

WHOLESALE INVESTOR REPORT

Monark Prime Credit Fund

The Monark Prime Credit Fund invests only in senior debt facilities provided by Monark Property Partners. These facilities are secured by first-ranking registered mortgages over Australian property. Our overriding priority is to safeguard capital and then to maximise returns.

KEY INFORMATION

Fund size	\$311M
Unit price	\$1.00
Number of facilities	24
Fund LVR	63%
Average Portfolio Deployment	98%
Weighted Average Portfolio Term	6 Months

CURRENT PERFORMANCE*

Current Yield	8.38%
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HISTORICAL PERFORMANCE*

1 month	0.66%
3 months	2.11%
12 months	8.67%
12 months (DRP)	9.03%

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

The Fat Cows and the Thin Cows

We are pleased to provide you with the Monark Prime Credit Fund (the Fund) investor update for the month ended 30 September 2026.

The Fund delivered a return of 0.66% for the month and now provides investors with a current cash yield, calculated by annualising the returns of the last three months, of 8.38% per annum.

For more than a generation, we have lived through an extraordinary period of falling interest rates.

In the US, rates peaked in 1981. In Australia, they reached around 18% in 1990. From there, the broad direction was down for more than three decades, eventually bottoming around 2020–22.

An entire generation of business executives, investment managers, entrepreneurs and policymakers knew little else. We became accustomed to a world of lower highs and lower lows.

The move shaped investment models, business strategies, government policy and, ultimately, wealth.

“Growth” assets seemed to keep growing. Governments could borrow more cheaply and spend more, giving birth to the modern welfare state. Investors embraced ever-higher asset valuations. Modern Monetary Theory was taken seriously. In 2021, Mexico – a nation you wouldn’t consider lending to on a sunny day – issued a 50-year US-dollar bond with a coupon of just 3.75%. Denmark had already taken interest rates below zero.

The rising tide lifted almost every ship.

Australia was no exception. The legend of bulletproof Australian real estate took hold. We became a nation of landlords, constrained not so much by our appetite for risk than by our borrowing capacity. Why worry? Australian property always goes up.

But cycles are a law of nature and a feature from ancient times to the present.

The Bible tells us there is “a time to sow and a time to reap.” Pharaoh’s famous dream of seven fat cows being consumed by seven thin cows – with the thin cows remaining thin – has been interpreted as an early description of the business cycle: years of abundance followed by years of scarcity.

One of the least understood features of capitalism is the cleansing effect of the business cycle. That higher interest rates expose weak businesses and weak balance sheets. Bad debt is written off. Overpriced assets find their level. Capital is redirected towards stronger businesses and better opportunities.

The important lesson is not that cycles can be predicted with precision. It is that they are a universal constant and should be respected.

At Monark, we have been keenly aware of the extraordinary tailwind created by falling interest rates. And the potential for damage and disruption when the wind swung.

Rather than pursuing the traditional objective of continually growing funds under management, we have kept Prime Credit to a size that reflects the availability of the type of opportunities we seek.

This enabled us to be selective. To choose deals we believed had robust fundamentals. And to manage Prime Credit with the other side of the cycle in mind.

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Historical Performance

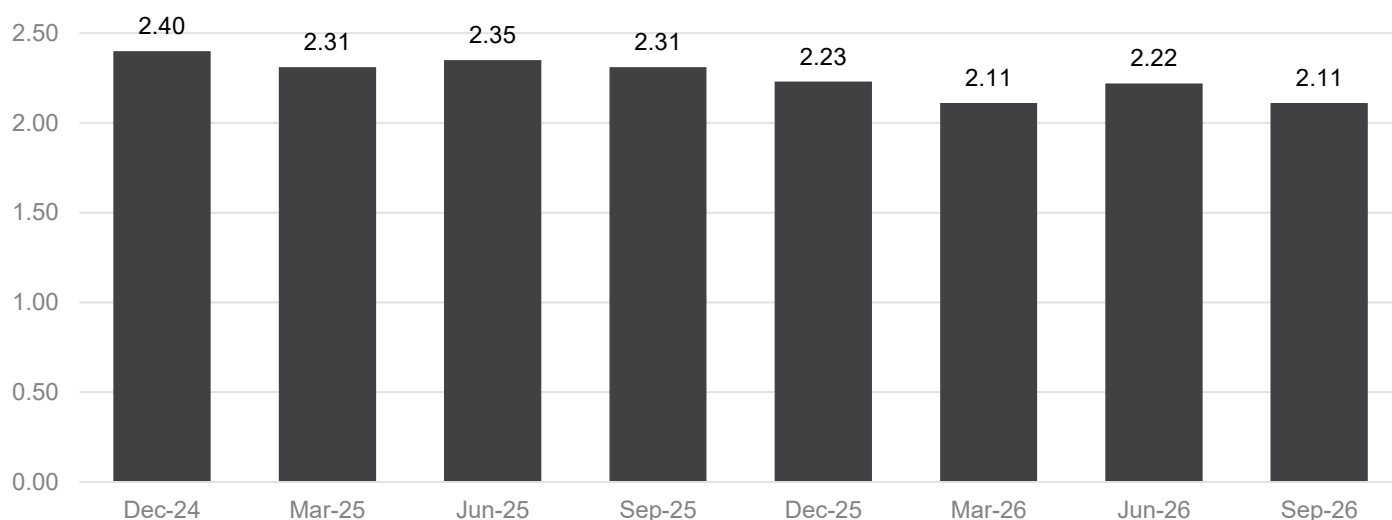
Monthly Returns (%)

