.8	91.5	3,023.3

Consolidated	**Contributed equity $m**	**Retained profits $m**	**Total equity $m**
Balance at 1 July 2025	2,936.4	136.4	3,072.8
Profit for the half-year	-	243.5	243.5
Other comprehensive income for the half-year	-	-	-
Total comprehensive income for the half-year	-	243.5	243.5
Transactions with owners in their capacity as owners:			
Contributions of equity, net of transaction costs (note 18)	2.5	-	2.5
Distributions declared (note 19)	-	(89.8)	(89.8)
Balance at 31 December 2025	2,938.9	290.1	3,229.0

The above consolidated statement of changes in equity should be read in conjunction with the accompanying notes

HomeCo Daily Needs REIT
Consolidated statement of cash flows
For the half-year ended 31 December 2025

	Consolidated	
	31 Dec 2025	**31 Dec 2024**
	$m	**$m**
Cash flows from operating activities		
Receipts from tenants (inclusive of GST)	208.5	200.1
Payments to suppliers (inclusive of GST)	(61.5)	(45.9)
Interest income	-	0.5
Interest and other finance costs paid	(61.7)	(35.0)
Net cash from operating activities	85.3	119.7
Cash flows from investing activities		
Payment for acquisition of investment property and capital expenditure	(173.1)	(267.3)
Proceeds on sale of investment properties	120.2	135.5
Payment for investments in HMC Unlisted Grocery Fund	(20.4)	-
Payment for investments in financial assets at fair value through profit or loss	-	(2.8)
Distributions from equity-accounted investees	1.1	6.2
Net cash used in investing activities	(72.2)	(128.4)
Cash flows from financing activities		
Proceeds from borrowings	973.9	259.9
Repayment of borrowings	(890.5)	(159.0)
Borrowing costs paid	(2.4)	(4.2)
Payment of lease liabilities	-	(0.1)
Distributions paid	(86.7)	(84.9)
Net cash (used in)/from financing activities	(5.7)	11.7
Net increase in cash and cash equivalents	7.4	3.0
Cash and cash equivalents at the beginning of the financial half-year	18.0	12.4
Cash and cash equivalents at the end of the financial half-year	25.4	15.4

The above consolidated statement of cash flows should be read in conjunction with the accompanying notes

Note 1. General information

The consolidated financial statements cover HomeCo Daily Needs REIT (the Trust or HDN) as a consolidated entity consisting of HomeCo Daily Needs REIT and the entities it controlled at the end of, or during, the half-year (collectively referred to hereafter as the group). The consolidated financial statements are presented in Australian dollars, which is the group's functional and presentation currency.

HDN is a listed for-profit managed investment scheme, incorporated and domiciled in Australia. Its registered office and principal place of business is:

Level 31, Gateway
1 Macquarie Place
Sydney NSW 2000

HMC Funds Management Limited (AFSL 237257) (the 'Responsible Entity') is the responsible entity of the Trust.

The Responsible Entity has appointed HMC Property Management Pty Ltd (the 'Property Manager') and HMC Investment Management Pty Ltd (the 'Investment Manager') to provide certain asset management, investment management and development management services to the group in accordance with an Investment Management and Property and Development Management Agreement ('Management Agreements'). The Responsible Entity, Property Manager and Investment Manager are ultimately owned by HMC Capital Limited (ASX: HMC).

The consolidated financial statements were authorised for issue, in accordance with a resolution of directors, on 10 February 2026.

Note 2. Material accounting policy information

These general purpose consolidated financial statements for the interim half-year reporting period ended 31 December 2025 have been prepared in accordance with Australian Accounting Standard AASB 134 'Interim Financial Reporting' and the Corporations Act 2001, as appropriate for for-profit oriented entities. Compliance with AASB 134 ensures compliance with International Financial Reporting Standard IAS 34 'Interim Financial Reporting'.

