Home Co.
Daily Needs REIT

Managed by
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

20 February 2023

APPENDIX 4D AND HY23 FINANCIAL REPORT

HomeCo Daily Needs REIT (ASX: HDN) provides the attached Appendix 4D and HY23 Financial Report.

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

For further information, please contact:

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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.

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 2022
Previous period:	For the half-year ended 31 December 2021

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 2022 $m	31 Dec 2021 $m	Change $m	Change %
Revenue from ordinary activities	166.5	56.9	109.6	193%
Profit from ordinary activities after tax	95.4	120.6	(25.2)	(21%)
Profit for the half-year	95.4	120.6	(25.2)	(21%)

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

3. Distributions

	Amount per unit Cents
Interim distribution for the year ending 30 June 2023 declared on 20 September 2022. The distribution was paid on 25 November 2022 to unitholders registered on 30 September 2022.	2.075
Interim distribution for the year ending 30 June 2023 declared on 15 December 2022. The distribution will be paid on 27 February 2023 to unitholders registered on 30 December 2022.	2.075

4. Distribution reinvestment plans ('DRP')

For the period 1 July 2022 to 31 December 2022, 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 2022 and 31 December 2022 did not include a discount.

5. Net tangible assets

	31 Dec 2022 $	30 Jun 2022 $
Net tangible assets per unit	1.52	1.52

6. Details of associates and joint venture entities

Name of associate	Reporting entity's percentage holding 31 Dec 2022 %	30 Jun 2022 %	Contribution to profit/(loss) 31 Dec 2022 $m	31 Dec 2021 $m
Aventus Property Syndicate 1 Fund	25.30%	25.30%	0.2	-
Aggregate share of associate's profit/(loss)				
Profit from ordinary activities			0.2	-

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

7. Information about audit or review

The 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 financial report of HomeCo Daily Needs REIT for the half-year ended 31 December 2022 is attached.

9. Signed

As authorised by the board of directors

Signed S A Shakesheff

Date: 17 February 2023

Simon Shakesheff
Chair

HomeCo Daily Needs REIT

ARSN 645 086 620

Interim Report - 31 December 2022

HomeCo Daily Needs REIT
Directors' report
31 December 2022

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. 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 an ultimately owned subsidiary of HMC Capital Limited (ASX: HMC).

Directors

The following persons were directors of the Responsible Entity during the whole of the financial 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
Greg Hayes	Non-Executive Director
Bruce Carter	Independent Non-Executive Director (retired on 31 December 2022)

Review of operational and financial performance

The group's financial performance for the financial half-year was primarily driven by the active undertaking of investment activities, growing the portfolio from 33 properties as at 31 December 2021 to 56 properties as at 31 December 2022. The acquisitions were largely part of the Aventus merger in March 2022, whereby 19 properties were acquired.

A summary of the group's financial performance for the period ended 31 December 2022 is detailed below.

	Consolidated 31 Dec 2022 $m	Consolidated 31 Dec 2021 $m
Total revenue	166.5	56.9
Net profit for the period	95.4	120.6
Funds from operations ('FFO')	89.4	30.6
Weighted average units on issue (million)	2,069.2	766.2
FFO per unit (cents)	4.3	4.0
Distribution per unit (cents)	4.2	4.1

The group recorded total revenue of $166.5 million (31 December 2021: $56.9 million), a net profit of $95.4 million (31 December 2021: $120.6 million) and FFO of $89.4 million (31 December 2021: $30.6 million). 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 after tax for items that are non-cash, unrealised or capital in nature. The directors consider FFO to represent the core earnings measure of the group.

A reconciliation between net profit and FFO for the period ended 31 December 2022 is detailed below.

	Consolidated 31 Dec 2022 $'m	Consolidated 31 Dec 2021 $'m
Net profit for the period	95.4	120.6
Straight lining and amortisation	1.1	2.2
Transaction costs	0.4	1.6
Rent guarantee income	0.1	1.7
Net fair value movements	(7.6)	(95.7)
Other	-	0.2
FFO	**89.4**	**30.6**

Summary of financial position

A summary of the group's financial position as at 31 December 2022 is outlined below.

