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21 MAY 2025

Annual Investor Update

David Lyall – Managing Director
Andrew Slattery - Head of Investments
Steven Kakavoules – WBP Property

15+
YEARS IN
BUSINESS

Agenda

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The year in review

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FUNDS UNDER MANAGEMENT

$406m

LOAN TRANSACTIONS

516

NO. OF INVESTORS

2,452

REPAID TO INVESTORS

$803m

The year in review

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Total FUM Growth of 10.8% YoY $366m to $406m
Diversified FUM Growth of ($27.8m to $36.7m)
SQM rating upgraded
Millbrook Income Fund has strategically reduced exposure to 2nd mortgages
Detailed portfolio reports for investors implemented for pooled funds
Millbrook shareholders & management co-invest - ~$19m

$406m

31.78%

★★★★

The year in review

Expansion of team in VIC, NSW and QLD

	Peter Thomas	SENIOR ORIGINATION MANAGER (NSW)
	Raegan Williams	SENIOR INVESTMENT MANAGER (QLD)
	Paul Banda	INVESTMENT MANAGER (VIC)
	Pareeya Pilakasiri	HEAD OF MARKETING
	Jamie Westlake	MANAGER, ASSET RECOVERY

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Millbrook Group outlook

Navigating market conditions

- Market has been slow, but competition is strong
- NSW deal flow expected to improve diversification
- Property values on the rise (+1% in VIC and NSW)
- Housing demand supports our sector
- Interest rates expected to fall—returns remain stable
- Government housing initiatives are boosting demand in our sector.
- Property credit investments largely uncorrelated to other asset classes – good diversification particularly in volatile times.
- Millbrook Group wants to continue growing

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Sector Insights

Interest Rate & Lending Trends

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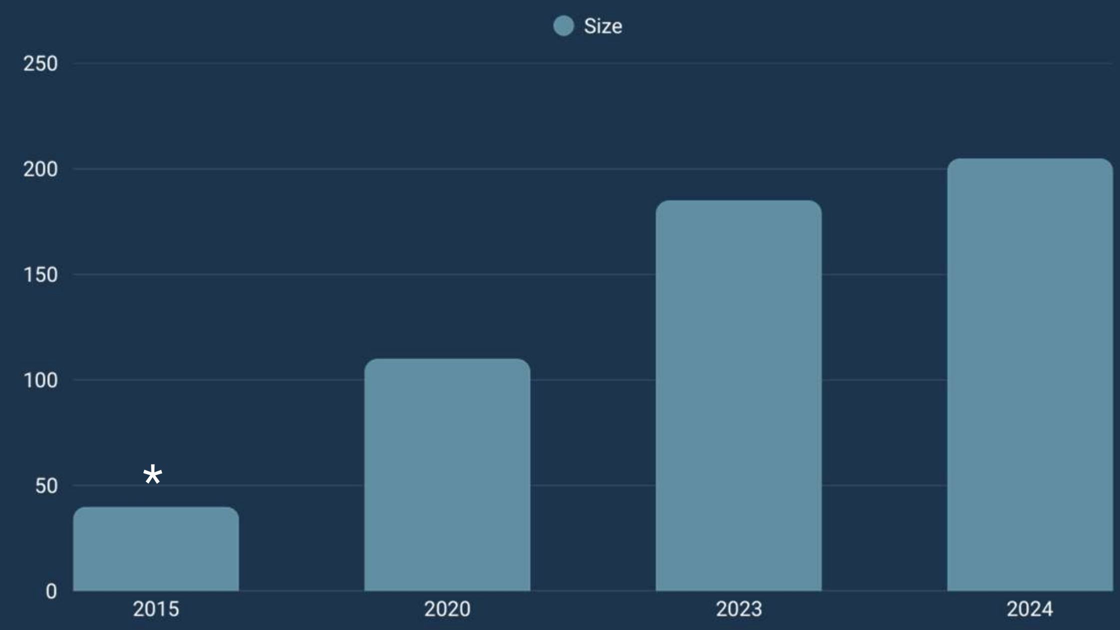
- Rates and returns have likely peaked in the sector.
- Expectation is that investor returns will pull back, however, investors will still be rewarded with good risk-adjusted returns
- Quality loan enquiry slowed in 2024 off the back of increased competition. Demand has picked up to start 2025
- Non-bank/private lending space continuing to gain market share
  - Banks still slow to act – up to 3+ months for approvals. Speed to market critical
  - Banks avoiding certain security/asset types. Also apply more onerous conditions. Lack of flexibility a real problem
  - APRA requirements - structural shift in Australian lending environment