These general purpose consolidated financial statements do not include all the notes of the type normally included in annual consolidated financial statements. Accordingly, these consolidated financial statements are to be read in conjunction with the annual report for the year ended 30 June 2025 and any public announcements made during the interim reporting period in accordance with the continuous disclosure requirements of the Corporations Act 2001.

The accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period, unless otherwise stated.

New or amended Accounting Standards and Interpretations adopted

The group has adopted all of the new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period.

The adoption of these Accounting Standards and Interpretations did not have any significant impact on the financial performance or position of the group during the financial half-year ended 31 December 2025 and are not expected to have any significant impact for the full financial year ending 30 June 2026.

Any new or amended Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.

Going concern

As at 31 December 2025, the group was in a net current liability position of $35.1 million (30 June 2025: net current liability of $59.7 million). The net assets include $48.0 million in assets held for sale (30 June 2025: $41.5 million) related to the North Lakes asset which settled on 2 February 2026. The key driver of the net current liability was the timing difference between the declaration of the December 2025 distribution payable (which is due for payment on 26 February 2026) and receipt of the January and February rent collections. The group’s ability to continue as a going concern is supported by the settlement of North Lakes, unused bank debt facility of $6.5 million, as detailed on note 16, cash balance of $25.4 million and management’s cash flow forecasts. The group remains compliant with all debt covenants and has access to various refinancing options, including increasing its facility limit. Accordingly, the consolidated financial statements have been prepared on a going concern basis.

Note 2. Material accounting policy information (continued)

The directors of the responsible entity have concluded that it is appropriate to prepare the consolidated financial statements on a going concern basis, as they believe that the group will comply with its future financial covenants and be able to pay its debts as and when they become due and payable from cash flows from operations and available finance facilities for at least 12 months from the date of approval of these consolidated financial statements.

Note 3. Operating segments

The group's operating segments are based on the internal reports that are reviewed and used by the Board of Directors of the Responsible Entity (who are identified as the Chief Operating Decision Makers ('CODM')) in assessing performance and in determining the allocation of resources. The directors of the Responsible Entity have determined that there is one operating segment being its Australian operations.

The CODM monitors the performance of the business on the basis of Funds from Operations (‘FFO’). FFO represents the group's underlying and recurring earnings from its operations, and is determined by adjusting the statutory net profit or loss for items which are non-cash, unrealised or capital in nature. The accounting policies adopted for internal reporting to the CODM are consistent with those adopted in the consolidated financial statements.

The information reported to the CODM is on a quarterly basis.

Refer to the consolidated statement of financial position for segment assets and liabilities.

Major customers
During the half-year ended 31 December 2025 and 31 December 2024, there were no major customers of the group generating more than 10% of the group's external revenue.

Segment results

	Consolidated	
	31 Dec 2025 $m	**31 Dec 2024 $m**
Funds from operations (‘FFO’)	92.4	89.9
Straight lining and amortisation	(4.1)	(8.0)
Transaction costs	(0.1)	(0.2)
Net fair value movements	151.8	35.9
Share of profit of equity accounted investees	5.2	0.8
Distribution from equity accounted investees	(1.1)	(1.4)
Rental guarantee income	(0.6)	(0.4)
Other items	-	0.2
Profit for the half-year	243.5	116.8

Note 4. Property income

	Consolidated	
	31 Dec 2025 $m	**31 Dec 2024 $m**
Property rental income	156.9	149.5
Other property income	33.5	29.3
Property income	190.4	178.8

Disaggregation of revenue
Revenue from property rental is recognised on a straight-line basis over the lease term. Other property income is recognised over time as services are rendered. All revenue is generated in Australia.

