

MONARK

Realising the remarkable

Monark High Yield Debt Fund – Series 3 Quarterly Investor Update

30 September 2025

QUARTERLY INVESTOR UPDATE

Please Note

Information contained in this investor update

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QUARTERLY INVESTOR UPDATE

Dear Investor

Welcome to the Monark High Yield Debt Fund – Series 3 (the Fund, Series 3) update for the quarter ended 30 September 2025

Executive summary

The Fund's capital is now fully deployed and its portfolio performing strongly, providing investors with a since-inception Internal Rate of Return (IRR) of 14.8% per annum (up from 14.7% per annum in the 30 June 2025 quarter).

During the quarter the Fund's final call for 11 cents per unit was made, the proceeds of which were used to top up several existing transactions.

The Fund is invested in 15 facilities. The details and progress of each are provided later in this update.

The current unit value is \$1.083 comprising \$1.00 per unit of capital and 8.3 cents per unit of accrued income.

No distributions have been made to date, and none are expected to be made in the December quarter.

In the *Investment Environment* section of this update, we challenge two beliefs embraced by many investors. Beliefs which if blindly accepted have the potential to cause great harm to an investment portfolio and financial wellbeing. We also explain why investing in private debt – and funds such as Monark High Yield Debt - does not rely on either belief to deliver the outcomes our investors seek.

Finally, we continue to see a number of attractive opportunities that meet the criteria and quality we seek for our High Yield Debt funds. With Series 3's final call for funds completed on 16 July, we launched Series 4 soon thereafter. With a proven thesis underpinning the performance of all three earlier funds, investor demand for Series 4 was particularly strong. We sought to accommodate requests where possible, but set a hard cap at \$60m, \$10m higher than the capital sought.

We hope you enjoy reading this report and continue to remain engaged with the progress of your investment in the Fund.

QUARTERLY INVESTOR UPDATE

Investment environment

In this note we explore two widely held investor beliefs. Beliefs, which if examined more carefully, are nowhere near as robust as the consensus would like to imagine. Beliefs, which if blindly accepted, have potential to cause great harm to an investment portfolio and financial wellbeing. We also consider how an investment in private debt, through funds like High Yield Debt, does not rely on either belief to deliver the outcomes investors look for.

But first some wise words on calibrating one's mindset when it comes to deciding what to believe.

Thank you, Mac Davis

Way back in 1980, American country music artist, Mac Davis, wrote a song with the cheeky title, "It's Hard to be Humble".

The chorus goes like this:

Oh, Lord it's hard to be humble, when you're perfect in every way.

I can't wait to look in the mirror, I get better looking each day.

To know me is to love me, I must be one hell of a man.

Oh, Lord it's hard to be humble, but I'm doing the best that I can.

For Mac it was a tongue-in-cheek dig at ego, humility being in short supply amongst his fellow celebrity musicians.

Humility

We believe that humility is an essential quality for those entrusted with the capital of others. But after 15 years of history's longest and greatest bull market, we sense that this quality is in short supply.

This was underlined recently at Citibank's Australian investment conference.

The bank's chief global market strategist Jim McCormick observed that the market's measures of uncertainty are about as low as they have ever been. Low uncertainty means high certainty.

McCormick observed, "We need to be humble, but markets are pricing in no humility. They're certain that everything is fine."

That's dangerous. Why? Because certainty means confidence. And confidence means being comfortable paying top dollar. And paying top dollar almost always results in a poor investment outcome.

Let's explore two widely held beliefs that feed today's confidence. A confidence boosted by a lack of humility and arguably responsible for some of the highest prices ever paid for investment assets.

QUARTERLY INVESTOR UPDATE

Belief 1: It's about *time in* the market. Not *timing* the market.

In other words, it's always a good time to invest.

This is a cornerstone belief and mantra of many (most?) financial advisors.

Like many questionable beliefs there's an element of truth. It is true sometimes. And sometimes not. The smart is not clinging to the rule but knowing *when* to cling to the rule.

It is true that time heals *almost* all wounds. That irrespective of when you invest, if you hold on long enough, you'll see a profit. But how long is long?

One of the 20th century's greatest economists, John Maynard Keynes, observed, "in the long run we are all dead". That's an undeniable truth which should inform the term for which an investor will commit capital.

With regards to timing then, quite simply there are many examples throughout history when poor timing led to very poor outcomes.

Here's one.

The STOXX50 comprises Europe's top 50 stocks. The bluest of the blue chips. You'll know many of the names: Allianz, BNP Paribas, LVMH Moët Hennessy Louis Vuitton, Hermes International, L'Oreal, Danone, Airbus, Adidas, Nokia, Siemens, Bayer, BMW, Mercedes-Benz etc.

Here's a graph of this index from the turn of the century:



On the 6th of March 2000, the index closed at 5464.

On the 19th of September 2025, the index closed at 5458 and only after this date has gone on to new all-time highs.

Over 25 years going nowhere. Add inflation and your wealth has taken a big step backwards.

What lessons can we learn?

