

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

Name of entity	HealthCo Healthcare and Wellness REIT (ASX: HCW)
ARSN	652 057 639

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Kelly O'Dwyer
Date of last notice	6 March 2026

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Direct and indirect
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	Trisfall Proprietary Ltd (ACN 153 393 009) as trustee for <Jonkel Family Trust> (of which Kelly O'Dwyer is a beneficiary)
Date of change	4 September 2026
No. of securities held prior to change	Direct interest: 149, 221 fully paid ordinary units Indirect interest: 38,626 fully paid ordinary units
Class	Fully paid ordinary units
Number acquired	22,099 fully paid ordinary units acquired on behalf of Kelly O'Dwyer
Number disposed	Nil
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	\$0.76 per fully paid ordinary unit

+ See chapter 19 for defined terms.

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No. of securities held after change	Direct interest: 171,320 fully paid ordinary units Indirect interest: 38,626 fully paid ordinary units
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Tranche 2 of 2 of the acquisition of units pursuant to participation in the FY26 voluntary non-executive director unit acquisition arrangement as summarised in HCW's Product Disclosure Statement dated 2 August 2021.

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	N/A
Nature of interest	N/A
Name of registered holder (if issued securities)	N/A
Date of change	N/A
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	N/A
Interest acquired	N/A
Interest disposed	N/A
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	N/A
Interest after change	N/A

Part 3 – ⁺Closed period

Were the interests in the securities or contracts detailed above traded during a ⁺closed period where prior written clearance was required?	No
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If so, was prior written clearance provided to allow the trade to proceed during this period?	N/A
If prior written clearance was provided, on what date was this provided?	N/A

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