

As at 27 April 2023

# Financial Services Guide

This Financial Services Guide (FSG) is an important document that provides you with information about financial services offered by HMC Capital Group's (HMC Capital Limited, ACN 138 990 593) subsidiary entities to assist you in deciding whether to use these services.

## About us

HMC Capital (**ASX: HMC**) is an ASX-listed alternative asset manager which invests in high conviction and scalable real asset strategies on behalf of individuals, large institutions and super funds.

Below are entities that are part of the HMC Capital Group that hold an Australian Financial Services Licence (AFSL) with the Australian Securities and Investment Commission (ASIC). These entities may provide you with general financial product advice on our website, in marketing material or through the Investor Relations team.

Entity	Financial Services <sup>1</sup>
<b>HCW Funds Management Limited</b>	<p>HCW Funds Management Limited (ACN 104 438 100, AFSL 239882) ('HFML') is a wholly owned subsidiary of HMC Capital Group. HFML is the responsible entity of <b>HealthCo Healthcare &amp; Wellness REIT (ASX: HCW)</b>. HCW is an Australian Real Estate Investment Trust (ARSN: 652 057 639) listed on the ASX with a mandate to invest in Hospitals; Aged Care; Childcare; Government, Life Sciences &amp; Research; and Primary Care &amp; Wellness property assets, as well as other healthcare and wellness property adjacencies.</p> <p>HFML holds an AFSL that authorises it to carry on a financial services business to retail and wholesale investors to:</p> <ol style="list-style-type: none"> <li><b>1) Provide general financial product advice in relation to the following financial products:</b> <ul style="list-style-type: none"> <li>• interests in managed investment schemes to own managed investment scheme only.</li> </ul> </li> <li><b>2) Deal in a financial product by issuing, applying for, acquiring, varying or disposing of a financial product in respect of the following classes of financial products:</b> <ul style="list-style-type: none"> <li>• interests in managed investment schemes to own managed investment scheme only.</li> </ul> </li> <li><b>3. Deal in a financial product by applying for, acquiring, varying or disposing of a financial product on behalf of another person in respect of the following classes of products:</b> <ul style="list-style-type: none"> <li>• basic deposit products;</li> <li>• non-basic deposit products;</li> <li>• general insurance products;</li> <li>• interests in managed investment schemes (excluding Investor Directed Portfolio Services (IDPS));</li> <li>• securities;</li> </ul> </li> <li><b>4. Operate the following kinds of registered managed investment schemes (including the holding of any incidental property) in its capacity as responsible entity:</b> <ol style="list-style-type: none"> <li>i) HealthCo Healthcare and Wellness REIT scheme, <ul style="list-style-type: none"> <li>• schemes which only hold the following types of property: <ol style="list-style-type: none"> <li>i. direct real property; and</li> <li>ii. financial assets.</li> </ol> </li> </ul> </li> </ol> </li> <li><b>5) Operate custodial or depository services (other than IDPS).</b></li> </ol>

<p><b>HMC Funds Management Limited</b></p>	<p>HMC Funds Management Limited (ACN 105 078 635, AFSL 237257) ('HFML') is a wholly owned subsidiary of HMC Capital Group. HFML is the responsible entity of <b>HomeCo Daily Needs REIT (ASX: HDN)</b>. HDN is an Australian Real Estate Investment Trust (ARSN: 645 086 620) 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 &amp; Services.</p> <p>HDN holds an AFSL that authorises it to carry on a financial services business to retail and wholesale investors to:</p> <p><b>1) Provide general financial product advice in relation to the following financial products:</b></p> <ul style="list-style-type: none"> <li>• basic deposit products;</li> <li>• non-basic deposit products;</li> <li>• interests in managed investment schemes, including Investor Directed Portfolio Services (IDPS);</li> <li>• from 1 July 2022, securities in a CCIV.</li> </ul> <p><b>2) Deal in a financial product by issuing, applying for, acquiring, varying or disposing of a financial product in respect of the following classes of financial products:</b></p> <ul style="list-style-type: none"> <li>• interests in managed investment schemes to own managed investment scheme only; and</li> <li>• securities.</li> </ul> <p><b>3. Deal in a financial product by applying for, acquiring, varying or disposing of a financial product on behalf of another person in respect of the following classes of products:</b></p> <ul style="list-style-type: none"> <li>• basic deposit products;</li> <li>• non-basic deposit products;</li> <li>• general insurance products;</li> <li>• interests in managed investment schemes (excluding Investor Directed Portfolio Services (IDPS));</li> <li>• securities;</li> </ul> <p><b>4. Operate the following kinds of registered managed investment schemes (including the holding of any incidental property) in its capacity as responsible entity:</b></p> <p>i) HomeCo Daily Needs REIT scheme,</p> <ul style="list-style-type: none"> <li>• schemes which only hold the following types of property: <ul style="list-style-type: none"> <li>- direct real property; and</li> <li>- financial assets.</li> </ul> </li> </ul>
<p><b>HMC Capital Investments Limited</b></p>	<p>HMC Capital Investments Limited (ACN 606 555 480, AFSL 478061) ('HCIL') is a wholly owned subsidiary of HMC Capital Group. HCIL is the responsible entity of <b>HMC Capital High Conviction Alternatives Fund (HCHCAF)</b>. HCHCAF is an Australian-domiciled unlisted fund (ARSN: 666 525 677) providing exposure to a high-conviction investment strategy seeking to generate superior risk-adjusted returns.</p> <p>HCHCAF holds an AFSL that authorises it to carry on a financial services business to retail and wholesale investors to:</p> <p><b>1) Provide general financial product advice in relation to the following financial products:</b></p> <ul style="list-style-type: none"> <li>• interests in managed investment schemes (excluding Investor Directed Portfolio Services (IDPS));</li> </ul> <p><b>2) Deal in a financial product by issuing, applying for, acquiring, varying or disposing of a financial product in respect of the following classes of financial products:</b></p> <ul style="list-style-type: none"> <li>• derivatives; and</li> <li>• interests in managed investment schemes (excluding Investor Directed Portfolio Services (IDPS));</li> </ul> <p><b>3. Deal in a financial product by applying for, acquiring, varying or disposing of a financial product on behalf of another person in respect of the following classes of products:</b></p> <ul style="list-style-type: none"> <li>• basic deposit products;</li> <li>• derivatives;</li> <li>• general insurance products;</li> <li>• interests in managed investment schemes (excluding Investor Directed Portfolio Services (IDPS)).</li> </ul>