1. Time does heal *almost* all investment wounds. But sometimes this can take a terribly long time. Different investors have different time horizons. One cannot apply the same philosophy for both the 25-year-old and the 65-year-old. The shorter your horizon, the less faith you can place in the belief.

QUARTERLY INVESTOR UPDATE

2. Time is not a substitute for more careful consideration. Simply, unlike planting an oak tree, there are better times to invest than others. Timing is important – buying when there is angst in the air and the price you pay for each dollar of earnings is below the multi-year average. That was not the case in March 2000 (at the height of the Dotcom boom) and it is likely not the case at what may very well turn out to be the height of the AI boom.

Time in the market, not timing the market is a glib, lazy belief. It lacks both historical rigour and ignores personal time horizons.

Belief 2: The market discounts the future

In our recent update to Prime Credit fund investors, we said:

It is usually taken as read that rising financial markets signal good times ahead. That today's asset prices are tomorrow's expected cashflows discounted at a rate the market feels appropriate for the risk of those flows manifesting.

The narrative currently embraced by most investors is for AI to boost profitability and for interest rates to continue to track down. A double positive for the bottom line. Like the force, these expectations are strong and the risks threatening this outcome perceived as low, hence most major markets trading close to all-time highs - both indices and the prices investors are prepared to pay for each dollar of future earnings.

We accept that this narrative may very well turn out to be correct.

However, we suggested that an alternative, more narrowly held narrative, may in fact be the driver behind today's extraordinary market performance. This narrative offered by Macquarie Bank's Global Strategist, Victor Shvets.

We wrote:

Shvets believes that one of the defining problems of today's modern economies is an oversupply of capital. He maintains that decades of financialisation, loose monetary policy, and technological progress have generated far more capital than the global system can productively absorb. Instead of fuelling broad-based growth, this glut of capital flows into financial markets, speculative assets, and corporate buybacks.

Shvets observes that capital has increasingly moved away from labour and the "real economy". Productivity and wage growth remain subdued even as asset prices soar, because excess capital prefers chasing returns in financial instruments rather than funding innovation or socially useful investment.

We see this in Australia's GDP breakdown where business investment is a perennial laggard.

And we see this in the multi-year rise of financial markets, primarily driven by investors paying more for earnings (i.e. multiple expansion) rather than earnings growth itself, which is tethered to the real economy.

QUARTERLY INVESTOR UPDATE

This then is an entirely different way of understanding today's investment markets. Rather than signalling a growing economy, stronger cashflows and less investment risk, markets mirror the desperate need for capital to find a home, a home for which top dollar is paid.

What does this mean for investors in Monark's High Yield Debt funds?

We have made the point that when it comes to most investment assets – in this note the very best companies in Europe – an investor cannot simply write a cheque and expect an optimal outcome. That if you invest at an inopportune time, you may have to wait decades just to get your capital back.

The entry prices paid when investing in the High Yield Debt funds do not rise and fall in cadence with investor mood and economic cycles. Units are priced at an objective net asset value. Each dollar you invest buys a dollar's worth of secured debt.

This means that timing risk is far more muted.

Further, if Shvets is right and if market behaviour over the next 25 years rhymes with the last, we could also see a material correction, or at the very least a period of price stagnation. Why? Because market prices almost always "mean revert". That means they return to the average prices investors have always offered for each dollar of earnings.

Capital gains are ephemeral, able to reverse until realised. Whilst markets have consistently reached higher highs and higher lows, it's the capital gains from investments made during the last leg of a bull market that tend to be lost. Are we in that last leg, the home straight, extra time? Who knows? Current pricing and investor behaviour would suggest so.

The gains achieved by investors in Monark's High Yield Debt Fund Series are arguably more certain. Debt is a contract and interest accrued is interest due. The outcome of your investment is aligned to the success of the development funded and the ability of the borrower to repay. Transparent controllables which we carefully monitor and manage.

As markets continue to march to new highs on higher and higher multiples rather than sustainable earnings, we believe that more and more astute investors will look for - and allocate into – investments generally agnostic to timing, and whose drivers are local and easily understood rather than subject to the uncertainty and complexity associated with global investment markets.

We believe the High Yield Debt funds are an excellent exemplar of just such investments.

QUARTERLY INVESTOR UPDATE

Fund notes

The Fund's portfolio continues to perform strongly, providing investors with an IRR of 14.8% per annum.

As at 30 September 2025, the Fund has a value of \$49.2 million, \$45.4 million of this is investor capital and \$3.8 million accrued interest. The unit value is \$1.083 cents.

The final call for capital was completed on 16 July with each unit now fully paid up. The proceeds were used to top up several existing transactions.

The Fund is invested in 15 facilities. The details and progress of each are provided later in this update.

With the Fund less than 12 months old, we do not anticipate making any distributions during the quarter ending 31 December.

QUARTERLY INVESTOR UPDATE

In summary

The strategy behind the High Yield Debt Fund Series continues to deliver exceptional risk-adjusted returns for investors.

Series 1 is now well into its mature phase, with \$1.08 per unit returned to investors.

Series 2 continues to perform strongly, currently providing investors with an IRR of 15.0% per annum. Investors in Series 2 have received distributions totalling 34 cents per unit to date.

