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Monark High Yield Debt Fund – Series 3 Quarterly Investor Update

31 March 2026

Please Note

Information contained in this investor update

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Dear Investor

Welcome to the Monark High Yield Debt Fund – Series 3 (the Fund, Series 3) update for the quarter ended 31 March 2026

Executive summary

The Fund's portfolio continues to perform strongly, providing investors with a since-inception Internal Rate of Return (IRR) of 15.0% per annum.

The portfolio is invested in 14 facilities, the details and progress of which are provided later in this update.

The current unit value is $1.12 comprising 96 cents per unit of capital and 16 cents per unit of accrued income.

During the quarter the Fund received repayment of its investment in the Wanda Terraces, Caulfield North facility. This enabled the Fund to make its first distribution of four cents per unit, which was paid on 25 March 2026.

We anticipate making further distributions in the June quarter.

As a reminder, the Fund is "self-liquidating" which means it does not reinvest repaid facilities but distributes the proceeds to investors.

In the *Investment Environment* section of this update, we take a quick and critical look at the investment appeal of traditional asset classes, noting that each class now "asks you to accept more risk for less reward".

Finally, we continue to see a number of attractive opportunities that meet the criteria and quality we seek for our High Yield Debt Funds. Series 4, launched on 15 August 2025, is almost 80% deployed with the balance expected to be called before the end of the financial year.

Should this momentum continue, we expect to launch Series 5 in July this year.

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

Investment environment

Today investors are confronted with an uncomfortable truth: almost every traditional asset class now asks you to accept more risk for less reward.

That is not how investing is supposed to work. Yet here we are.

For years, investors could rely on a relatively simple menu. Cash was safe. Bonds provided income and ballast. Shares delivered growth. Property offered leverage, yield and tax advantages. Diversification did the rest.

Today, each of those pillars looks less stable than advertised.

Cash, once the sanctuary of the cautious, now offers a strange bargain: nominal yield with guaranteed erosion. If inflation runs above after-tax deposit returns, then cash is not preserving wealth. It is simply losing it politely. The statement arrives monthly, neat and reassuring, while purchasing power slips quietly out the back door.

Bonds, traditionally the grown-up in the room, now face their own identity crisis. Sovereign debt levels across much of the developed world remain extraordinary. Governments have discovered that borrowing is politically easier than discipline, and central banks have discovered that credibility is harder to maintain than to declare. If inflation remains sticky, bondholders suffer. If growth weakens and deficits widen, bondholders may still suffer. Investors are now asked to call that "defensive."

Equities remain the default home for optimism, but optimism has become expensive. A narrow group of mega-cap companies continues to carry broad indices, while valuations in many cases assume years of flawless execution, benign regulation, technological dominance and uninterrupted margins. History tends to be unkind to certainty, particularly when it is expensive.

Then there is residential and commercial property equity. Australians have long treated property as both religion and retirement strategy. But even sacred assets are not immune to mathematics. Higher construction costs, insurance costs, land taxes, holding costs and interest rates all matter. Commercial property faces additional questions around office utilisation, tenant demand and cap rate pressure. Residential property remains structurally supported by population growth and constrained supply, but affordability is now a national sport in which fewer can participate.

The traditional portfolio mix remains popular. It just works less elegantly.

We suggest that in this environment it pays to focus less on market narratives and more on contractual outcomes.

That is one of the core attractions of private debt.

Private debt is not glamorous. Nobody boasts at dinner parties about a well-structured mortgage facility. There are no memes, no cult followings, very few TikTok clips paying homage to the asset class.

QUARTERLY INVESTOR UPDATE

At its best, private debt is refreshingly simple. Capital is advanced to a borrower for a defined purpose, on agreed terms, for a defined period, at an agreed return, and with security over (in the case of all Monark facilities) tangible assets. Rather than hoping a market rerates your position, you are being paid for time, risk and structure.

That distinction is often underappreciated. Equity investors need prices to rise, earnings to expand, or buyers to pay more tomorrow than today. Lenders typically need something far less heroic: the borrower to repay, refinance, or the underlying asset to hold sufficient value.

One requires optimism. The other requires discipline.

Australia also offers structural advantages that should not be ignored. Population growth remains supportive. Housing undersupply is persistent in many markets. Planning constraints are real. Quality well-located land is finite. Even where property cycles soften, these factors can provide resilience to underlying collateral values over time.