	Consolidated 31 Dec 2022 $'m	Consolidated 30 Jun 2022 $'m
Assets		
Investment properties (excluding assets held for sale)	4,594.1	4,739.9
Total assets	4,771.6	4,856.2
Net assets	3,151.4	3,137.7
Net tangible assets	3,151.4	3,137.7
Number of units on issue (million)	2,071.1	2,067.7
Net tangible assets ($ per unit)	1.52	1.52
Capital management		
Debt facility limit	1,820.0	1,820.0
Drawn debt	1,515.6	1,600.5
Cash and undrawn debt	325.3	242.7
Gearing ratio (%)*	31.5%	32.7%
Hedged debt (%)	59.4%	67.2%
Cost of debt (% per annum)	3.6%	2.5%

* Gearing is defined as borrowings (excluding unamortised debt establishment costs) less cash and cash equivalents divided by total assets less lease liabilities and cash and cash equivalents.

Property portfolio:
At 31 December 2022, the group owned 56 daily needs assets across Australia with a combined value of $4,594.1 million (30 June 2022: $4,739.9 million).

The decrease in investment properties during the period was driven by disposal of HomeCo Sunshine Coast for $140.0 million and HomeCo Epping transferred to assets held for sale for $69.2 million, offset by the acquisition of HomeCo Armstrong Creek for $15.0 million, capital expenditure of $37.6 million, straight-lining and amortisation of $0.7 million and a fair value uplift on investment properties of $10.1 million.

During the period, six investment properties were independently valued with the remaining investment properties being internally valued. The weighted average capitalisation rate of the portfolio was 5.3% (30 June 2022: 5.3%).

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 2022	2.075	42.9	29 September 2022	30 September 2022	25 November 2022
December 2022	2.075	43.0	29 December 2022	30 December 2022	27 February 2023
Total	**4.150**	**85.9**			

The final distribution for the year ended 30 June 2022 of $43.8 million, or 2.12 cents per unit was paid on 22 August 2022.

For the period 1 July 2022 to 31 December 2022, 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 2022 and 31 December 2022 did not include a discount.

Significant changes in the state of affairs
The group committed to invest $50.0 million in the Last Mile Logistics Fund (LML Fund).

LML Fund is an unlisted investment fund managed by HMC Capital Limited. The LML Fund will target core plus transitional assets with potential to unlock additional upside through repositioning the assets into non-discretionary daily needs uses with essential last mile real estate infrastructure. The commitment from the group highlights the complementary nature of the LML Fund strategy and the opportunity for the group to benefit from a significant pipeline of acquisition opportunities in the future. The LML Fund will grant the group a right of first offer to acquire properties from the LML Fund which have been successfully transitioned into core daily need assets.

There were no other 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
Southlands acquisition
In February 2023, the group acquired a 100% interest in Southlands Boulevarde for $92.5 million.

Investment in Last Mile Logistics Fund
In February 2023, HMC Capital Limited launched the LML Fund and the group invested the first tranche of its $50.0 million commitment in the LML Fund.

Exchange of contract on Epping
In February 2023, the conditional contract of sale entered into by the group to sell HomeCo Epping for $70.3 million became unconditional. This is at a 1.5% premium to the 31 December 2022 valuation and is due to settle after the reporting period.

No other matter or circumstance has arisen since 31 December 2022 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, 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

SA Shakeshaft

Simon Shakesheff
Chair

David Di Pilla
Director

17 February 2023

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 (the Trust) for the half-year ended 31 December 2022 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

17 February 2023

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HomeCo Daily Needs REIT
Consolidated statement of profit or loss and other comprehensive income
For the half-year ended 31 December 2022

	Note	Consolidated 31 Dec 2022 $m	Consolidated 31 Dec 2021 $m
Income			
Property income	4	166.5	56.9
Share of net profits from associates		0.2	-
Interest income		0.1	-
Net change in assets/liabilities at fair value through profit or loss	5	7.6	95.7
Expenses			
Property expenses		(41.5)	(15.2)
Corporate expenses		(1.6)	(1.1)
Management fees	21	(8.9)	(5.4)
Acquisition and transaction costs	6	(0.4)	(1.6)
Finance costs	6	(26.6)	(8.6)
Profit for the half-year		95.4	120.6
Other comprehensive income for the half-year		-	-
Total comprehensive income for the half-year		95.4	120.6
		Cents	**Cents**
Basic earnings per unit	22	4.61	15.74
Diluted earnings per unit	22	4.61	15.74