Series 4 launched on 15 August with committed capital of \$60 million, \$10 million higher than the target disclosed in its Information Memorandum. We see this demand as a reflection of the growing investor interest in the High Yield Debt Fund Series. As we describe in our *Investment Environment* note, there is a global surplus of capital, or, looked at the other way, a limited number of attractive deployment opportunities. Until these circumstances change, we will remain disciplined around how much capital we accept. This to avoid pressure to deploy into subpar opportunities and mindful of the preference our investors have for shorter deployment periods, thus avoiding the need to hold cash for lengthy periods anticipating capital calls.

In the *Investment Environment* note we also sought to challenge the mantra around “*time in* the market, rather than *timing* the market”. We show that this is historically incorrect and more a sound bite of those who have hung up their shingle post GFC. We concluded that unrealised capital gains are just that – unrealised and can reverse as quickly as they accumulated. We contrasted this vulnerability with the more robust notion of accrued interest – a number underpinned via by contract, and far more certain than the uncertainty of future moods and cashflows.

We take the responsibility of managing your investment with us seriously and thank you for partnering with us.

QUARTERLY INVESTOR UPDATE

Key Metrics



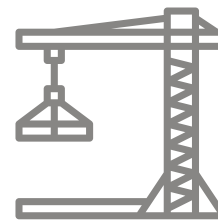
\$45.4M

Capital called



100%

Percentage capital called of
total capital committed



15

Number of portfolio
investments



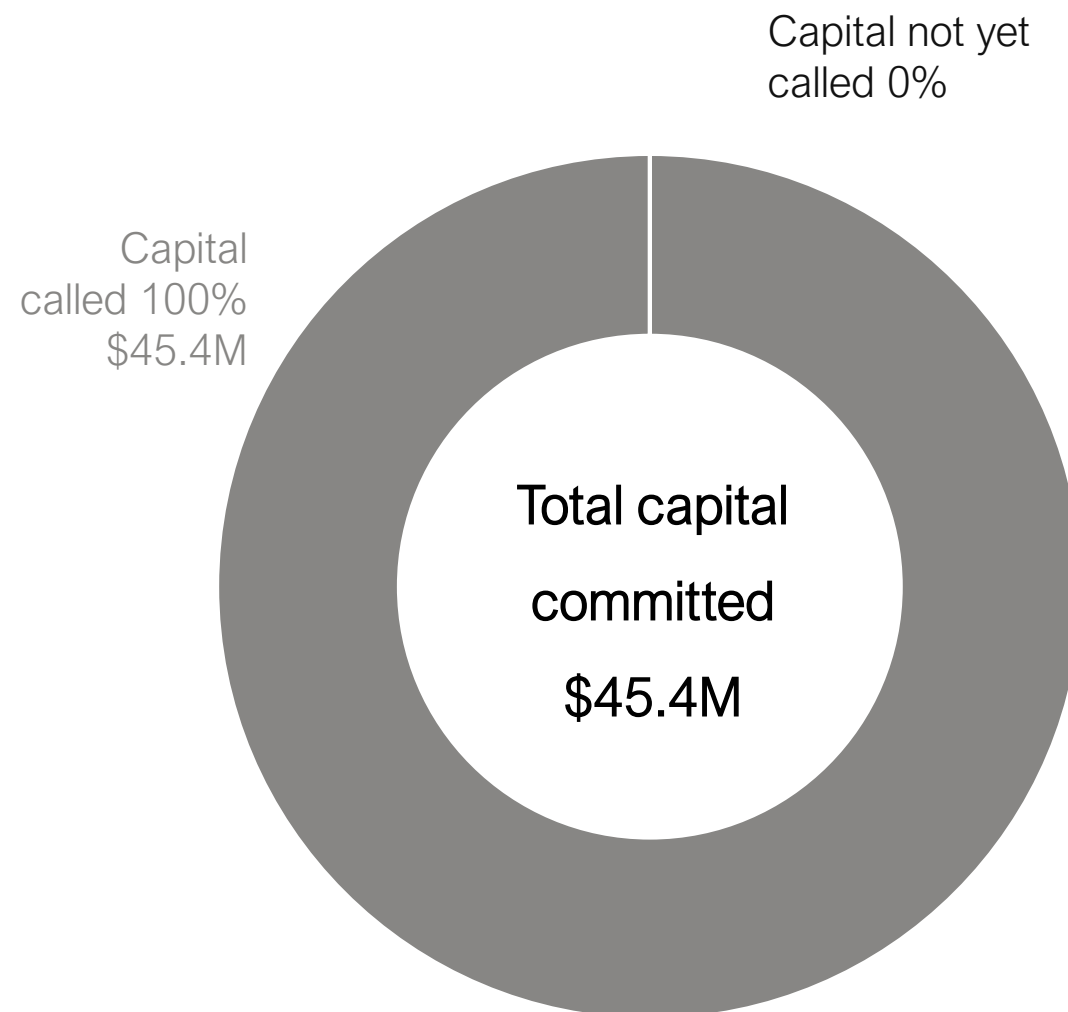
14.8%

Annual Fund IRR (net of fees
and costs) from inception, 15
November 2024 to reporting
date, 30 September 2025

QUARTERLY INVESTOR UPDATE

Fund Capital

	Fund	Per unit
Total capital committed	\$45.4M	\$1.00
Capital movements		
Capital called – 1 July 2025	\$40.4M	89c
Capital called during current quarter	\$5.0M	11c
Capital repaid during current quarter	-	-
Net Fund capital – 30 September 2025	\$45.4M	\$1.00
Capital not yet called	-	-



QUARTERLY INVESTOR UPDATE

Fund Performance

The Fund's net IRR from Inception to Reporting Date is 14.8%.