Private credit market overview

Australian private credit market growth ($b)



*BASEL III Impact

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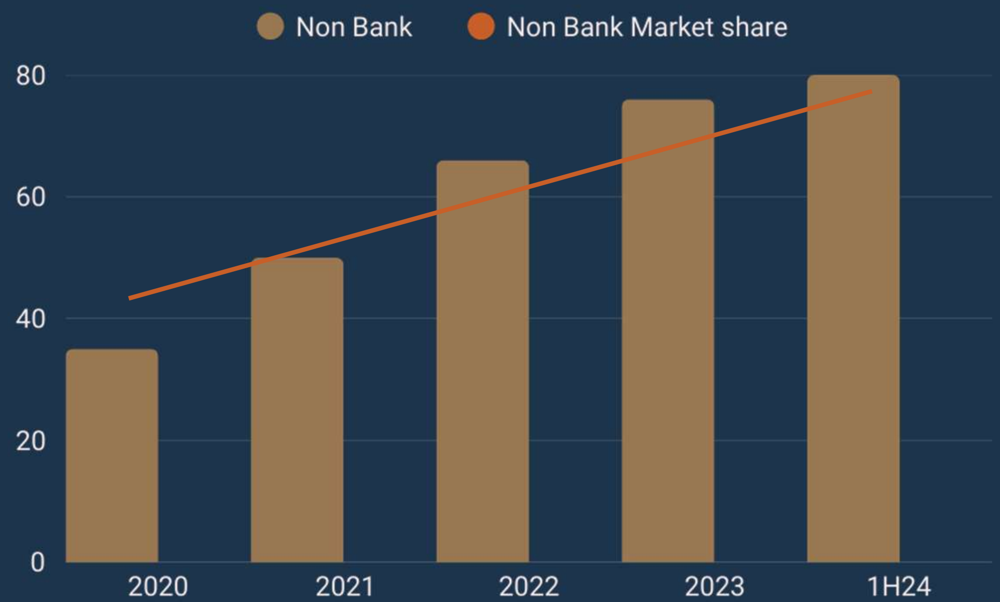
CRE Debt Funds – Australian Phenomenon

Total Non-bank CRE Market Share



Source: Foresight Analytics & Ratings

Covenant Examples	Pre-GFC	2009-2015	Post 2015
Senior LVR	≤75%	≤65%	≤55%
Total Debt LVR	≤90%	≤80%	≤70%
Min Pre-sale	50-80%	80-100%	100%
Min Recourse	Non-recourse to Limited Recourse	Limited to full recourse	Full recourse

USA evenly split for CRE loans (50% bank v 50% non-bank). UK about 25%

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Lending Comparison

Property Credit vs Corporate Lending

	Property Credit	**Corporate Lending**
Loan purpose	Property related funding	Business operations, working capital
Borrower type	Developers, property investors	SMEs, business owners
Backed by	Real property (1st mortgage)	GSA over company assets