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 2022

	Note	Consolidated 31 Dec 2022 $m	Consolidated 30 Jun 2022 $m
Assets			
Current assets			
Cash and cash equivalents	7	20.9	23.2
Trade and other receivables	8	4.9	4.5
Other assets	9	7.3	10.8
		33.1	38.5
Assets held for sale	10	83.3	14.1
Total current assets		116.4	52.6
Non-current assets			
Investment properties	11	4,594.1	4,739.9
Investments accounted for using the equity method	12	7.6	7.6
Derivative financial instruments	13	52.5	55.1
Other assets	9	1.0	1.0
Total non-current assets		4,655.2	4,803.6
Total assets		4,771.6	4,856.2
Liabilities			
Current liabilities			
Trade and other payables	14	58.7	73.2
Distributions payable	17	43.0	43.8
Lease liabilities		0.2	0.2
Total current liabilities		101.9	117.2
Non-current liabilities			
Borrowings	15	1,507.1	1,590.0
Lease liabilities		11.2	11.3
Total non-current liabilities		1,518.3	1,601.3
Total liabilities		1,620.2	1,718.5
Net assets		3,151.4	3,137.7
Equity			
Contributed equity	16	2,918.5	2,914.3
Retained profits		232.9	223.4
Total equity		3,151.4	3,137.7

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 2022

Consolidated	**Contributed equity $m**	**Retained profits $m**	**Total equity $m**
Balance at 1 July 2021	926.0	7.1	933.1
Profit for the half-year	-	120.6	120.6
Other comprehensive income for the half-year	-	-	-
Total comprehensive income for the half-year	-	120.6	120.6
Transactions with owners in their capacity as owners:			
Contributions of equity, net of transaction costs	161.4	-	161.4
Distributions declared (note 17)	-	(32.3)	(32.3)
Balance at 31 December 2021	1,087.4	95.4	1,182.8

Consolidated	**Contributed equity $m**	**Retained profits $m**	**Total equity $m**
Balance at 1 July 2022	2,914.3	223.4	3,137.7
Profit for the half-year	-	95.4	95.4
Other comprehensive income for the half-year	-	-	-
Total comprehensive income for the half-year	-	95.4	95.4
Transactions with owners in their capacity as owners:			
Contributions of equity, net of transaction costs (note 16)	4.2	-	4.2
Distributions declared (note 17)	-	(85.9)	(85.9)
Balance at 31 December 2022	2,918.5	232.9	3,151.4

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 2022

	Consolidated	
	31 Dec 2022 $m	**31 Dec 2021 $m**
Cash flows from operating activities		
Receipts from tenants (inclusive of GST)	181.1	63.1
Payments to suppliers (inclusive of GST)	(65.7)	(25.1)
Interest and other finance costs paid	(22.7)	(7.1)
Net cash from operating activities	92.7	30.9
Cash flows from investing activities		
Payment for acquisition of investment property and capital expenditure	(67.7)	(693.0)
Proceeds on sale of investment properties	140.0	-
Distributions from associates	0.2	-
Net cash from/(used in) investing activities	72.5	(693.0)
Cash flows from financing activities		
Proceeds from issue of units	-	158.3
Unit issue transaction costs	-	(2.5)
Proceeds from borrowings	79.6	290.3
Repayment of borrowings	(164.5)	-
Borrowing costs paid	(0.1)	(4.8)
Distributions paid	(82.5)	(22.8)
Net cash (used in)/from financing activities	(167.5)	418.5
Net decrease in cash and cash equivalents	(2.3)	(243.6)
Cash and cash equivalents at the beginning of the financial half-year	23.2	249.5
Cash and cash equivalents at the end of the financial half-year	20.9	5.9

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

Note 1. General information

The 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 financial statements are presented in Australian dollars, which is the group's functional and presentation currency.

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

Level 7
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 Limited (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 ultimate wholly owned subsidiaries of HMC Capital Limited (ASX: HMC).

The financial statements were authorised for issue, in accordance with a resolution of directors, on 17 February 2023.

Note 2. Basis of preparation

These general purpose financial statements for the interim half-year reporting period ended 31 December 2022 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 financial statements do not include all the notes of the type normally included in annual financial statements. Accordingly, these financial statements are to be read in conjunction with the annual report for the year ended 30 June 2022 and any public announcements made during the interim reporting period in accordance with the continuous disclosure requirements of the Corporations Act 2001.

The principal 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 2022 and are not expected to have any significant impact for the full financial year ending 30 June 2023.

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

Net current asset deficiency

As at 31 December 2022, the group was in a net current asset position of $14.5 million (30 June 2022: net current liability of $64.6 million). The net assets include $83.3 million in assets held for sale (30 June 2022: $14.1 million). As detailed in note 15, the group has access to an unused bank debt facility of $304.4 million as at 31 December 2022 (30 June 2022: $219.5 million). Accordingly, the financial statements continue to be prepared on a going concern basis.