	Fund	Per unit
Capital called	\$45.4M	\$1.00
Capital repaid	-	-
Net Fund capital	\$45.4M	\$1.00
Net income distributed	-	-
Net income accrued	\$3.8M	8c
Total net income	\$3.8M	8c
Annual Fund IRR from inception (15 November 2024) to 30 September 2025 ¹	14.8%	

¹ The Fund's final IRR will be determined after the repayment of all transactions in its portfolio.

QUARTERLY INVESTOR UPDATE

Detailed Investor Cashflows

Capital called

Date	Cents per unit
14 November 2024	20c
12 December 2024	16c
28 February 2025	6c
20 March 2025	13c
15 April 2025	20c
15 May 2025	14c
Financial year ending 30 June 2025	89c

QUARTERLY INVESTOR UPDATE

Detailed Investor Cashflows

Capital called

Date	Cents per unit
16 July 2025	11c
Financial year ending 30 June 2026	11c
Total capital called to date	\$1.00

QUARTERLY INVESTOR UPDATE

Unit Value

	Fund	Per unit
Net Fund capital	\$45.4M	\$1.00
Net income accrued	\$3.8M	8.3c
Net asset value	\$49.2M	\$1.083

QUARTERLY INVESTOR UPDATE

Series 3 Portfolio as at 30 September 2025

Facility	Amount deployed	Weighting
1. Maison Savoy, Brighton VIC	\$11.0M	24%
2. Marella, Hampton VIC	\$4.8M	11%
3. Elanora Place, Parkdale VIC	\$4.7M	11%
4. Chomley Terraces, Prahran VIC	\$4.5M	10%
5. Napier Street, Fitzroy VIC	\$3.3M	7%
6. Beaconsfield Parade, St Kilda West VIC	\$2.7M	6%
7. Rae Street, Fitzroy North VIC	\$2.4M	5%
8. Wanda Terraces, Caulfield North VIC	\$2.0M	4%
9. Heath Avenue, Oakleigh VIC	\$2.0M	4%
10. Sackville Street, Collingwood VIC	\$1.8M	4%
11. Underbank Estate, Bacchus Marsh VIC	\$1.7M	4%
12. Crestwood Place, Cranbourne East VIC	\$1.6M	4%
13. Foley Park, Kew VIC	\$1.2M	3%
14. Bridport Street, Albert Park VIC	\$0.7M	2%
15. Bond Street, Mordialloc VIC	\$0.5M	1%
	\$44.9M	100%

PORTFOLIO REVIEW

Maison Savoy, Brighton

150 Esplanade, Brighton VIC

Funding provided for the development and construction of two three-storey residential buildings comprising 17 apartments built above a common two-level basement car park providing 37 car parks. The development proposes a contemporary curved façade incorporating distinctive textured columns, as well as a reflection pool (oculus) at the centre of the development. The basement provides a hotel lobby-style entrance exclusive for residences complete with gym, steam room, spa, sauna, therapy room and lounge. Monark is a shareholder in the project.

Key Information:

Developer	Lowe Living
Proposed Builder	Lowe Create
Current Fund Investment	\$11.0 million

Project Update

- The Developer secured the property in November 2024 with settlement occurring in February 2025.
- A Notice of Decision (NOD) was received for the proposed development in November 2024 and the finalised permit obtained in February 2025.
- The display suite is now complete, and the project launch imminent.
- The Developer has received strong interest in the penthouse apartment which is expected to convert into a presale.
- Demolition of the existing structure has commenced and is expected to be completed in early January 2026.



PORTFOLIO REVIEW

Marella, Hampton

31 – 35 Alicia Street, Hampton VIC

A preferred equity facility to assist with the development and construction of a four-level, 32 apartment residential building designed by renowned architects Cera Stribley.

The project, to be developed by Lowe Living, will be built over a two-level basement car park with 63 resident parking bays and six visitor bays. Monark is a shareholder in the project.

Key Information:

Developer	Lowe Living
Builder	Lowe Create
Current Fund Investment	\$4.8 million

Project Update

- The Developer secured the aggregated site in March 2024 via an off-market purchase.
- Settlement of the site took place in November 2024.
- A planning permit for the project was received in late January 2025.
- The project display suite has been completed, the project launched, and two contracted pre-sales achieved to date.
- Monark is currently in discussions to provide a senior construction debt facility.
- Demolition of existing structures is underway. Services upgrade works to water & electricity have commenced.
- Construction is expected to start before Christmas 2025.