Of course, not all private debt is created equal. The phrase itself can conceal sins. A poor loan made privately is still a poor loan.

Manager selection therefore matters enormously.

A capable debt manager does more than provide funds. They challenge assumptions, inspect collateral, verify costs, monitor progress and prepare for inconvenience before inconvenience arrives. They understand that the best credit outcome is often achieved long before funds are advanced.

That approach can be especially valuable in an era like this one. Construction stress remains real. Bank credit can be selective and slow. Borrowers often need certainty, speed and commercial pragmatism. Skilled non-bank lenders can fill that gap while pricing risk appropriately and structuring robust protections.

For investors, the result can be attractive fund performance, minimal (if any) correlation to listed markets, and a return stream driven by negotiated loan terms rather than daily headlines.

We believe that in an increasingly irrational world, where large question marks hang over traditional asset classes, lending against quality Australian real estate may be one of the more rational opportunities available for today's investor.

QUARTERLY INVESTOR UPDATE

Fund notes

The Fund's portfolio continues to perform strongly, providing investors with an IRR of 15% per annum.

The portfolio is invested in 14 facilities, the details and progress of which are provided later in this update.

The Fund's net assets total $50.9 million, $43.5 million of this is investor capital and $7.4 million accrued interest. The unit value is approximately $1.12.

During the quarter the Fund made its first distribution of four cents per unit, which was paid on 25 March 2026.

We expect to make further distributions during the June quarter.

In summary

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

Series 1 is delivering an IRR of 14.3% and is now well into its mature phase, with $1.10 per unit returned to investors. We expect the remaining facilities to repay over the course of the 2026 calendar year.

Series 2 continues to perform well, currently providing investors with an IRR of 13.7% per annum. Investors in Series 2 have received distributions totalling approximately 65 cents per unit to date.

Series 3 is now fully deployed and achieving its target return IRR of 15% per annum. The fund paid its first distribution of four cents per unit on 25 March 2026.

Series 4, launched on 15 August 2025, has continued to make excellent progress, both from a performance and deployment perspective. The fund has achieved an IRR of 15.1% per annum from inception to 31 March 2026. At quarter end 78 cents per unit had been called and deployed. A further 11 cents per unit was called in April with the balance expected to be called before the end of the financial year. Series 4 is projected to pay its first distribution in early May 2026.

We continue to see excellent opportunities for the type of funding provided by the High Yield Debt Fund Series and expect to launch Series 5 in July this year.

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

Key Metrics

$45.4M

Capital called

$1.9M

Fund distributions

Of the $45.4M invested, $1.9M (4 cents per unit) has been repaid to 31 March 2026. The entire 4 cents distributed so far is capital.