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/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 financial statements.

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

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

Major customers
During the half-year ended 31 December 2022, there were no major customers of the group generating more than 10% of the group's external revenue. For the half-year ended 31 December 2021, approximately 22% of the group's external revenue was derived from rental income from two main tenants Woolworths Group Limited and Coles Group Limited.

Segment results

	Consolidated	
	31 Dec 2022 $m	31 Dec 2021 $m
Funds from operations ('FFO')	89.4	30.6
Straight lining and amortisation	(1.1)	(2.2)
Transaction costs	(0.4)	(1.6)
Rent guarantee income	(0.1)	(1.7)
Net fair value movements	7.6	95.7
Other	-	(0.2)
Net profit for the period	95.4	120.6

Note 4. Property income

	Consolidated	
	31 Dec 2022 $m	31 Dec 2021 $m
Property rental income	142.6	48.6
Other property income	23.9	8.3
Property income	166.5	56.9

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.

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

	Consolidated	
	31 Dec 2022 $m	31 Dec 2021 $m
Net fair value gain on investment properties	10.1	93.6
Net fair value (loss)/gain on derivatives	(2.5)	2.1
	7.6	95.7

Note 6. Expenses

	Consolidated	
	31 Dec 2022 $m	31 Dec 2021 $m
Profit includes the following specific expenses:		
Acquisition and transaction costs	0.4	1.6
Finance costs		
Interest and finance charges on borrowings	24.4	7.2
Interest and finance charges on lease liabilities	0.2	0.2
Amortisation of capitalised borrowing costs	2.0	1.2
Finance costs expensed	26.6	8.6

Note 7. Cash and cash equivalents

	Consolidated	
	31 Dec 2022 $m	30 Jun 2022 $m
Current assets		
Cash at bank	20.9	23.2

Note 8. Trade and other receivables

	Consolidated	
	31 Dec 2022 $m	30 Jun 2022 $m
Current assets		
Trade receivables	4.4	4.5
Less: Allowance for expected credit losses	(2.2)	(2.2)
	2.2	2.3
Other receivables	2.7	1.8
GST receivable	-	0.4
	4.9	4.5

Note 9. Other assets

	Consolidated	
	31 Dec 2022	30 Jun 2022
	$m	$m
Current assets		
Prepayments	1.2	5.8
Security deposits	0.4	0.4
Other current assets	5.7	4.6
	7.3	10.8
Non-current assets		
Other non-current assets	1.0	1.0

Note 10. Assets held for sale

	Consolidated	
	31 Dec 2022	30 Jun 2022
	$m	$m
Current assets		
Investment properties	83.3	14.1

Assets held for sale represents a parcel of land at the property in Hawthorn East, Victoria that is contracted to be sold to HMC Capital Limited upon sub-division of the land.

During the financial half-year, HomeCo Epping was transferred to assets held for sale for $69.2 million. As detailed in note 23, a contract for sale has been signed, and the property is expected to be sold in the second half of the financial year.

Note 11. Investment properties

	Consolidated	
	31 Dec 2022	30 Jun 2022
	$m	$m
Non-current assets		
Investment properties - at fair value	4,594.1	4,739.9

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

	Consolidated
	31 Dec 2022
	$m
Opening fair value 1 July 2022	4,739.9
Acquisitions	15.0
Capitalised expenditure	37.6
Straight-lining and amortisation of incentives	0.7
Net gain from fair value adjustments (note 5)	10.1
Disposals	(140.0)
Assets held for sale	(69.2)
Closing fair value*	4,594.1

* Included in the closing fair value of investment property at 31 December 2022 is $11.4 million (30 Jun 2022: $11.5 million) relating to leasehold improvements and right-of-use assets of a leasehold property.

Refer to note 18 for further information on fair value measurement.

Note 12. Investments accounted for using the equity method

	Consolidated	
	31 Dec 2022 $m	30 Jun 2022 $m
Non-current assets		
Investment in associates - Aventus Property Syndicate 1 Fund	7.6	7.6

Interests in associates

Interests in associates are accounted for using the equity method of accounting. Information relating to associates that are material to the group are set out below:

		Ownership interest	
Name	Principal place of business / Country of incorporation	31 Dec 2022 %	30 Jun 2022 %
Aventus Property Syndicate 1 Fund	Australia	25.30%	25.30%

Note 13. Derivative financial instruments

	Consolidated	
	31 Dec 2022 $m	30 Jun 2022 $m
Non-current assets		
Derivative asset	52.5	55.1

Refer to note 18 for further information on fair value measurement.

