



HealthCo Healthcare and Wellness REIT
ARSN 652 057 639
HCW Funds Management Limited
ACN 104 438 100, AFSL 239882

PERIODIC STATEMENT – 30 JUNE 2024

This statement represents a periodic statement for the year ended 30 June 2024 for your holding in the HealthCo Healthcare and Wellness REIT (“HCW”).

These disclosures are made in accordance with section 1017D of the Corporations Act 2001 (“the Act”). These disclosures should not be relied upon by a unitholder for the purpose of preparing their income tax return. We send unitholders a separate tax statement in September each year which contains information required to complete an Australian tax return.

1. Holdings and Transaction Details

Unitholders can access further information about their holding at www.linkmarketservices.com.au or by contacting Link Market Services Limited on +61 1300 554 474. Unitholders will have been provided information about the prices at which they have transacted in HCW from the broker that they used for such transactions.

2. Estimated Total Fees and Indirect Costs

Total Fees represent the estimated total fees and costs incurred by each unitholder for their investment in HCW.

Total Fees comprise the fees which have been charged directly to unitholders and Indirect Costs which have not been deducted directly from a unitholder’s account. As no direct fees are charged to unitholders estimated Total Fees are equivalent to Indirect Costs.

Indirect Costs include investment management fees, performance fees, registry, custody, accounting, tax, legal and other administrative costs. Indirect Costs exclude costs that the investor would incur if the investor invested directly in the assets.

The estimated indirect costs for HCW for the year ended 30 June 2024 are as follows:

	2024
Weighted average number of units (m)	566.9
Indirect Costs (\$m)	\$10.5
Indirect Costs per unit (\$)	\$0.018

Unitholders can calculate their estimated Indirect Costs by multiplying the Indirect Costs per unit (from the table above) by their average holding balance during the year ended 30 June 2024.

There are no additional fees and costs deducted from your account.

3. Return on Investment

Unitholder return on investment includes the return from both HCW's unit price performance and distributions received.

The following table shows the performance of HCW securities based on the ASX closing price at the end of each month:

Date	Closing HCW unit price \$	Monthly unit price Performance* %
31 July 2023	\$1.43	8.4%
31 August 2023	\$1.48	3.9%
29 September 2023	\$1.45	(2.0%)
31 October 2023	\$1.38	(5.2%)
30 November 2023	\$1.33	(3.6%)
29 December 2023	\$1.47	10.9%
31 January 2024	\$1.37	(7.1%)
29 February 2024	\$1.39	1.5%
29 March 2024	\$1.27	(8.3%)
30 April 2024	\$1.20	(5.5%)
31 May 2024	\$1.13	(6.3%)
28 June 2024	\$1.06	(5.8%)

*Past performance is not a reliable indicator of future performance.

The above HCW unit price performances do not reflect actual transaction dates and prices a unitholder has transacted at, nor do they take into account any brokerage and other costs that they may have incurred. HCW does not have access to the prices at which unitholders have executed their transactions and the related costs. Unitholders can calculate their investment return by obtaining such information about their transactions from their broker or financial adviser.

HCW pays quarterly distributions and declared the following distributions during the year ended 30 June 2024:

Quarter ended	Distribution (cents per unit)	Payment date
September 2023	2.000	29 November 2023
December 2023	2.000	21 February 2024
March 2024	2.000	22 May 2024
June 2024	2.000	22 August 2024

Additional information about HCW's financial and operating performance is available at <https://www.hmccapital.com.au/investment-strategies/real-estate/healthco-healthcare-wellness-reit/>.

4. Other Information

HCW has both internal and external complaints handling procedures. HCW is committed to resolving complaints equitably and efficiently. To promote transparency of our procedures we would like to tell you how you can raise a complaint and how it will be resolved. You can submit complaints via phone, post, or email:

Phone: +61 1300 466 326

In writing: you can write to the Investor Relations Officer, HCW Funds Management Limited, Level 7, 1 Macquarie Place, Sydney, NSW 2000.

If you wish to make a complaint, please email complaints@hmccapital.com.au.

If your complaint relates to an investment product or service and has not been resolved within 30 days, or you are not satisfied with the process followed, you may seek assistance from AFCA.

AFCA is a free and independent dispute resolution service that considers complaints about financial service providers and their affiliates operating in Australia. AFCA can investigate disputes that fall within their Terms of Reference and make decisions that are binding on the financial services provider. Contact details for AFCA are:

Mail: GPO Box 3
Melbourne VIC 3001 (Australia)
Telephone: **1800 931 678**

Email: info@afca.org.au

Website: www.afca.org.au

Disclaimer

This statement has been prepared by HCW Funds Management Limited (ACN 104 438 100, AFSL 239882) (RE), the Responsible Entity for the HealthCo Healthcare and Wellness REIT (ARSN 652 057 639) (REIT). The information contained herein is general information only and does not take into account the objectives, financial situation or particular needs of any person. You should consider whether this information is appropriate for you and consult your financial or other professional advisor before investing. You should obtain and read a copy of the Product Disclosure Statement (PDS) for the REIT before making a decision to invest. The PDS for the REIT is available from HMC Capital's website (www.hmccapital.com.au). The RE does not guarantee the performance of the REIT. Past performance is not a reliable indicator of future performance.