14

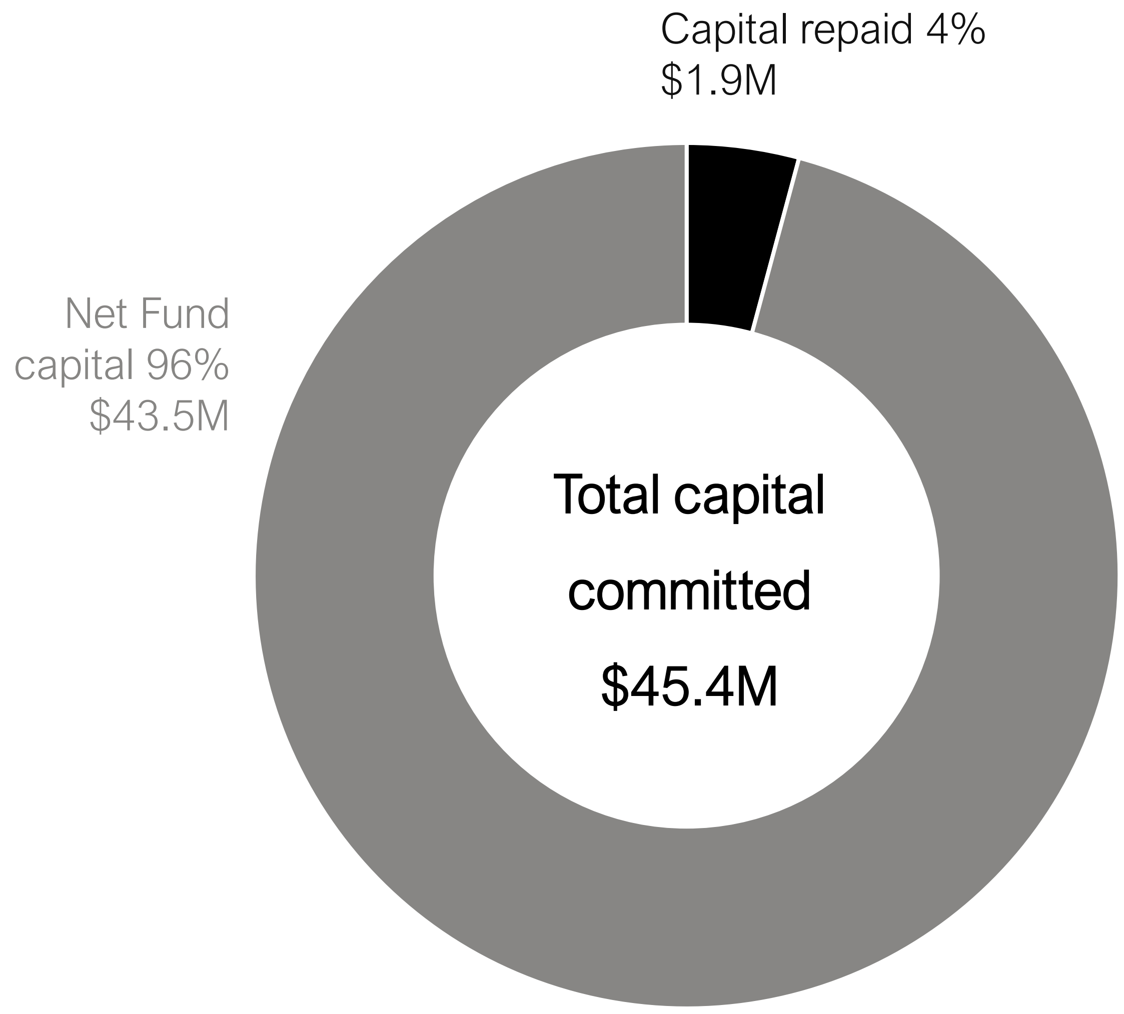
Number of portfolio investments

15.0%

Annual Fund IRR (net of fees and costs) from inception, 15 November 2024 to reporting date, 31 March 2026

Fund Capital

	Fund	Per unit
Total capital committed	$45.4M	$1.00
Capital movements		
Net Fund capital – 1 January 2026	$45.4M	$1.00
Capital called during current quarter	-	-
Capital repaid during current quarter	$1.9M	4c
Net Fund capital – 31 March 2026	$43.5M	96c
Capital not yet called	-	-



Fund Performance

The Fund's net IRR from Inception to Reporting Date is 15.0%.

	Fund	Per unit
Capital called	$45.4M	$1.00
Capital repaid	$1.9M	4c
Net Fund capital	**$43.5M**	**96c**
Net income distributed	-	-
Net income accrued	$7.4M	16c
Total net income	**$7.4M**	**16c**
Annual Fund IRR from inception (15 November 2024) to 31 March 2026 [1]	**15.0%**	

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

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

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

Detailed Investor Cashflows – Fund Distributions*

Date	Total cents per unit	Income cents per unit	Capital cents per unit
25 March 2026	4.12c	-	4.12c
Financial year ending 30 June 2026	4.12c	-	4.12c
Total distributions paid to date	**4.12c**	**-**	**4.12c**

*Investors' tax liability is determined by your pro rata entitlement to the income earned by the trust and is not necessarily related to the capital and income components of actual cash distributions. Investors will be provided with an Annual Tax Statement, which we expect to issue within 60 days of financial year end.