Note 14. Trade and other payables

	Consolidated	
	31 Dec 2022 $m	30 Jun 2022 $m
Current liabilities		
Trade payables	6.9	25.2
Rent received in advance	8.3	7.3
Accrued expenses	33.3	26.1
Interest payable	3.8	0.2
Other payables	6.4	14.4
	58.7	73.2

Note 15. Borrowings

	Consolidated	
	31 Dec 2022 $m	30 Jun 2022 $m
Non-current liabilities		
Bank debt	1,515.6	1,600.5
Capitalised borrowing costs	(8.5)	(10.5)
	1,507.1	1,590.0

Note 15. Borrowings (continued)

The group's bank debt comprises a $1,820.0 million secured debt facility. The debt facility comprises two term facilities of $810.0 million and $300.0 million expiring in July 2026 and February 2024 respectively and a $710.0 million revolver facility expiring in July 2024.

The bank loans are secured by first mortgages over the group's investment properties, including any classified as held for sale. The group has complied with the financial covenants during the half-year.

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

	Consolidated	
	31 Dec 2022 $m	30 Jun 2022 $m
Total facilities		
Bank debt	1,820.0	1,820.0
Used at the reporting date		
Bank debt	1,515.6	1,600.5
Unused at the reporting date		
Bank debt	304.4	219.5

Note 16. Contributed equity

	Consolidated			
	31 Dec 2022 Units	30 Jun 2022 Units	31 Dec 2022 $m	30 Jun 2022 $m
Ordinary class units - fully paid	2,071,068,115	2,067,716,689	2,918.5	2,914.3

Movements in ordinary units

Details	Date	Units	$m
Balance	1 July 2022	2,067,716,689	2,914.3
Units issued as part of the distribution reinvestment plan ('DRP') (at $1.32 per unit)	22 August 2022	1,554,412	2.1
Units issued as part of DRP (at $1.17 per unit)	25 November 2022	1,797,014	2.1
Balance	31 December 2022	2,071,068,115	2,918.5

Note 17. Distributions

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

	Consolidated	
	31 Dec 2022 $m	31 Dec 2021 $m
Interim distribution for the year ending 30 June 2023 of 2.075 cents (2021: 2.00 cents) per unit declared on 20 September 2022. The distribution was paid on 25 November 2022 to unitholders registered on 30 September 2022.	42.9	15.8
Interim distribution for the year ending 30 June 2023 of 2.075 cents (2021: 2.08 cents) per unit declared on 15 December 2022. The distribution will be paid on 27 February 2023 to unitholders registered on 30 December 2022.	43.0	16.5
	85.9	32.3

The final distribution for the year ended 30 June 2022 of $43.8 million, or 2.12 cents per unit was paid on 22 August 2022.

Note 18. 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 2022	Level 1 $m	Level 2 $m	Level 3 $m	Total $m
Assets				
Investment properties	-	-	4,594.1	4,594.1
Investment properties - held for sale	-	-	83.3	83.3
Other assets	-	-	1.0	1.0
Derivatives - interest rate swaps	-	52.5	-	52.5
Total assets	-	52.5	4,678.4	4,730.9

Consolidated - 30 Jun 2022	Level 1 $m	Level 2 $m	Level 3 $m	Total $m
Assets				
Investment properties	-	-	4,739.9	4,739.9
Investment properties - held for sale	-	-	14.1	14.1
Other assets	-	-	1.0	1.0
Derivatives - interest rate swaps	-	55.1	-	55.1
Total assets	-	55.1	4,755.0	4,810.1

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.

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.

Note 18. Fair value measurement (continued)

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

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.

Description	Unobservable inputs	Range (weighted average) 31 Dec 2022	Range (weighted average) 30 Jun 2022
Investment properties - including held for sale	(i) Capitalisation rate	4.3% to 6.5% (5.3%)	4.0% to 6.5% (5.3%)
	(ii) Discount rate	5.3% to 7.3% (6.3%)	5.3% to 7.3% (6.3%)
	(iii) Terminal yield	4.5% to 6.8% (5.6%)	4.3% to 6.8% (5.6%)

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 $209.4 million and a 25 basis point decrease in capitalisation rate would result in an increase in the fair value of investment property by $230.0 million.

Note 19. Contingent liabilities

The group had no contingent liabilities as at 31 December 2022 and 30 June 2022.