Note 5. Net change in assets/liabilities at fair value through profit or loss

	Consolidated 31 Dec 2025 $m	31 Dec 2024 $m
Net fair value gain on investment properties (note 11)	128.7	52.5
Net fair value gain/(loss) on derivatives	20.8	(16.4)
Net fair value gain/(loss) on financial assets	2.3	(0.2)
	151.8	35.9

Note 6. Expenses

	Consolidated 31 Dec 2025 $m	31 Dec 2024 $m
Profit includes the following specific expenses:		
Acquisition and transaction costs	0.1	0.2
Finance costs		
Interest and finance charges on borrowings	42.4	38.0
Amortisation of capitalised borrowing costs	2.1	2.6
Finance costs expensed	44.5	40.6

Note 7. Cash and cash equivalents

	Consolidated 31 Dec 2025 $m	30 Jun 2025 $m
Current assets		
Cash at bank	25.4	18.0

Note 8. Trade and other receivables

	Consolidated 31 Dec 2025 $m	30 Jun 2025 $m
Current assets		
Trade receivables	2.0	2.1
Less: Allowance for expected credit losses	(1.4)	(1.3)
	0.6	0.8
Other receivables	4.0	1.3
	4.6	2.1

Note 9. Other assets

	Consolidated 31 Dec 2025 $m	Consolidated 30 Jun 2025 $m
Current assets		
Prepayments	2.0	6.2
Security deposits	0.5	0.4
Other current assets	4.5	3.3
	7.0	9.9

Note 10. Assets held for sale

	Consolidated 31 Dec 2025 $m	Consolidated 30 Jun 2025 $m
Current assets		
Investment properties	48.0	41.5

In December 2025, the group executed a contract for the sale of HomeCo North Lakes for $48.0 million. The sale settled in February 2026.

At 30 June 2025, assets held for sale represented HomeCo Bundall, Queensland. The property was settled in October 2025.

Note 11. Investment properties

	Consolidated 31 Dec 2025 $m	Consolidated 30 Jun 2025 $m
Non-current assets		
Investment properties - at fair value	5,001.7	4,830.2

Reconciliation
Reconciliation of the fair values at the beginning and end of the current financial half-year are set out below:

	Consolidated 31 Dec 2025 $m
Opening fair value 1 July 2025	4,830.2
Acquisitions	81.2
Capitalised expenditure (including transaction costs)	90.3
Straight-lining and amortisation of incentives	(2.0)
Net unrealised gain from fair value adjustments (note 5)	128.7
Disposals*	(78.7)
Reclassification to assets held for sale (note 10)	(48.0)
Closing fair value	5,001.7

Refer to note 20 for further information on fair value measurement.

*During the half-year ended 31 December 2025, the group sold Richlands Land 1 to HMC Unlisted Grocery Fund (HUG) for $14.0 million. The sale price was in line with book value and supported by an independent valuation. The group has a 40.1% ownership interest in HUG alongside other investors. Refer to note 23.

Note 12. Investments accounted for using the equity method

	Consolidated 31 Dec 2025 $m	30 Jun 2025 $m
Non-current assets		
Investment in joint venture - HMC Unlisted Grocery Fund	20.4	-
Investment in joint venture - HMC Last Mile Logistics Property Trust 1	51.3	47.2
	71.7	47.2

Interests in joint ventures

Interests in joint ventures are accounted for using the equity method of accounting. Information relating to the group's joint venture is set out below:

Name	Principal place of business / Country of incorporation	Ownership interest 31 Dec 2025 %	30 Jun 2025 %
HUG (Richlands) Holdings Trust*	Australia	40.1%	-
HUG (Diggers Rest) Holdings Trust*	Australia	40.1%	-
HUG (Austral) Holdings Trust*	Australia	40.1%	-
HMC Last Mile Logistics Property Trust 1	Australia	50.1%	50.1%

*Collectively referred as HMC Unlisted Grocery Fund (HUG).

Note 13. Investments in financial assets at fair value through profit or loss

	Consolidated 31 Dec 2025 $m	30 Jun 2025 $m
Non-current assets		
Unlisted equity securities	14.1	11.8

Refer to note 20 for further information on fair value measurement.