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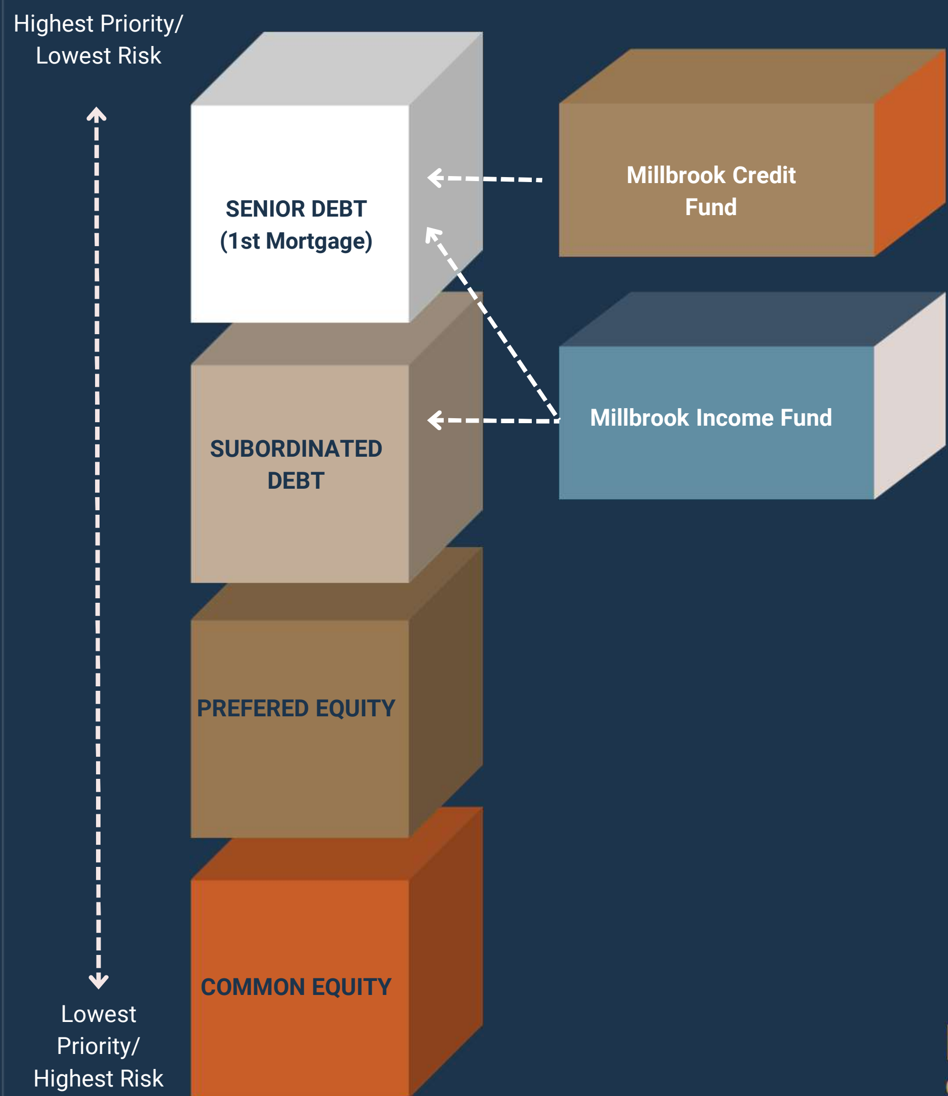
Property Credit Security

Understanding Investment Risk



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Lending principles

Disciplined credit assessment for strong, risk-adjusted returns

1. Sponsor Assessment
- Proven character and track record
- Relevant experience
- Alignment of net worth to debt exposure
- Meaningful equity contribution ("skin in the game")

2. Loan Purpose & Repayment
- Clear and justifiable use of funds – does it make sense
- Defined repayment strategy with realistic timelines
- Borrower understands critical milestones and steps

3. Project Risk Evaluation
- Reputable and financially sound builder
- Project feasibility – fully considered?
- Evidence of market acceptance (presales)
- Feasibility and viability of the land for development

4. Exit Strategy
- Clearly defined and achievable exit plan

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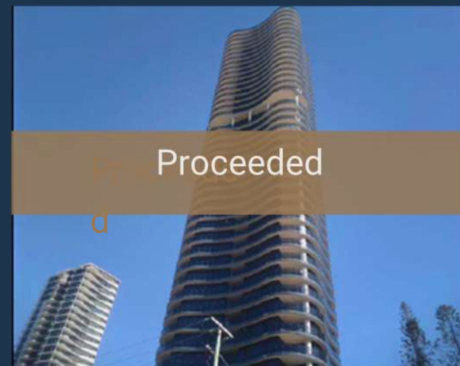
Recent case studies