Note 20. Commitments

	Consolidated	
	31 Dec 2022 $m	30 Jun 2022 $m
Capital commitment		
Committed at the reporting date but not recognised as liabilities:		
Capital expenditure	63.5	23.3
Property acquisitions	87.9	13.7
Investment in Last Mile Logistics Fund	50.0	-
	201.4	37.0

Note 21. Related party transactions

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

Type of fee	Method of fee calculation	Consolidated 31 Dec 2022 $'000	Consolidated 31 Dec 2021 $'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	8,944	5,449
Property management* fees	3.0% of gross property income	9,940	1,811
Leasing fees	7.5% of year 1 gross income on renewals 15.0% of year 1 gross income on new leases	2,306	793
Development management fees	5.0% of project spend up to $2.5 million 3.0% of project spend thereafter	953	1,035
Acquisition fees	1.0% purchase price	150	6,266
Disposal fees	0.5% of sale price	700	-
Reimbursement of Responsible Entity expenses	Cost recovery	440	412

* 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 fees are reduced by that excess.

Other transactions:

	31 Dec 2022 $'000	31 Dec 2021 $'000
HMC Capital Limited's share of distributions declared as a unitholder of HDN	12,111	7,999

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 2022 $'000	Consolidated 30 Jun 2022 $'000
Current receivables:		
Trade and other receivables from HMC Capital Limited	-	38
Trade and other receivables from Home Consortium Leasehold Pty Ltd	875	-
Current payables:		
Trade and other payables to the Investment Manager and Property Manager	7,200	20,079
Trade and other payables to the Responsible Entity	65	-
Trade and other payables to HealthCo Healthcare and Wellness REIT	154	-
Distributions payable to HMC Capital Limited	6,058	6,179

In February 2023, HMC Capital Limited launched the LML Fund and the group invested the first tranche of its $50.0 million commitment in the LML Fund.

Note 21. Related party transactions (continued)

LML Fund is an unlisted investment fund managed by HMC Capital Limited. The LML Fund will target core plus transitional assets with potential to unlock additional upside through repositioning the assets into non-discretionary daily needs uses with essential last mile real estate infrastructure. The commitment from the group highlights the complementary nature of the LML Fund strategy and the opportunity for the group to benefit from a significant pipeline of acquisition opportunities in the future. The LML Fund will grant the group a right of first offer to acquire properties from the LML Fund which have been successfully transitioned into core daily need assets.

Included in assets held for sale is a $14.1 million parcel of land at the property in Hawthorn East, Victoria that is contracted to be sold to HMC Capital Limited upon sub-division of the land.

HMC Capital Limited (as the procuring party) paid a $4.6 million non-refundable fee to the vendor in relation to HDN's acquisition of Southlands Boulevarde in Western Australia. HDN then subsequently reimbursed HMC Capital Limited for this sum that was then treated as the deposit upon exchange of contracts on 23 January 2023 between HDN and the vendor.

Note 22. Earnings per unit

	Consolidated	
	31 Dec 2022 $m	31 Dec 2021 $m
Profit for the half-year	95.4	120.6
	Number	**Number**
Weighted average number of units used in calculating basic earnings per unit	2,069,193,166	766,229,238
Weighted average number of units used in calculating diluted earnings per unit	2,069,193,166	766,229,238
	Cents	**Cents**
Basic earnings per unit	4.61	15.74
Diluted earnings per unit	4.61	15.74

Note 23. Events after the reporting period

Southlands acquisition
In February 2023, the group acquired a 100% interest in Southlands Boulevarde for $92.5 million.

Investment in Last Mile Logistics Fund
In February 2023, HMC Capital Limited launched the LML Fund and the group invested the first tranche of its $50.0 million commitment in the LML Fund.

Exchange of contract on Epping
In February 2023, the conditional contract of sale entered into by the group to sell HomeCo Epping for $70.3 million became unconditional. This is at a 1.5% premium to 31 December 2022 valuation and is due to settle after the reporting period.

No other matter or circumstance has arisen since 31 December 2022 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.

HomeCo Daily Needs REIT
Directors' declaration
31 December 2022

In the directors' opinion:

- 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 2022 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
Chair	Director

17 February 2023

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 Trust).

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 2022 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 2022
- 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 23 comprising a summary of significant accounting policies and other explanatory information
- 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 period starting from 1 July 2022 to 31 December 2022.

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 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 *Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the annual financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with these requirements.

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Responsibilities of the Directors for the Interim Financial Report

The Directors of 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*
- 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 2022 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 a 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

17 February 2023