The above represents the group's minority investment in HMC Last Mile Logistics Property Trust 1A and HMC Capital Australia Retail Partnership.

Note 14. Derivative financial instruments assets

	Consolidated 31 Dec 2025 $m	30 Jun 2025 $m
Current assets		
Derivative asset - interest rate swap contracts	4.0	-
Non-current assets		
Derivative asset - interest rate swap contracts	14.4	-

Refer to note 20 for further information on fair value measurement.

Note 15. Trade and other payables

	Consolidated	
	31 Dec 2025 $m	30 Jun 2025 $m
Current liabilities		
Trade payables	14.0	8.4
Rent received in advance	12.7	8.7
Accrued expenses	41.0	42.4
Interest payable	8.8	24.1
Other payables	2.7	2.9
	79.2	86.5

Note 16. Borrowings

	Consolidated	
	31 Dec 2025 $m	30 Jun 2025 $m
Non-current liabilities		
Bank loans	1,843.5	1,760.1
Capitalised borrowing costs	(5.7)	(5.4)
	1,837.8	1,754.7

The group's bank debt is comprised of $1,850.0 million secured debt facilities of which $1,843.5 million is drawn at 31 December 2025.

During the half-year, A1 and A2 facilities were refinanced with an expiry date of 28 July 2028. Details of the term facilities and revolver facilities are provided below:

31 December 2025 Current facility details	Facility limit $m	Expiry date	30 June 2025 Previous facility details	Facility limit $m	Expiry date
A1 - Term	550.0	July 2028	A1 - Term	550.0	July 2026
A2 - Term	260.0	July 2028	A2 - Term	260.0	July 2026
B2 - Revolver	355.0	December 2027	B2 - Revolver	355.0	December 2027
B1 - Revolver	230.0	July 2027	B1 - Revolver	230.0	July 2027
C1 - Term	185.0	July 2029	C1 - Term	185.0	July 2029
C2 - Term	270.0	July 2030	C2 - Term	270.0	July 2030
	1,850.0			1,850.0	

The interest comprises a base rate plus a variable margin, determined by the prevailing loan-to-valuation ratio. The bank loans are secured by first mortgages over the group's investment properties, including any classified as held for sale.

The fair value of borrowings approximates their carrying value as the interest payable on borrowings reflects current market rates.

Under the terms of the bank loan agreement, the group is required to comply with financial covenants such as loan to value ratios at all times, as well as total liabilities to total tangible assets and interest coverage ratios at the end of the annual and interim reporting periods. The group has complied with these covenants during the period and expects to comply with the covenants at each testing date within 12 months after the half-year.

Note 16. Borrowings (continued)

Financing arrangements
Unrestricted access was available at the reporting date to the following lines of credit:

	Consolidated	
	31 Dec 2025 $m	30 Jun 2025 $m
Total facilities		
Bank loans	1,850.0	1,850.0
Used at the reporting date		
Bank loans	1,843.5	1,760.1
Unused at the reporting date		
Bank loans	6.5	89.9

Note 17. Derivative financial instruments liabilities

	Consolidated	
	31 Dec 2025 $m	30 Jun 2025 $m
Current liabilities		
Derivatives - interest rate swap contracts	-	0.4
Non-current liabilities		
Derivatives - interest rate swap contracts	-	2.0

Refer to note 20 for further information on fair value measurement.