PORTFOLIO REVIEW

Elanora Place, Parkdale

152 Como Parade, Parkdale VIC

A preferred equity facility to assist with the development and construction of a 43-unit apartment project designed by multi award-winning architects, Jackson Clements Burrows. The apartments are proposed to be built over a single level common basement providing 78 traditional car bays. Monark is a shareholder in the project.

Key Information:

Developer	Lowe Living
Builder	Lowe Create
Current Fund Investment	\$4.7 million

Project Update

- Settlement of the site was completed in December 2024.
- The developer received a planning permit in September 2024 through a compulsory mediation process with Council.
- The display suite was completed prior to Christmas 2024.
- To date the developer has secured 11 unconditional sales.
- NAB has approved a senior debt construction facility with financial close achieved in mid-October.
- The construction contract has been executed, and construction is now underway.



PORTFOLIO REVIEW

Chomley Terraces, Prahran

113 – 115 Chomley Street, Prahran VIC

Funding provided for the construction and development of 17 three-level town homes built over a single level common basement providing 34 garage-style car bays. The site is a blue-chip landholding with appropriate zoning that is conducive to medium density residential development. It is located close to an abundance of amenity including Chapel Street; Toorak, Armadale, and Windsor train stations; and various recreational reserves. Monark is a shareholder in the project.

Key Information:

Developer	Coff Property
Builder	Not yet appointed
Current Fund Investment	\$4.5 million

Project Update

- The Developer secured the property in June 2024 with settlement occurring in October 2024.
- The Developer obtained a planning permit for the project in January 2025, four months ahead of schedule, through a compulsory mediation process with Council.
- The project launched to market in July 2025 and has secured four presales to date.
- A construction tender completed in September with Balmain & Co identified as the preferred partner. A formal construction contract is expected to be signed in October with early works already commenced.
- In September, Monark ran a process with major banks to procure terms for a senior debt construction facility for the project. A term sheet was subsequently signed with ANZ with formal credit approval expected in October.
- The project team is evaluating a potential re-design and amalgamation of townhouses which has been driven by an additional (conditional) presale.



PORTFOLIO REVIEW

Napier Street, Fitzroy

227 Napier Street, Fitzroy VIC

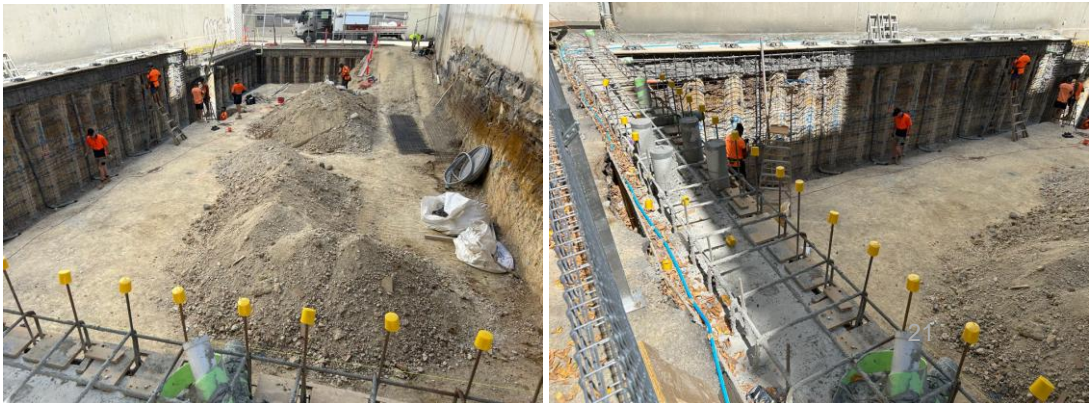
Designed by Warren & Mahoney, the NS227 JMSN project comprises ten luxury apartments over six levels and one lower ground level. Fourteen carparks are available through a multi-level stacker. The design includes a central void area hosting a water feature and common courtyard. The project has been designed to appeal to the premium end of the owner occupier market with seven presales already achieved.

Key Information:

Developer	JMSN
Proposed Builder	Krongold Group
Current Fund Investment	\$3.3 million

Project Update

- The Developer acquired the site in August 2022.
- A planning permit for 10 apartments over six levels was obtained in June 2023.
- Nine unconditional presales, equating to 90% of the apartments, have been secured.
- Structural works are largely complete, including site establishment, demolition, remediation, piling, capping beam, bulk excavation, shotcrete wall, in-ground hydraulics, and concrete slabs up to Level 3.
- Superstructure works are progressing, with Level 4 suspended slab currently underway and vertical concrete structure complete to the underside of Level 3.
- Practical completion is expected in May 2026.



PORTFOLIO REVIEW

Beaconsfield Parade, St Kilda West

364 – 366 Beaconsfield Parade, St Kilda West VIC

Funding provided for the construction and development of a five-level residential building comprising 19 apartments built above a two-level basement car park.

