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(ACN 105 078 635; AFSL 237257)
as responsible entity of the
HomeCo Daily Needs REIT (ARSN 645 086 620)

ASX RELEASE

11 December 2020

BUNNINGS ACQUISITION UPDATE

HomeCo Daily Needs REIT (ASX: HDN) provides the attached Bunnings Acquisition Update.

-ENDS-

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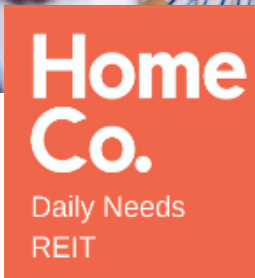
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Authorised for release by the Board of the Responsible Entity

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.



Bunnings Acquisition Update

11 December 2020

This presentation (**Presentation**) has been prepared by HMC Funds Management Limited (ACN 106 078 635, AFSL 237 257) (**Responsible Entity**) as responsible entity of HomeCo Daily Needs REIT (ARSN 645 086 620).

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Bunnings Seven Hills (NSW) acquisition

HomeCo Daily Needs REIT has entered into a binding agreement to acquire Bunnings Seven Hills

Acquisition overview

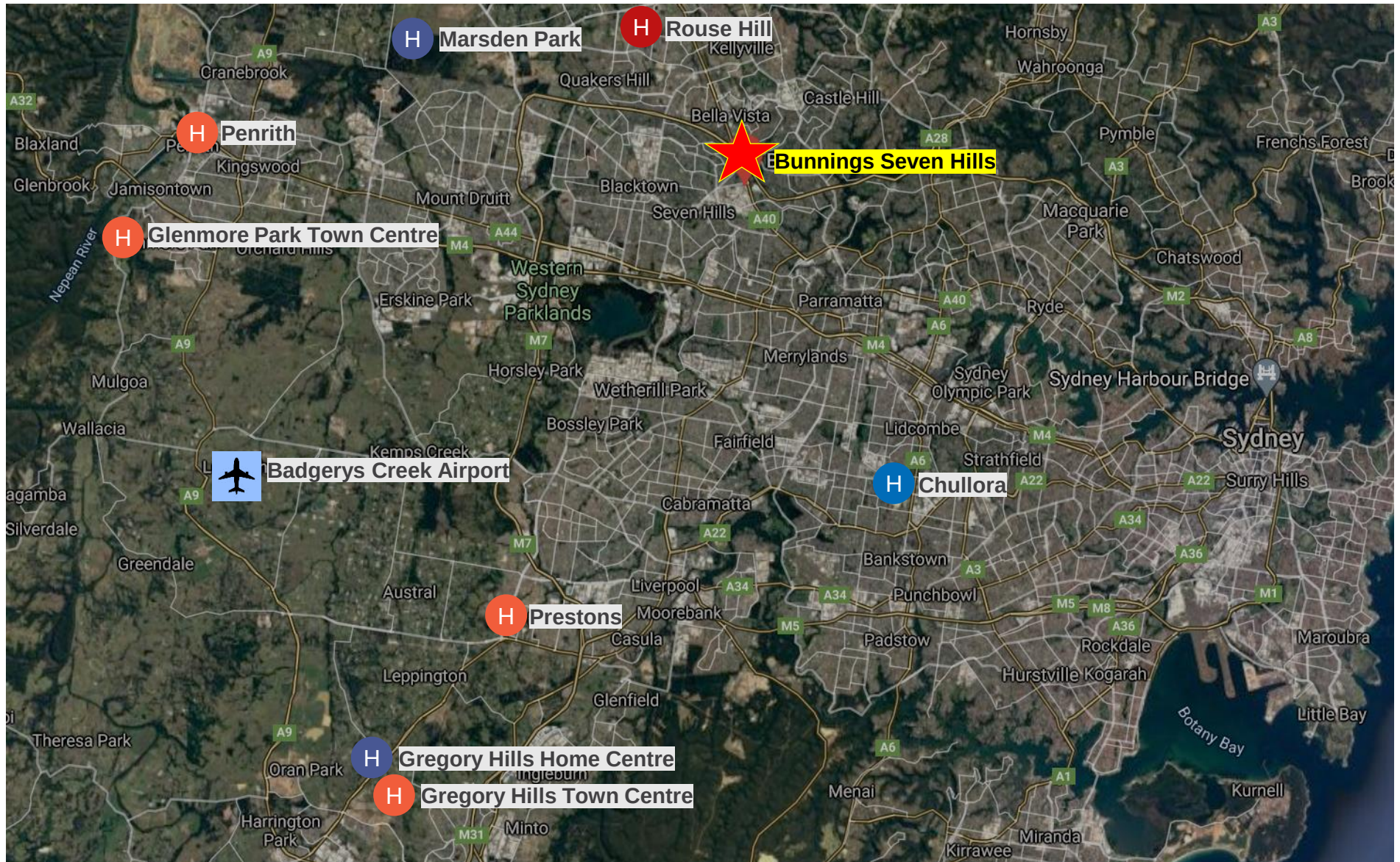
- HomeCo Daily Needs REIT has entered into a binding agreement to acquire Bunnings Seven Hills
 - Purchase price of \$56.0m representing a passing yield of 5.1%
 - The acquisition is proposed to be 100% debt funded and is expected to be immediately accretive to HomeCo Daily Needs REIT's FY21 FFO
- Bunnings Seven Hills is a ~22,300sqm site situated 30km north-west of the Sydney CBD
 - Strategically located near the intersection of major arterial M2 and M7 roads in the Western Sydney growth corridor
 - A well-established store, Bunnings has been trading in this location for 10 years
- Key financial impacts:
 - FY21 FFO per unit expected to be a minimum of 6% ahead of IPO forecast
 - Gearing: Pro forma gearing of 34.9% post-transaction¹



Note: 1. Pro forma refers to gearing at IPO (per HDN's Product Disclosure Statement) adjusted for the announced Marsden Park (QLD) and Seven Hills (NSW) acquisitions

HomeCo continues expansion into high-growth metro geographies

The Bunnings Seven Hills acquisition by HDN increases the HomeCo Group's exposure to the Western Sydney growth corridor in line with several other recent acquisitions



HomeCo Group Ownership:



HDN



HMC



HealthCo



HICT



Further Information

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