Note 18. Contributed equity

	Consolidated			
	31 Dec 2025 Units	30 Jun 2025 Units	31 Dec 2025 $m	30 Jun 2025 $m
Ordinary class units - fully paid	2,088,098,620	2,086,214,927	2,938.9	2,936.4

Movements in ordinary units

Details	Date	Units	$m
Balance	1 July 2025	2,086,214,927	2,936.4
Units issued as part of DRP (at $1.273 per unit)	22 August 2025	603,429	0.8
Units issued as part of DRP (at $1.370 per unit)	24 November 2025	1,280,264	1.7
Balance	31 December 2025	2,088,098,620	2,938.9

Note 19. Distributions

Distributions declared during the financial half-year were as follows:

	Consolidated 31 Dec 2025 $m	Consolidated 31 Dec 2024 $m
Interim distribution for the year ending 30 June 2026 of 2.150 cents (31 Dec 2024: 2.125 cents) per unit declared on 24 September 2025. The distribution was paid on 24 November 2025 to unitholders registered on 30 September 2025.	44.9	44.2
Interim distribution for the year ending 30 June 2026 of 2.150 cents (31 Dec 2024: 2.125 cents) per unit declared on 12 December 2025. The distribution will be paid on 26 February 2026 to unitholders registered on 31 December 2025.	44.9	44.3
	89.8	88.5

The final distribution for the year ended 30 June 2025 of $44.3 million of 2.125 cents per unit was paid on 22 August 2025.

Note 20. Fair value measurement

Fair value hierarchy
The following table details the group's assets and liabilities, measured or disclosed at fair value, using a three level hierarchy, based on the lowest level of input that is significant to the entire fair value measurement, being:
Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date
Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly
Level 3: Unobservable inputs for the asset or liability

Consolidated - 31 Dec 2025	Level 1 $m	Level 2 $m	Level 3 $m	Total $m
Assets				
Investment properties	-	-	5,001.7	5,001.7
Investment properties - held for sale	-	-	48.0	48.0
Investments in financial assets at fair value through profit or loss	-	-	14.1	14.1
Derivatives - interest rate swaps	-	18.4	-	18.4
Total assets	-	18.4	5,063.8	5,082.2

Consolidated - 30 Jun 2025	Level 1 $m	Level 2 $m	Level 3 $m	Total $m
Assets				
Investment properties	-	-	4,830.2	4,830.2
Investments in financial assets at fair value through profit or loss	-	-	11.8	11.8
Investment properties - held for sale	-	-	41.5	41.5
Total assets	-	-	4,883.5	4,883.5
Liabilities				
Derivatives - interest rate swaps	-	2.4	-	2.4
Total liabilities	-	2.4	-	2.4

Assets and liabilities held for sale are measured at fair value on a non-recurring basis.

There were no transfers between levels during the financial half-year.

Note 20. Fair value measurement (continued)

The carrying amounts of trade and other receivables and trade and other payables approximate their fair values due to their short-term nature. The fair value of financial liabilities is estimated by discounting the remaining contractual maturities at the current market interest rate that is available for similar financial liabilities.

Valuation techniques for fair value measurements categorised within level 2 and level 3
Derivative financial instruments have been valued using observable market inputs. This valuation technique maximises the use of observable market data where it is available and relies as little as possible on entity specific estimates.

Unquoted investments have been valued using a discounted cash flow model.

The basis of valuation of investment properties is fair value. Independent valuations are obtained on a rotational basis to ensure each property is valued at least once every 24 months by an independent external valuer. Valuations are based on current prices in an active market for similar properties of the same location and condition, subject to similar leases and takes into consideration occupancy rates and returns on investment. The discounted cash flow method and the capitalisation method are also considered for determining fair value. For properties not independently valued during a reporting period, a directors' valuation is carried out to determine the appropriate carrying value of the property as at the date of the report. Where directors' valuations are performed, the valuation methods include using the discounted cash flow method and the capitalisation method.