QUARTERLY INVESTOR UPDATE

Unit Value

	Fund	Per unit
Net Fund capital	$43.5M	96c
Net income accrued	$7.4M	16c
Net asset value	**$50.9M**	**$1.12**

	Per unit
Unit value as at 31 March 2026	$1.12
Total distributions (capital and income) per unit to 31 March 2026	4c
Total growth per unit	**$1.16**

Series 3 Portfolio as at 31 March 2026

Facility	Balance of initial investment	Weighting
1. Maison Savoy, Brighton VIC	$11.0M	25%
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	8%
6. Catani, St Kilda West VIC	$2.7M	6%
7. Rae Street, Fitzroy North VIC	$2.4M	6%
8. Heath Avenue, Oakleigh VIC	$2.0M	5%
9. Sackville Street, Collingwood VIC	$1.8M	4%
10. Underbank Estate, Bacchus Marsh VIC	$1.7M	4%
11. Crestwood Place, Cranbourne East VIC	$1.6M	4%
12. Foley Park, Kew VIC	$1.2M	3%
13. Bridport Street, Albert Park VIC	$0.7M	2%
14. Bond Street, Mordialloc VIC	$0.5M	1%
	$42.9M	100%

PORTFOLIO REVIEW

Maison Savoy, Brighton

150 Esplanade, Brighton VIC

Funding provided for the development and construction of two three-storey residential buildings comprising 19 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. The Monark Prime Credit Fund has provided a senior debt facility to this project.

Key Information:

Developer	Lowe Living
Builder	Lowe Create
Balance of initial investment	$11.0 million

Project Update

- The marketing launch took place in February 2026.
- Two unconditional presales and one reservation have been secured.
- Demolition of the existing structure is complete, and construction soon to commence.

PORTFOLIO REVIEW

Marella, Hampton

31 – 35 Alicia Street, Hampton VIC

Funding for 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
Balance of initial investment	$4.8 million

Project Update

- Currently five pre-sales and one reservation have been secured.
- Financial close of the senior debt construction facility provided by NAB occurred in December 2025.
- Excavation works are largely complete with blockwork, structural footings and concrete slab works underway.

PORTFOLIO REVIEW

Elanora Place, Parkdale

152 Como Parade, Parkdale VIC

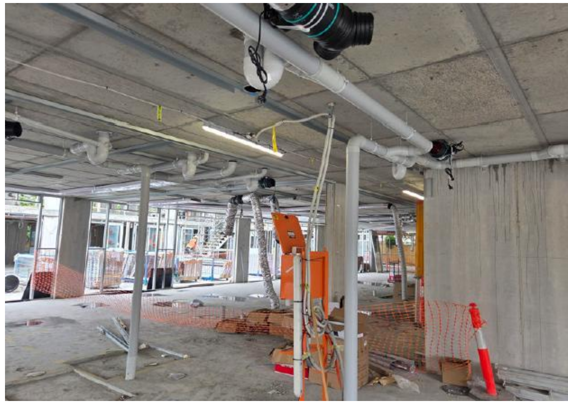
Funding for the development and construction of a 40-unit apartment project designed by multi award-winning architects, Jackson Clements Burrows. The apartments are proposed to be built over a single level common basement providing 78 traditional car bays. Monark is a shareholder in the project.

Key Information:

Developer	Lowe Living
Builder	Lowe Create
Balance of initial investment	$4.7 million

Project Update

- To date the developer has secured 18 unconditional sales representing 45% of the project.
- NAB provided senior construction funding for the project with financial close for the facility occurring in August 2025.
- Construction is progressing well with basement works complete and services installation underway. The ground floor is being framed with window installation underway, level two slab has been poured, and final AFS panels (used for rapid concrete wall installation) are currently being put in place.



PORTFOLIO REVIEW

Chomley Terraces, Prahran

113 – 115 Chomley Street, Prahran VIC

Funding provided for the construction and development of 15 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.

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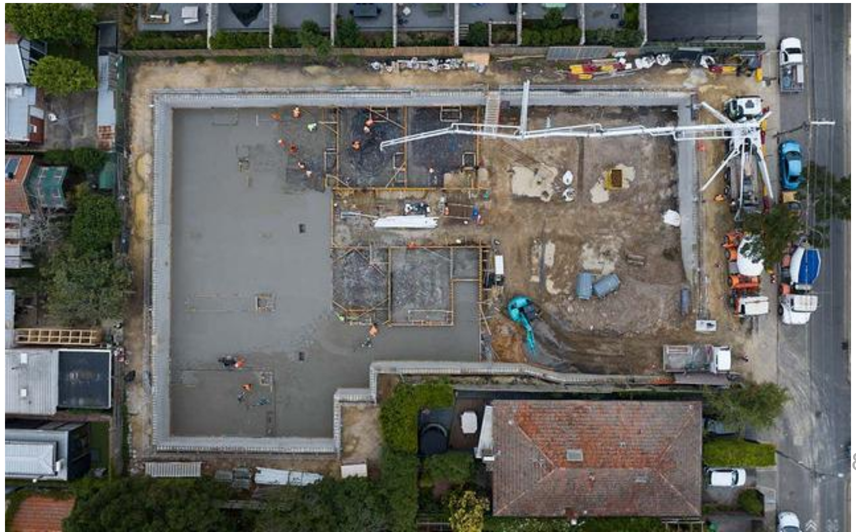
Key Information:

Developer	Coff Property
Builder	Balmain & Co
Balance of initial investment	$4.5 million



Project Update

- The marketing launch occurred in July 2025. To date, eight presales have been secured.
- Construction commenced in January 2026 with the ANZ providing senior debt funding.
- Construction work is progressing well with both the basement slab and walls poured.

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 nine presales already achieved.

Key Information:

Developer	JMSN
Builder	Krongold Group
Balance of initial investment	$3.3 million

Project Update

- To date nine unconditional presales, equating to 90% of the apartments, have been secured.
- ANZ is providing the senior debt funding.
- Structural works are complete, as are the services rough-in works and internal wall framing. Plasterboard installation is complete to lower ground and progressing through Levels one and two. Windows have been installed up to Level 4.
- The project is currently expected to be completed by September 2026.

Catani, 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. The Monark Prime Credit Fund has provided a senior debt facility to this project.

Key Information:

Developer	Lowe Living
Builder	Lowe Create
Balance of initial investment	$2.7 million

Project Update

- The project has recently launched with one unit under contract and several leads being progressed.
- Tender documentation has been issued to Lowe Create, with pricing received and the final contract sum subject to value management and trade letting.
- Demolition works are well advanced. Construction is expected to start in May 2026, subject to pre-sales.

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 six-storey residential building with 27 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. The Monark Prime Credit Fund has provided a senior debt facility to this project.

Key Information:

Developer	JMSN
Builder	Not yet appointed
Balance of initial investment	$2.4 million

Project Update

- The Developer secured the property in November 2024 with settlement taking place in May 2025.
- A planning permit was applied for under the newly established Great Design Fast Track planning pathway.
- The planning application has been successful. The permit was received in December 2025 which approved an additional level (now six) which has increased the project by two apartments.
- The display suite is expected to be completed by the end of May 2026 and the sales launch scheduled for Q3 2026.

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. The Monark Prime Credit Fund has provided a senior debt facility to this project.

Key Information:

Developer	Callex Australia
Builder	Not yet appointed
Balance of initial investment	$2.0 million