The project is located on a significant beach-facing site - with direct proximity to St Kilda Harbour Beach, Catani Gardens, Fitzroy Street and a short walk (500m) to Albert Park - and has zoning that is conducive to medium-density residential development. Monark is a shareholder in the project.

Key Information:

Developer	Lowe Living
Builder	Lowe Create
Current Fund Investment	\$2.7 million

Project Update

- The Developer secured the property in July 2024 with settlement expected in December 2025.
- The project has received its planning permit.
- Jackson Clements Burrows has begun Architectural Design Development for marketing, working in tandem with the appointed interior designer.
- The Developer has procured a tenancy for the display suite in St. Kilda and works are currently underway. The display suite is expected to be complete by December 2025 to coincide with the project launch.
- The Developer has received preliminary interest in the penthouse apartment.



PORTFOLIO REVIEW

Rae Street, Fitzroy North

301-317 Rae Street, Fitzroy North VIC

Funding provided for the acquisition and development of the property located at 301 – 317 Rae Street in Fitzroy North.

It is proposed that the land will be used for the development of a five-storey residential building with twenty-five apartments built above a two-level basement car park. The development is designed by Warren and Mahoney Architects and will offer premium spec finishes targeting owner-occupiers. The site is located in direct proximity to Edinburgh Gardens, Brunswick Street retail strip and Smith Street.

Key Information:

Developer	JMSN
Builder	Not yet appointed
Current Fund Investment	\$2.4 million

Project Update

- The Developer secured the property in November 2024 with settlement taking place in May 2025.
- The development team has elected to proceed with the 'Great Design Fast Track' planning pathway.
- Several design enhancements have been incorporated following input from the Department of Transport and Planning (DTP), including sustainability upgrades, future-proofing initiatives, and improved screening and setbacks.
- The Minister has issued a letter of approval for a revised planning permit allowing the building to increase to seven floors and include two additional apartments, resulting in an additional 438 sqm of NSA. The permit approval is targeted for December 2025.
- The development remains on program, with a sales launch scheduled for Q2 2026.



PORTFOLIO REVIEW

Wanda Terraces, Caulfield North

14 - 16 Hawthorn Road, Caulfield North, VIC

Funding provided for the construction and development of a four-level building, incorporating 24 apartments over two levels of basement carpark. The project is designed by Ewert Leaf to a high level of finish and comprises a mix of two- and three-bedroom configurations. Monark Group has also funded the senior loan for this project.

Key Information:

Developer	Platinum
Builder	Iurada
Current Fund Investment	\$2.0 million

Project Update

- Construction commenced in July 2024.
- Procurement is complete.
- The structure works are complete along with external framing and windows. Brickwork is primarily complete and render works are underway on the façade. Internally, plasterboard is complete on all levels and finishes are well advanced with tiling and joinery underway on Level 3.
- Authority supply applications are complete, and the builder has received offers for electrical supply, water and sewer, NBN and gas. The council stormwater connection, sewer works, watermain works and electrical conduit works have all been completed with NBN and gas to be connected in the coming period.
- The Developer has reported an uptick in presale enquiry following the completion of the on-site display suite (see photo to the right) with several inspections held and more scheduled.
- 13 unconditional sales out of 24 available units have been secured.



On-site display suite (unsold apartment)

PORTFOLIO REVIEW

Heath Avenue, Oakleigh

4 – 6 Heath Avenue, Oakleigh VIC

Funding provided for the development of 12 on-grade townhouses. The project is located within a well-regarded eastern suburb. Its architecturally designed townhouses, and generously sized living areas appropriate for the owner-occupier market, are unique for the area and are in scarce supply. Monark is a shareholder in the project.

Key Information:

Developer	Callex Australia
Builder	Not yet appointed
Current Fund Investment	\$2.0 million

Project Update

- The Developer secured the property in August 2023 with settlement occurring in April 2025.
- The project benefits from the Victorian State Government’s Low Rise Development Code, which allows for greater site coverage (i.e. more net saleable area) than the previous scheme. The planning reform also mitigates planning risk under the ‘deemed to comply’ provisions which prohibit neighbour objections on grounds of neighbourhood character.
- A revised planning permit was lodged with Council in late September that leverages the new planning reforms.
- In September 2025, the Victorian Government released draft plans for 25 of the 50 Tram and Train Zone Activity Centres which included Oakleigh. Accordingly, the property could now have development upside up to six levels (currently two). The project team is assessing options in parallel with the townhouse development.



PORTFOLIO REVIEW

Sackville Street, Collingwood

1 - 9 Sackville Street, Collingwood VIC

Sackville Street is an operating nine level commercial office building, plus retail, with two levels of basement car parking. Funding has been provided as a term debt facility as part of a debt restructure with the property's senior lender.