Level 3 assets and liabilities
The level 3 assets and liabilities unobservable inputs and sensitivity are as follows:

Description	Unobservable inputs	Range (weighted average) 31 Dec 2025	Range (weighted average) 30 Jun 2025
Investment properties - including held for sale	(i) Capitalisation rate	5.0% to 6.3% (5.5%)	4.8% to 6.5% (5.6%)
	(ii) Discount rate	5.8% to 7.5% (6.6%)	5.8% to 7.5% (6.7%)
	(iii) Terminal yield	5.3% to 6.5% (5.8%)	5.0% to 6.8% (5.8%)

A higher capitalisation rate, discount rate or terminal yield will lead to a lower fair value. A higher rental growth rate will lead to a higher fair value. The capitalisation rate is the most significant input into the valuation of investment property and therefore most sensitive to changes in valuation. A 25 basis point increase in capitalisation rate would result in a decrease in the fair value of investment property by $221.2 million and a 25 basis point decrease in capitalisation rate would result in an increase in the fair value of investment property by $242.3 million.

Note 21. Contingent liabilities

The group had no contingent liabilities as at 31 December 2025 and 30 June 2025.

Note 22. Commitments

	Consolidated	
	31 Dec 2025 $m	30 Jun 2025 $m
Capital commitment		
Committed at the reporting date but not recognised as liabilities:		
Capital expenditure	48.1	34.8
Property acquisitions and investments	4.7	5.0
	52.8	39.8

Note 23. Related party transactions

Following is a summary of fees paid or payable to the Responsible Entity and its related entities:

Type of fee	Method of fee calculation	Consolidated 31 Dec 2025 $'000	Consolidated 31 Dec 2024 $'000
Base management fees^	0.65% per annum of Gross Asset Value ('GAV') up to $1.5 billion 0.55% per annum of GAV between $1.5 billion to $5.0 billion 0.50% per annum of GAV in excess of $5.0 billion	14,462	14,005
Base management fee rebate*		(6,307)	(4,600)
Net base management fee*		8,155	9,405
Property management fees*	3.0% of gross property income**	5,751	5,473
Property management fee increase*		4,767	4,600
Net Property management fees*		10,518	10,073
Leasing fees	7.5% of year 1 gross income on renewals 15.0% of year 1 gross income on new leases	2,923	3,455
Development management fees	5.0% of project spend up to $2.5 million 3.0% of project spend thereafter	2,044	1,691
Acquisition fees	1.0% of purchase price	812	2,006
Disposal fees	0.5% of sale price	531	678
Reimbursement of Responsible Entity expenses	cost recovery	359	342

^ GAV excludes the group's investments in Aventus Property Syndicate 1 Fund, HMC Last Mile Logistics Property Trust 1, HMC Last Mile Logistics Property Trust 1A, HMC Capital Australia Retail Partnership and HMC Unlisted Grocery Fund.

* Aventus's (AVN) existing property management agreements continue to apply to the management and development of the AVN portfolio. However, if the fees under the existing AVN property management agreement are higher than what would have been incurred had such agreement been replaced with the HDN property management agreement, the base management fees are reduced by that excess.

The HMC manager will provide a rebate that is equal to the amount by which HMC Unlisted Grocery Fund Fee Structure Amount exceeds the HDN Fee Structure.

** Gross property income excludes rental income straight-lining and amortisation.

The following other transactions occurred with related parties:

	Consolidated 31 Dec 2025 $'000	Consolidated 31 Dec 2024 $'000
Payment for goods and services:		
Payments to HMC Capital Limited related to recharges	379	973
Other transactions:		
HMC Capital Limited's share of distributions declared as a unitholder of HDN	9,419	9,990
Rental income, rental guarantee and other income from other director related entities	6,031	770

Note 23. Related party transactions (continued)

Receivable from and payable to related parties
The following balances are outstanding at the reporting date in relation to transactions with related parties:

	Consolidated	
	31 Dec 2025 $'000	**30 Jun 2025 $'000**
Current payables:		
Trade and other payables to the Investment Manager and Property Manager	7,959	5,234
Distributions payable to HMC Capital Limited	4,710	4,655

Note 24. Earnings per unit

	Consolidated	
	31 Dec 2025 $m	**31 Dec 2024 $m**
Profit for the half-year	243.5	116.8
	Number	**Number**
Weighted average number of units used in calculating basic earnings per unit	2,086,912,224	2,081,186,022
Weighted average number of units used in calculating diluted earnings per unit	2,086,912,224	2,081,186,022
	Cents	**Cents**
Basic earnings per unit	11.67	5.61
Diluted earnings per unit	11.67	5.61

Note 25. Events after the reporting period

No matter or circumstance has arisen since 31 December 2025 that has significantly affected, or may significantly affect the group's operations, the results of those operations, or the group's state of affairs in future financial years.