Project Update

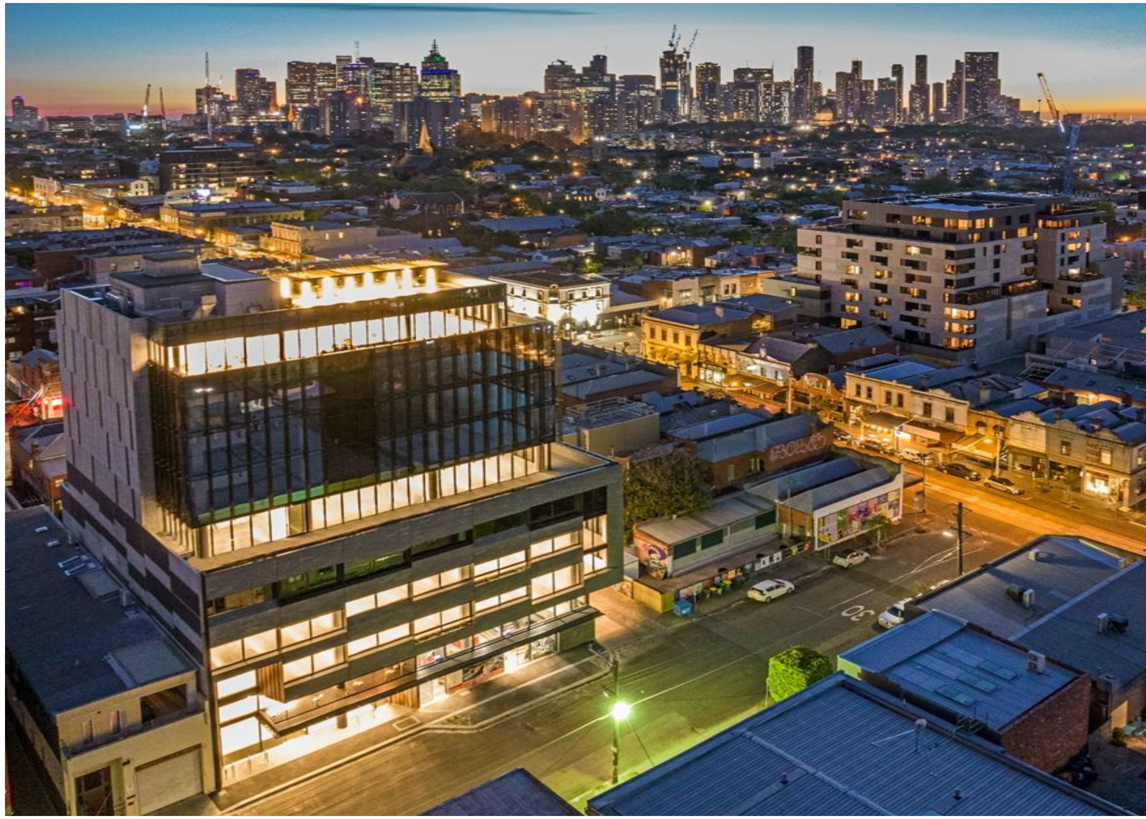
- The Developer secured the property in August 2023 with settlement occurring in April 2025.
- Subsequent to settlement, the Victorian Government released draft plans for 25 of the 50 Tram and Train Zone Activity Centres which included Oakleigh. In March 2026, the Government formally gazetted the mid-rise code and awarded a six-level development right to the property.
- Whilst the permit for the 12-townhouse scheme has been received, the Developer and Monark are currently assessing the possibility of developing apartments on the site.

PORTFOLIO REVIEW

Sackville Street, Collingwood

1 - 9 Sackville Street, Collingwood VIC

Completed in late 2022, the property is an eight level A grade office building incorporating two ground floor retail spaces, eight levels of upper office accommodation and two basement levels of carpark providing 61 car bays. The site is well located within the Collingwood commercial and retail district, close to the established retail strips of Smith and Johnston Street. The Monark Group is funding two separate tranches in this asset, one in priority to the Fund, and one subordinated.



Key Information:

Borrower	Ricdanic Nominees Pty Ltd
Balance of initial investment	$1.8 million

Property Update

- 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 and will now occupy approximately 83% of the property.
- The WALE of the property is around five years by income and net lettable area.
- The rental income generated is currently being applied toward servicing the monthly interest obligations of both the external senior lender and the Fund.
- Cushman & Wakefield have been engaged to market the property via an Expressions of Interest process expected to close in late April.

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. The Monark Prime Credit Fund has provided a senior debt facility to this project.

Key Information:

Developer	Kataland
Builder	Winslow
Balance of initial 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 centre, 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 with Stages 21-22 expected to be completed by May 2026 and Stages 23-24 by July 2026.

