

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

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| 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.

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|----------------------------|------------------------|
| Name of Director | David Anthony Di Pilla |
| Date of last notice | 1 September 2023 |

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.

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|---|---|
| Direct or indirect interest | Direct and indirect interest |
| Nature of indirect interest (including registered holder) <small>Note: Provide details of the circumstances giving rise to the relevant interest.</small> | <ol style="list-style-type: none"> 1. HMC Capital Limited (ACN 138 990 593) by operation of section 608(3)(a) of the Corporations Act 2001 (Cth) 2. Home Consortium Developments Pty Ltd (ACN 635 859 700) by operation of section 608(3)(a) of the Corporations Act 2001 (Cth) 3. DDP Capital Pty Ltd (ACN 163 122 978) (controlled by David Di Pilla) 4. Mez Pty Ltd (ACN 166 758 032) as trustee for the Di Pilla Family Trust (of which David Di Pilla is a beneficiary) 5. ZEM Super Pty Ltd (ACN 635 321 907) as trustee for the Di Pilla Family Superannuation Fund (of which David Di Pilla is a beneficiary) |
| Date of change | 3 November 2023 |

+ See chapter 19 for defined terms.

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| <p>No. of securities held prior to change</p> | <ol style="list-style-type: none"> 1. HMC Capital Limited (ACN 138 990 593) by operation of section 608(3)(a) of the Corporations Act 2001 (Cth) - 3,121,526 fully paid ordinary units 2. Home Consortium Developments Pty Ltd (ACN 635 859 700) by operation of section 608(3)(a) of the Corporations Act 2001 (Cth) - 94,071,756 fully paid ordinary units 3. DDP Capital Pty Ltd (ACN 163 122 978) (controlled by David Di Pilla) - 343,421 fully paid ordinary units 4. Mez Pty Ltd (ACN 166 758 032) as trustee for the Di Pilla Family Trust (of which David Di Pilla is a beneficiary) - 381,578 fully paid ordinary units 5. ZEM Super Pty Ltd (ACN 635 321 907) as trustee for the Di Pilla Family Superannuation Fund (of which David Di Pilla is a beneficiary) - 38,157 fully paid ordinary units |
| <p>Class</p> | <p>Fully paid ordinary units</p> |
| <p>Number acquired</p> | <p>Nil.</p> |
| <p>Number disposed</p> | <p>In-specie transfer of 714,286 units from Home Consortium Developments Pty Ltd</p> |
| <p>Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation</p> | <p>N/A - see above and below</p> |

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|---|--|
| <p>No. of securities held after change</p> | <ol style="list-style-type: none"> 1. HMC Capital Limited (ACN 138 990 593) by operation of section 608(3)(a) of the Corporations Act 2001 (Cth) – 3,121,526 fully paid ordinary units 2. Home Consortium Developments Pty Ltd (ACN 635 859 700) by operation of section 608(3)(a) of the Corporations Act 2001 (Cth) – 93,357,470 fully paid ordinary units 3. DDP Capital Pty Ltd (ACN 163 122 978) (controlled by David Di Pilla) – 343,421 fully paid ordinary units 4. Mez Pty Ltd (ACN 166 758 032) as trustee for the Di Pilla Family Trust (of which David Di Pilla is a beneficiary) – 381,578 fully paid ordinary units <p>ZEM Super Pty Ltd (ACN 635 321 907) as trustee for the Di Pilla Family Superannuation Fund (of which David Di Pilla is a beneficiary) – 38,157 fully paid ordinary units</p> |
| <p>Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</p> | <p>In-specie transfer of 714,286 units from Home Consortium Developments Pty Ltd to Equity Trustees Wealth Services Limited as trustee of the HMC Capital Foundation. The HMC Capital Foundation is a stand-alone public ancillary fund registered with the Australian Charities and Not-for Profit Commission to support initiatives of beneficiaries and charities that are aligned to HMC Capital's social impact areas. The HCW units which have been transferred are seed assets for the establishment of the HMC Capital Foundation in accordance with the terms of its investment strategy. For more information on the HMC Capital Foundation refer to HMC Capital's Sustainability Report dated 13 October 2023.</p> |

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.

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| <p>Detail of contract</p> | <p>N/A</p> |
| <p>Nature of interest</p> | <p>N/A</p> |

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|---|-----|
| 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 <small>Note: Details are only required for a contract in relation to which the interest has changed</small> | N/A |
| Interest acquired | N/A |
| Interest disposed | N/A |
| Value/Consideration <small>Note: If consideration is non-cash, provide details and an estimated valuation</small> | N/A |
| Interest after change | N/A |

Part 3 – +Closed period

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| Were the interests in the securities or contracts detailed above traded during a +closed period where prior written clearance was required? | No |
| 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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