Disciplined credit assessment for strong, risk-adjusted returns



Mermaid Beach, QLD

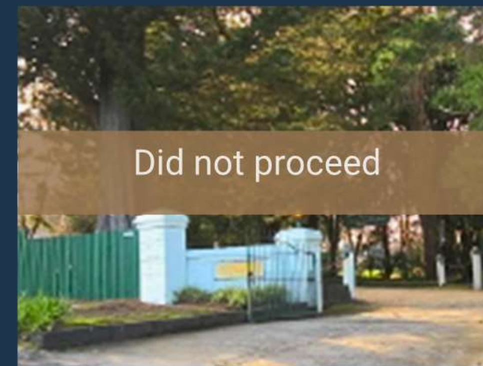
Loan Type: Residential, 1st Mortgage

LVR: 65%

Loan Amount: $4,030,000

Term: 12 months

- High-net worth borrower. A&L very strong, with declared assets of ~$20 million.
- Strong income verified by Millbrook
- Multiple exit sources



Berwick, VIC

Loan Type: Residential, 1st Mortgage

LVR: 50%

Loan Amount: $2,500,000

Term: 12 months

DID NOT PROCEED due to:

- Environmental issues with site.
- Relatively illiquid asset with agent confirming likely sale period of 12-18 months

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Millbrook Credit Fund Options

7.00%
Minimum return per annum

Millbrook Select

Term
Minimum 12 months

Minimum Investment
$10,000

Investment Type
1st Mortgages

Read more →

7.25%
Return per annum

Millbrook Diversified

Term
Minimum 12 months

Minimum Investment
$10,000

Investment Type
1st Mortgages

Read more →

*Past performance is not necessarily a guide of future performance.

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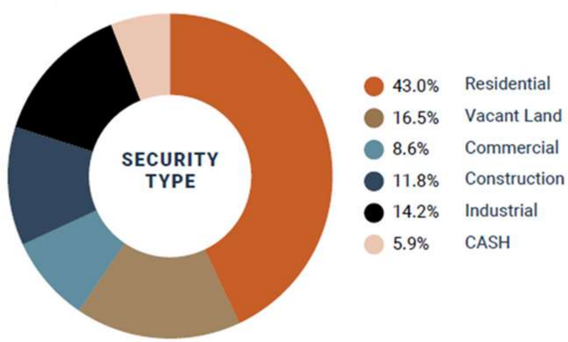
Portfolio profile

Millbrook Credit Fund Diversified

- Preference for residential security
- Max 20% limit on both vacant land + Construction
- Max 5% in any 1 borrower or loan
- Target weighted average LVR 50-60%

Security Type



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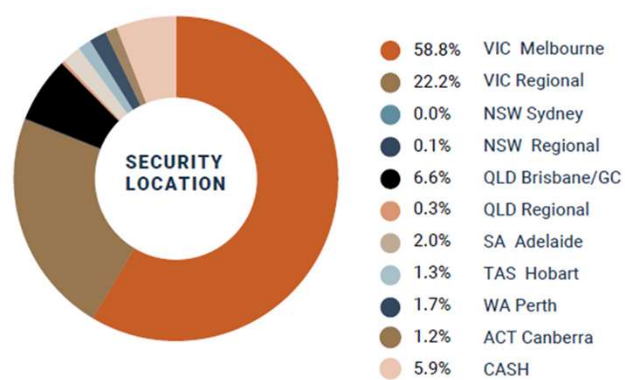

As of 31 March 2025

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Millbrook Income Fund Options

9.72%
Return per annum

Millbrook Enhanced

Term
Minimum 12 months

Minimum Investment
$100,000

Investment Type
1st & 2nd Mortgages

Read more →

8%-15%
Return per annum

Millbrook High Yield Select

Term
6,12 & 24 months

Minimum Investment
$100,000

Investment Type
1st & 2nd Mortgages

Read more →

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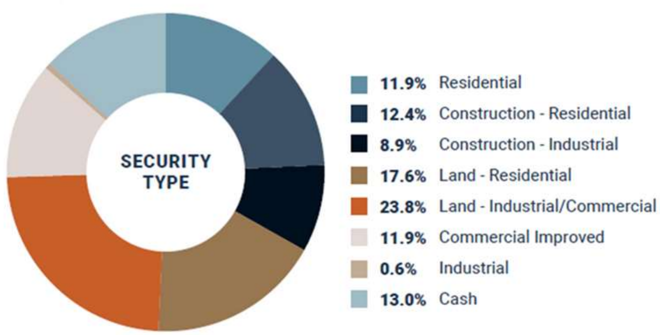
Portfolio profile