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUALISED RETURN
2021									0.54	0.59	0.59	0.62	7.31%
2022	0.64	0.57	0.64	0.59	0.61	0.60	0.66	0.65	0.64	0.70	0.68	0.71	7.77%
2023	0.74	0.66	0.73	0.73	0.75	0.73	0.78	0.80	0.76	0.78	0.75	0.77	8.98%
2024	0.77	0.71	0.76	0.77	0.80	0.79	0.83	0.82	0.79	0.82	0.78	0.81	9.47%
2025	0.81	0.71	0.79	0.80	0.79	0.76	0.78	0.78	0.75	0.78	0.73	0.72	9.17%
2026	0.69	0.63	0.79	0.74	0.76	0.72	0.74	0.71	0.66				8.61%

Total Distributions Paid Each Quarter

Cents per unit

Paid each quarter over the last two years

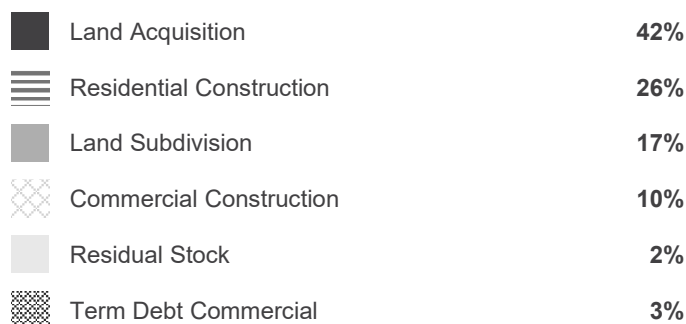
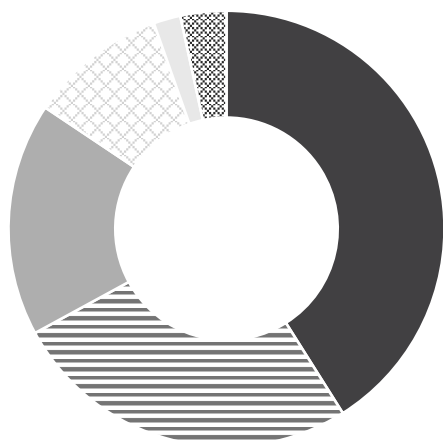


Past performance is not a reliable indicator of future performance, and the quantum of any future distribution is not guaranteed

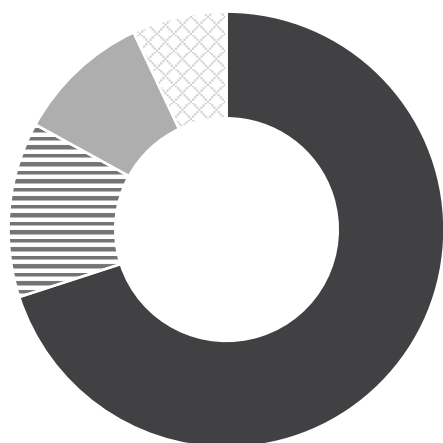
Portfolio Details as at 30 September 2026