In the opinion of the directors of HMC Funds Management Limited, the Responsible Entity of HomeCo Daily Needs REIT (the Trust):

- the attached consolidated financial statements and notes comply with the Corporations Act 2001, Australian Accounting Standard AASB 134 'Interim Financial Reporting', the Corporations Regulations 2001 and other mandatory professional reporting requirements;

- the attached consolidated financial statements and notes give a true and fair view of the group's financial position as at 31 December 2025 and of its performance for the financial half-year ended on that date; and

- there are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the directors of the Responsible Entity, HMC Funds Management Limited, made pursuant to section 303(5)(a) of the Corporations Act 2001.

On behalf of the directors of the Responsible Entity

Simon Shakesheff	David Di Pilla
Independent Non-Executive Chair	Non-Executive Director

10 February 2026

Independent Auditor's Review Report

To the unitholders of HomeCo Daily Needs REIT

Conclusion

We have reviewed the accompanying ***Interim Financial Report*** of HomeCo Daily Needs REIT (the Group).

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the Interim Financial Report of HomeCo Daily Needs REIT does not comply with the *Corporations Act 2001*, including:

- giving a true and fair view of the ***Group's*** financial position as at 31 December 2025 and of its performance for the ***Interim Period*** ended on that date; and
- complying with *Australian Accounting Standard AASB 134 Interim Financial Reporting* and the *Corporations Regulations 2001*.

The ***Interim Financial Report*** comprises:

- Consolidated statement of financial position as at 31 December 2025;
- Consolidated statement of profit or loss and other comprehensive income, Consolidated statement of changes in equity and Consolidated statement of cash flows for the Interim Period ended on that date;
- Notes 1 to 25 comprising material accounting policies and other explanatory information; and
- The Directors' Declaration.

The ***Group*** comprises HomeCo Daily Needs REIT (the Trust) and the entities it controlled at the Interim Period's end or from time to time during the Interim Period.

The ***Interim Period*** is the 6 months ended on 31 December 2025.

Basis for Conclusion

We conducted our review in accordance with ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*. Our responsibilities are further described in the *Auditor's Responsibilities for the Review of the Interim Financial Report* section of our report.

We are independent of the Group in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* issued by the Accounting Professional & Ethical Standards Board Limited (the Code) that are relevant to audits of annual financial reports of public interest entities in Australia. We have fulfilled our other ethical responsibilities in accordance with these requirements.

Responsibilities of the Directors for the Interim Financial Report

The Directors of the HMC Funds Management Limited as the Responsible Entity of the Trust are responsible for:

- the preparation of the Interim Financial Report that gives a true and fair view in accordance with *Australian Accounting Standards* and the *Corporations Act 2001*; and
- such internal control as the Directors determine is necessary to enable the preparation of the Interim Financial Report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities for the Review of the Interim Financial Report

Our responsibility is to express a conclusion on the Interim Financial Report based on our review. ASRE 2410 requires us to conclude whether we have become aware of any matter that makes us believe that the Interim Financial Report does not comply with the *Corporations Act 2001* including giving a true and fair view of the Group's financial position as at 31 December 2025 and its performance for the Interim Period ended on that date, and complying with *Australian Accounting Standard AASB 134 Interim Financial Reporting* and the *Corporations Regulations 2001*.

A review of an Interim Period Financial Report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with *Australian Auditing Standards* and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

KPMG

KPMG

J.Davis

Jessica Davis

Partner

Sydney

10 February 2026