Millbrook Income Fund Enhanced

- Full year return 9.75% pa
- Weighted average LVR cannot exceed 70%
- Max 30% in 2nd mortgages
- The fund will have no borrowings

Security Type



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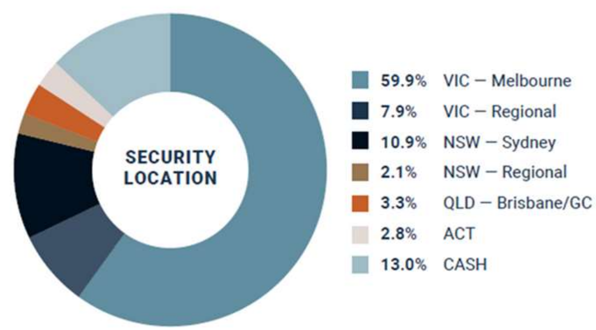

As of 31 March 2025

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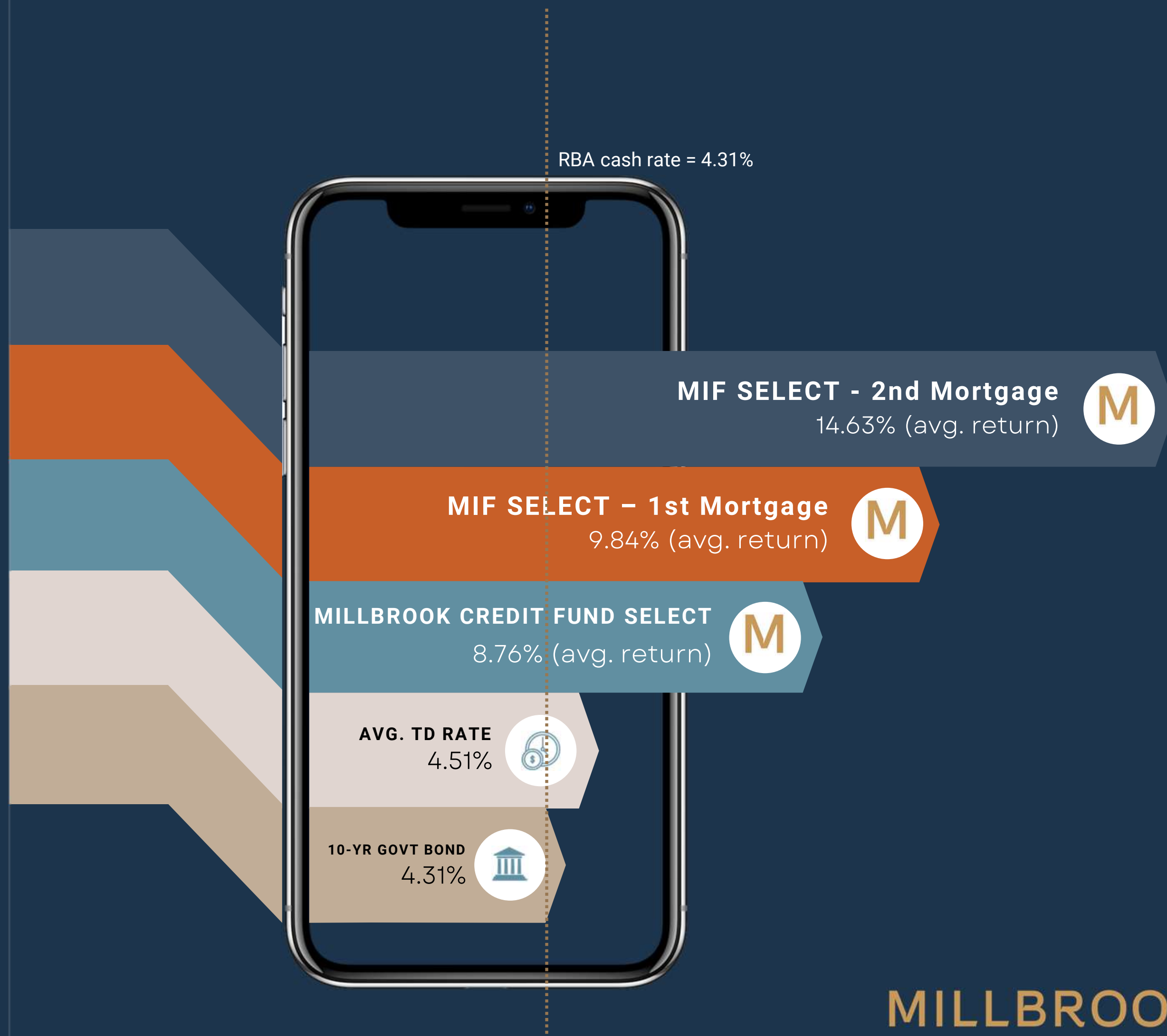
Performance comparison