	<p><b>4. Operate the following kinds of registered managed investment schemes (including the holding of any incidental property) in its capacity as responsible entity:</b></p> <p>i) HMC Capital High Conviction Alternatives Fund,</p> <ul style="list-style-type: none"> <li>• schemes which only hold the following types of property: <ul style="list-style-type: none"> <li>- financial assets</li> </ul> </li> </ul> <p><b>5) Operate custodial or depository services (other than IDPS).</b></p>
--	--

(1) Search ASIC Connect's Professional registers for full licence authorisations or ask HMC.

## General Advice

If you visit our website or contact our Investor Relations Team, you will receive factual information or general advice only. It is important to note that general advice does not take into account your particular financial situation, needs or objectives. Advice we provide is general in nature and is provided to enable you to assess your own circumstances against products you wish to invest in.

We recommend that you obtain and read a copy of a Product Disclosure Statement before making a decision to invest in any product. We do not generally provide advice about financial products issued by companies that are not related to us, except to the extent of advising you of how the features of HMC's products may compare to other products. When we are providing you with General Advice, if that General Advice is authorised by a particular AFSL in the group this will be disclosed to you prior to or at the time the advice is provided. This may be provided verbally or in writing.

## Product Disclosure Statement

In order to invest in any of HMC's products, we will provide you with a copy of the relevant PDS or you can request an electronic copy from our website. The PDS contains information about the features, costs, risks and benefits of the financial product.

## Complaints and Compensation arrangements

### Complaints

If you wish to make a complaint, please email [complaints@hmccapital.com.au](mailto:complaints@hmccapital.com.au). Please let us know if you require assistance to make a complaint, including by another means, in another language or if you required a printed version of this document.

We will aim to resolve your complaint in a timely and efficient manner. Where required in accordance with our internal procedures, we will provide a written response to you within 30 days of your complaint being received. If we resolve your complaint within 5 business days of receipt, we will generally not provide you with a written response unless you ask for one. If your complaint is particularly complex, or there are relevant circumstances outside our control, we will provide you with a delay notification within 30 days of your complaint being received. This delay notice will set out our reasons for the delay in providing a written response and your right to escalate the complaint to Australian Financial Complaints Authority (AFCA).

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:

**Address:** GPO Box 3, Melbourne VIC 3001 (Australia)

**Website:** [www.afca.org.au](http://www.afca.org.au)

**Email:** [info@afca.org.au](mailto:info@afca.org.au)

**Telephone:** 1800 931 678 (free call)

### ***Compensation Arrangements***

Professional indemnity insurance is in place that satisfies the requirements under s912B of the Corporations Act 2001 for compensation arrangements. It covers legal liability arising from the financial services we provide to you. It also covers potential liability arising from compensation claims.

### **Remuneration**

HMC is only remunerated by way of the fees applicable to a product in which you invest. No charges apply for services and assistance provided to you by our Investor Relations Team. The product fees are detailed in each PDS.

HMC will not pay commissions to financial advisers or other intermediaries for any products issued.

HMC employees are remunerated by way of salary and bonuses linked to performance. HMC employees do not receive commissions.

### **How to Contact Us**

#### **HMC Capital**

**Address:** Level 7, 1 Macquarie Place  
Sydney NSW 2000

**Telephone:** 1300 466 326

**Email:** [info@hmccapital.com.au](mailto:info@hmccapital.com.au)