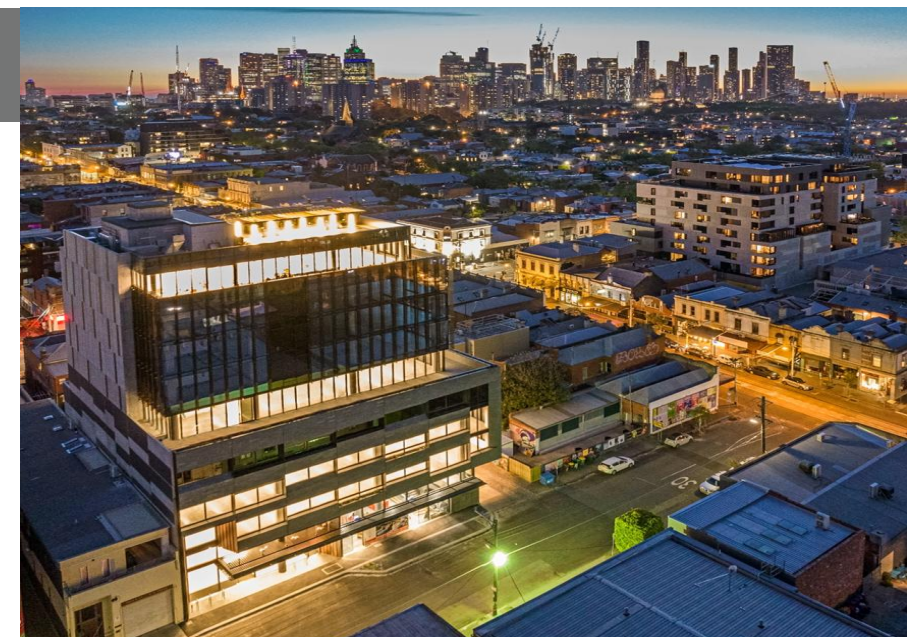
The building is 95% leased with a secure WALE of 4.9 years.

Key Information:

Borrower	Ricdanic Nominees Pty Ltd
Current Fund Investment	\$1.8 million

Project Update

- The property was completed in September 2021.
- The property is 95% leased to several A-grade tenants including Epic Systems and Linktree.
- Epic Systems have executed a lease variation to expand their tenancy, taking over Linktree's former space to include levels six and eight. Following this expansion, they will occupy approximately 83% of the property.
- The WALE of the property is 4.8 years by income and net lettable area.
- Credit enhancement has been strengthened through the provision of additional collateral over an industrial asset.



PORTFOLIO REVIEW

Underbank Estate, Bacchus Marsh

174 Mortons Road, Bacchus Marsh, VIC

Funding provided to refinance an existing Monark senior debt facility, for the construction of stages 21-24 and S901 (147 lots) and estate related works. Monark Group has also funded the senior loan for this project.

Key Information:

Developer	Kataland
Builder	Winslow
Current Fund Investment	\$1.7 million

Project Update

- In 2010, the Borrower acquired a 176 ha englobo site, which was approved for a master planned community comprising up to 1,200 lots over 40 stages, as well as communal amenities including sporting facilities, community clubhouse, town center, and parks.
- To date, 432 lots have been delivered, 265 of which Monark has financed over the last 4 years.
- At financial close, the Developer had presold a further 120 lots.
- Subdivision works on site are significantly progressed.
- Pavement construction works are primarily complete with the exception of the pavements over the culverts.
- Sewer and Drainage are primarily complete along with water main works. Landscaping works are well advanced.



PORTFOLIO REVIEW

Crestwood Place, Cranbourne East

4 Nelson Street, Cranbourne East VIC

Funding provided to refinance existing land debt and for the construction of a 52-lot subdivision in Cranbourne East.

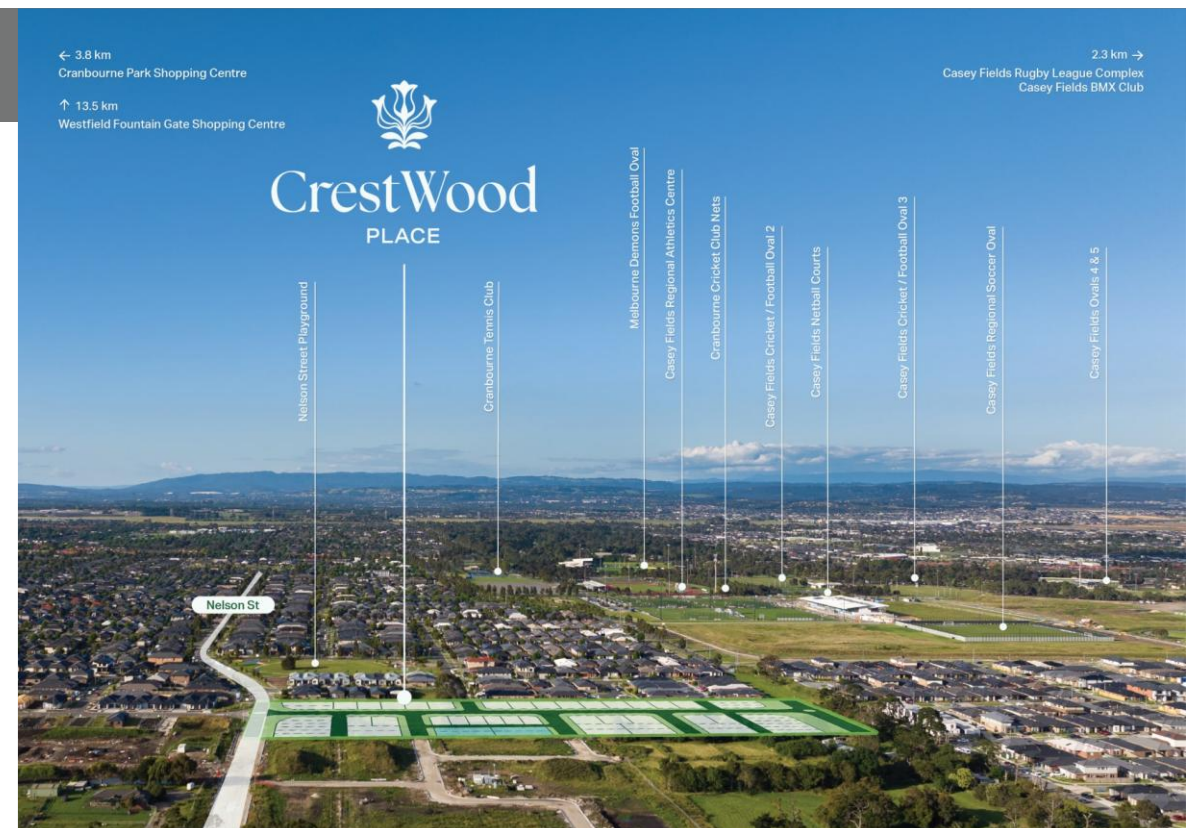
The property is an infill parcel with completed residential subdivisions surrounding the site to the east, north and west. Both the project's sponsor and developer are well known to Monark and have successfully delivered similar land subdivision projects, funded by Monark, in the past.