Disciplined credit assessment for strong, risk-adjusted returns



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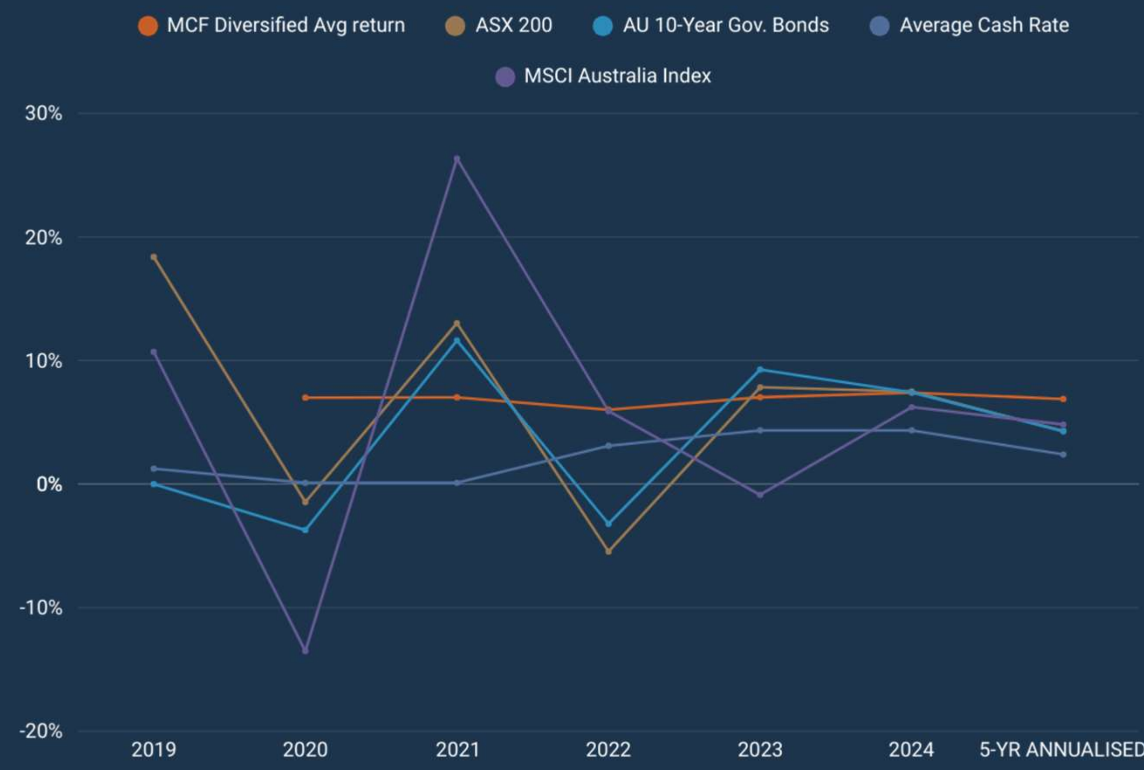
Disciplined credit assessment for strong, risk-adjusted returns



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