	FUND WEIGHTING	FACILITY LVR	EXPECTED RETURN
Top Five Facilities			
Land Subdivision, Bacchus Marsh (VIC)	12%	65%	10.9%
Land Acquisition, Greenvale (VIC)	11%	67%	10.8%
Commercial Construction, Victoria Park (WA)	9%	64%	9.9%
Residential Construction, Manly (NSW)	7%	63%	9.4%
Residential Construction, Kangaroo Point (QLD)	7%	70%	9.6%
Other Facilities	50%	63%	9.8%
Cash	4%	N/A	3.8%

Facility Type



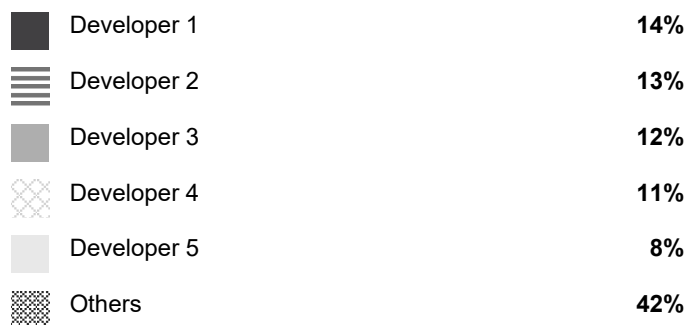
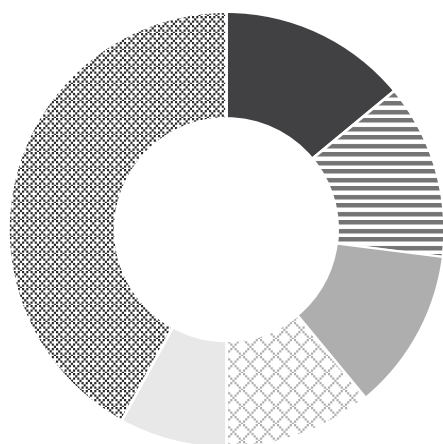
Geographic Spread



Monark Property Partners competes in markets where we believe we have a clear competitive advantage. This includes working with an established network of talented and experienced developers, deep familiarity with proposed development sites, the ability to remain close to and carefully monitor construction projects, and a hands-on appreciation of neighbourhood demand for product and pricing.

We believe this tight focus allows us to create opportunities with limited downside and an asymmetrical risk-return profile. As a Melbourne-based non-bank lender, this means that the majority of our transactions will take place in the greater Melbourne area.

Borrower Exposure



Key Terms

Facility LVR

The current amount outstanding under a facility agreement, together with all interest forecast to accrue over the remaining term together with any other amounts outstanding, divided by the latest adopted value of the relevant security asset. For land facilities, the Security Asset is valued on an “as-is” basis; for development facilities, it is valued on an “as-if-complete” basis.

Fund LVR

The aggregate amount outstanding under all facility agreements, together with all interest forecast to accrue over their remaining terms together with all other amounts outstanding, divided by the aggregate latest adopted values of the relevant security assets, using the applicable “as-is” or “as-if-complete” valuation basis for each facility.

Average Portfolio Deployment

The amount of facilities held in the Fund, divided by the value of the entire Fund (cash and facilities), calculated on a daily basis and averaged for the number of days in the month.

Weighted Average Portfolio Term

The average term to expiry for each facility in the Fund’s portfolio weighted according to the drawn principal of each facility.

Current Yield

The preferred measure of Fund performance calculated by annualising the Fund returns of the last three months.

12 months (DRP)

The Fund’s 12-month performance where monthly distributions are reinvested under the Fund’s Distribution Reinvestment Program.

Information contained in this investor update

This investor update relates to the Monark Prime Credit Fund (Fund). Monark Securities Pty Ltd ACN 635 529 412 AFSL no. 519884 is the trustee of, and issuer of units in, the Fund. Monark Secured Debt Management Pty Ltd ACN 620 206 911 is the investment manager of the Fund and an authorised representative of Monark Securities Pty Ltd (authorised representative no. 001257978). This investor update contains general financial product advice only. The information contained in this investor update, whether express or implied, is published or made by Monark Securities Pty Ltd and Monark Secured Debt Management Pty Ltd, and by their officers and employees (collectively Monark) in good faith in relation to the facts known to it at the time of preparation. Monark has prepared this investor update without consideration of the investment objectives, financial situation, or particular needs of any individual investor, and you should not rely on the opinions, advice, recommendations and other information contained in this investor update alone. This investor update does not constitute an offer for the issue of units in the Fund. Investors should read the information memorandum for the Fund before applying for units in the Fund.

Who this investor update is provided to

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