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	**$310M**
Unit price	**$1.00**
Number of facilities	**24**
Fund LVR	**59%**
Average Portfolio Deployment	**93%**
Weighted Average Portfolio Term	**7 Months**

CURRENT PERFORMANCE*

Current Yield	**7.81%**

HISTORICAL PERFORMANCE*

1 month	**0.60%**
3 months	**1.97%**
12 months	**8.48%**
12 months (DRP)	**8.83%**

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

APPROVED BY

BondAdviser

What lies ahead

We are pleased to provide you with the Monark Prime Credit Fund (the Fund) investor update for the month ended 31 October 2026.

The Fund delivered a return of 0.60% for the month. Its current cash yield, calculated by annualising the returns of the past three months, is 7.81% per annum.

This month's update focuses on the Fund itself, rather than our usual commentary on investor psychology and the investment environment. We'll return to that familiar territory in our next update.

Comment on the Fund's current performance

In our 30 June 2026 Investor Update, we advised that Monark had taken control, as mortgagee in possession, of a development site in Wandana Heights, Victoria. The site secured a $3.2 million facility held by Prime Credit, including accrued interest.

We placed the site on the market and have now received an offer, supported by a deposit, which became unconditional at the end of last week. The proceeds will ensure that the Fund recovers its capital in full. However, we have had to write off the interest accrued on the facility.

We considered holding the asset in anticipation of achieving a higher price in the future. However, the ongoing holding costs and uncertainty of securing a better outcome led us to accept the offer.

The impact on investors will be limited to a modest reduction in the October distribution.

We remain comfortable with the valuation, quality and performance of all other assets in the Prime Credit portfolio.

Comment on the Fund's expected performance

The Fund's recent performance has been affected by both a limited provisioning against the Wandana Heights' facility, in anticipation of a lower realisation value, and by a higher cash weighting.

Looking ahead, we see two strong tailwinds:

1. All facilities held by the Fund have variable interest rates, meaning recent rate increases will flow through to Fund returns. Unless Australia experiences a pronounced economic slowdown accompanied by material job losses, we expect inflation and interest rates to remain under upward pressure, supporting Fund performance.
2. The challenges facing parts of the private credit market have been well documented in the Australian media. A key feature has been the sharp increase in redemption requests at a number of competing funds. As funds generally need to meet redemption requests before committing capital to new projects, we are aware of several instances where term sheets have been withdrawn because funders were no longer able to honour their commitments. This has contributed to an increase in enquiries from prospective borrowers. With Prime Credit's strong liquidity position, we are well placed to pursue these opportunities.

In short, we expect higher interest rates and increased deployment to support stronger performance in 2027. While it has never been a formal target, we have consistently sought to deliver a return at least four percentage points above the prevailing cash rate. With the cash rate currently at 4.85%, we believe a return in the "high eights" is achievable over the course of 2027.

The Fund will remain closed to new investment until we have had the opportunity to deploy our existing liquidity and the repayments forecast over the next few months. We will keep you informed of our progress.

Historical Performance

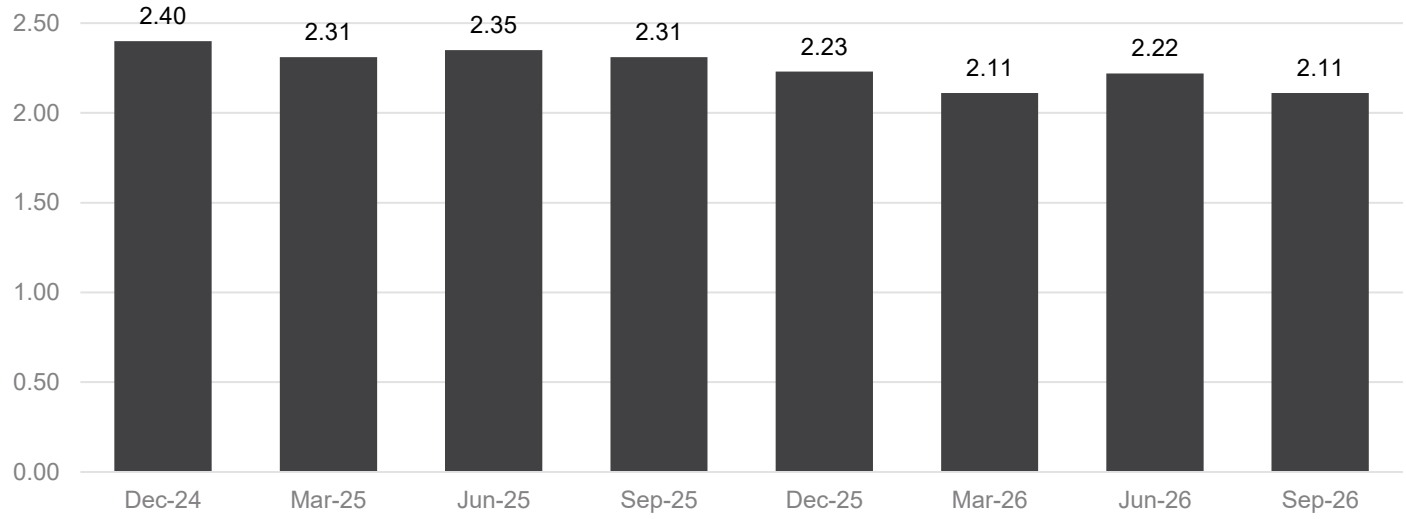
Monthly Returns (%)

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	0.60			**8.44%**

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 31 October 2026

	FUND WEIGHTING	FACILITY LVR	EXPECTED RETURN
Top Five Facilities			
Land Subdivision, Bacchus Marsh (VIC)	**12%**	**65%**	**10.9%**
Commercial Construction, Victoria Park (WA)	**8%**	**64%**	**9.9%**
Residential Construction, Manly (NSW)	**8%**	**63%**	**9.4%**
Residential Construction, Kangaroo Point (QLD)	**8%**	**70%**	**9.6%**
Land Acquisition, Greenvale (VIC)	**7%**	**65%**	**10.2%**
Other Facilities	**49%**	**62%**	**10.0%**
Cash	**8%**	**N/A**	**4.1%**

Facility Type



Land Acquisition	**33%**
Residential Construction	**31%**
Land Subdivision	**23%**
Commercial Construction	**11%**
Residual Stock	**2%**
Term Debt Commercial	**0%**

Geographic Spread

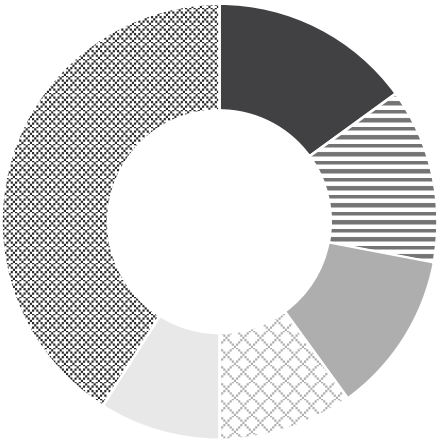


VIC	**67%**
NSW	**14%**
WA	**10%**
QLD	**9%**

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



Developer 1	**15%**
Developer 2	**13%**
Developer 3	**12%**
Developer 4	**10%**
Developer 5	**9%**
Others	**41%**

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.

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