PORTFOLIO REVIEW

Crestwood Place, Cranbourne East

4 Nelson Street, Cranbourne East VIC

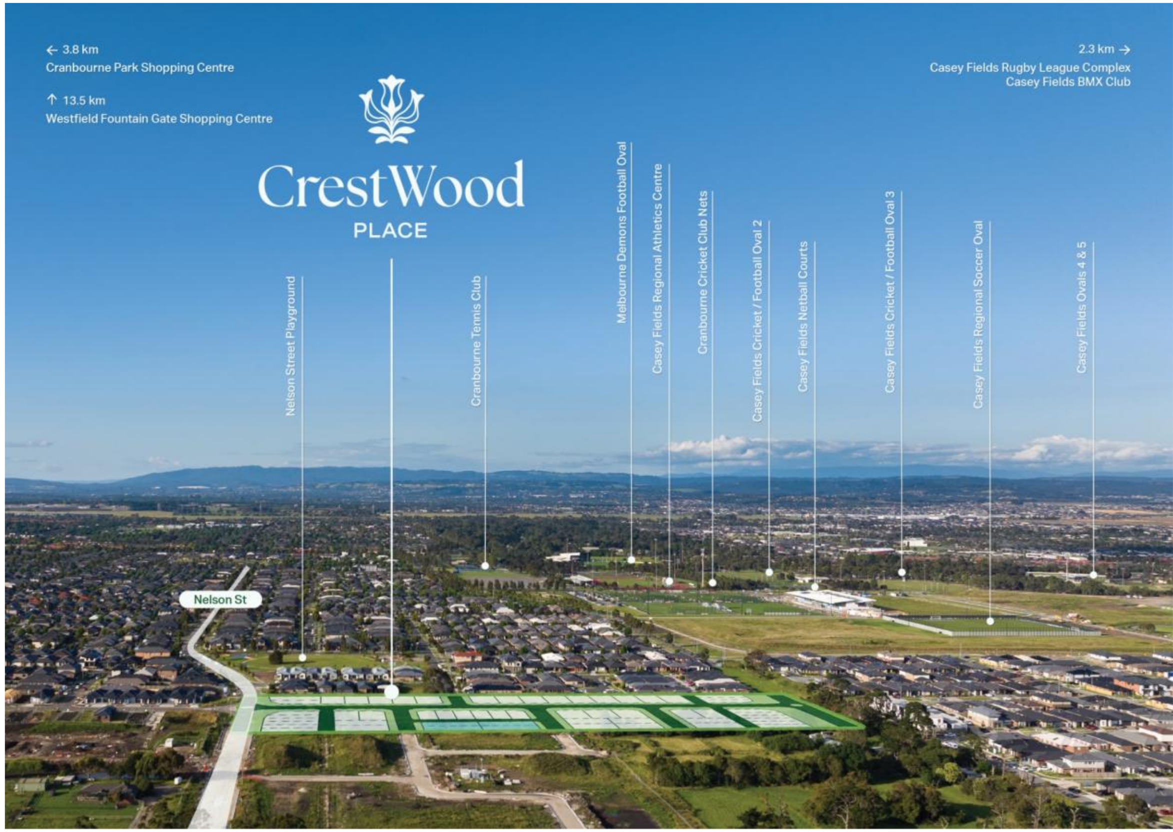
Funding provided to refinance existing land debt and for the construction of a 52-lot subdivision in Cranbourne East. The property is an infill parcel with completed residential subdivisions surrounding the site to the east, north and west. Both the project's sponsor and developer are well known to Monark and have successfully delivered similar land subdivision projects, funded by Monark, in the past. The Monark Prime Credit Fund has provided a senior debt facility to this project.

Key Information:

Developer	Solovey
Builder	Sandridge Roads Pty Ltd
Balance of initial 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, a further 10 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 for a total consideration of $1.8 million.
- Approximately 90% of the works have been completed with Practical Completion anticipated in late April 2026.



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. The project was designed by Carr with Virgon Construction the appointed contractor. The Monark Prime Credit Fund has provided a senior debt facility to this project.

Key Information:

Developer	Callex Australia
Builder	Virgon Construction.
Balance of initial investment	$1.2 million

Project Update

- Construction on the project commenced in December 2025.
- After construction commencement, the Victorian State Government introduced planning amendments aimed at boosting housing supply. The amendments support higher-quality, medium-density residential developments in well-located areas by allowing for increased building heights, thereby enabling the construction of projects with four to six storeys.
- The Developer is currently considering adding an extra level comprising two additional dwellings, which will result in an increase in gross realisable value of approximately $7 million.

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. The Monark Prime Credit Fund has provided a senior debt facility to this project.

Key Information:

Developer	Jacmax Projects
Balance of initial investment	$0.7 million

Project Update

- After a series of VCAT applications and hearings, the Developer has secured planning approval to construct a four-level apartment building. This is a very positive outcome.
- The marketing launch took place in March 2026 and over 100 enquiries were received in a week. The Developer and agent are now engaging with interested parties.
- The sales contract is expected to be available to purchasers within weeks, following which presales can be secured.
- The Developer has continued to work with a preferred builder. A construction contract is expected to be secured during the next quarter.

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. The Monark Prime Credit Fund has provided a senior debt facility to this project.

Key Information:

Developer	Bridport Property
Builder	Grange Constructions
Balance of initial investment	$0.5 million

Project Update

- The project is nearing completion with final internal works progressing.
- A contract of sale has been secured for the Golf Studio, with settlement scheduled for late April 2026.
- Discussions are progressing with a buyers' advocate for the sale of five of the warehouses and with a party interested in securing a long-term lease.

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