Key Information:

Developer	Solovey
Builder	Sandridge Roads Pty Ltd
Current Fund Investment	\$1.6 million

Project Update

- The Developer secured the property in August 2023 with settlement taking place in April 2025.
- At the time of settlement 19 of 52 lots had been sold. Since then, 10 further lots have been sold for a total consideration of \$3.9 million increasing total gross qualifying presales to \$10.85 million.
- In addition to the qualifying presales, six additional lots have been reserved through a put & call agreement for a total consideration of \$1.8 million.
- Sale prices for the qualifying presales have been on average \$15,000 above the valuation, contributing to an increased Gross Realisable Value and a lower Residual LVR of 62% (originally 70%).



PORTFOLIO REVIEW

Foley Park, Kew

9 O’Shaughnessy Street, Kew VIC

Funding provided for the development of 6 ultra luxury residential dwellings constructed above a single level basement car park. This site is adjacent to the Foley Reserve.

Key Information:

Developer	Callex Australia
Builder	Virgon Construction.
Current Fund Investment	\$1.2 million

Project Update

- The Developer secured the property in September 2023 with settlement occurring in June 2024.
- A planning permit was granted in February 2025 for the construction of a two-storey apartment building comprising six dwellings.
- The ground floor layout has been reconfigured, resulting in the amalgamation of two ground floor apartments to preserve marketability and value.
- Virgon Construction has been appointed as Builder.
- Marshall White launched the project’s marketing campaign in September 2025.
- Construction commencement is targeted for the end of October 2025.



PORTFOLIO REVIEW

Bridport Street, Albert Park

146–150 Bridport Street, Albert Park VIC

The developer has strategically acquired and amalgamated three sites to develop a mixed-use development comprising luxury apartments, all with basement carparking, to be constructed above office and retail areas. The project is located in a high-profile shopping strip in the blue-ribbon suburb of Albert Park. Designed by well-regarded architecture firm Cera Stribley. Monark is a shareholder in the project.

Key Information:

Developer	Jacmax Projects
Current Fund Investment	\$0.7 million

Project Update

- A VCAT application was submitted in March 2023, resulting in the securing of a planning permit in May 2024 for a three-level building.
- Endorsed plans for the permitted scheme were received in December 2024. The Developer then applied for a Section 87A (Amend a Permit) via VCAT to re-instate the fourth level which was lost in the initial VCAT process. VCAT mediation was held in early October 2025, the outcome of which will be provided in the next quarterly update.
- World renowned interior designer, Kelly Wearstler, has completed the interior design work which has been integrated into the scheme by Cera Stribley.
- A preferred builder will be engaged on an early contractor basis to scope and price the construction contract.



PORTFOLIO REVIEW

Bond Street, Mordialloc

14 – 16 Bond Street, Mordialloc VIC

The property sits within an established industrial precinct located close to Moorabbin Airport. Funding has been provided for the refurbishment and subdivision of five existing warehouse units into eight strata units and procuring an individual title in respect of the current Golf Studio premises for market sale.

Key Information:

Developer	Bridport Property
Proposed Builder	Grange Constructions
Current Fund Investment	\$0.5 million

Project Update

- The Developer secured the property in October 2024 with settlement taking place in September 2025.
- A construction facility was provided by Monark to assist with settlement of the property and funding refurbishment works related to the project.
- The project was formally launched to market in August 2025 with a presence on Real Commercial. The selling agent is prominent bayside agent, CVA Property.



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