

# Interim-Financial Statements

Australian Mortgage Finance Services Fund

ABN 28 970 507 305

For the period ended 31 December 2025

Prepared by Gold Group Consulting

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# Income Statement

## Australian Mortgage Finance Services Fund For the 6 months ended 31 December 2025

|  | NOTES | JUL-DEC 2025     | JAN-JUN 2025     |
|--|-------|------------------|------------------|
| <b>Income</b>  |       |                  |                  |
| Loan Interest Income & Loan Management Fees              |       | 2,286,928        | 1,163,346        |
| Rollover Fee   |       | 143,472          | -                |
| Distributions Received - Warehouse Trust #1              |       | 20,452           | -                |
| Interest Income - Australian Secure Capital Fund Limited |       | 50,000           | -                |
| <b>Total Income</b>                                      |       | <b>2,500,853</b> | <b>1,163,346</b> |
| <b>Other Income</b>                                      |       |                  |                  |
| Investment Interest Received: ASCF Premium Capital Fund  |       | 42,124           | 115,706          |
| Investment Interest Received: ASCF High Yield Fund       |       | 589,807          | 494,732          |
| Investment Interest Received: ASCF Select Income Fund    |       | -                | 97,015           |
| <b>Total Other Income</b>                                |       | <b>631,931</b>   | <b>707,453</b>   |
| <b>Total Income</b>                                      |       | <b>3,132,783</b> | <b>1,870,799</b> |
| <b>Expenses</b>  |       |                  |                  |
| ASIC Annual Return Fees                                  |       | 329              | -                |
| Impairment Expense                                       |       | 527,769          | 189,854          |
| Interest Expense   |       | 1,717,556        | 1,549,059        |
| Legal & Compliance Fees                                  |       | 13,028           | 1,722            |
| Performance Fees   |       | 863,113          | 124,456          |
| Legal & Compliance expenses                              |       | 10,989           | 5,708            |
| <b>Total Expenses</b>                                    |       | <b>3,132,783</b> | <b>1,870,799</b> |
| <b>Profit/(Loss) before Taxation</b>                     |       | <b>-</b>         | <b>-</b>         |
| <b>Net Profit After Tax</b>                              |       | <b>-</b>         | <b>-</b>         |
| <b>Net Profit After Dividends Paid</b>                   |       | <b>-</b>         | <b>-</b>         |

The accompanying notes form part of these financial statements.

These statements should be read in conjunction with the attached compilation report of Gold Group Consulting.

# Balance Sheet

## Australian Mortgage Finance Services Fund As at 31 December 2025

|   | NOTES | 31 DEC 2025       | 30 JUNE 2025      |
|---|-------|-------------------|-------------------|
| <b>Assets</b>                             |       |                   |                   |
| <b>Current Assets</b>                     |       |                   |                   |
| <b>BankAccounts</b>                       |       |                   |                   |
| Trading Account #31-4864                  |       | 230,469           | 140,295           |
| <b>Total BankAccounts</b>                 |       | <b>230,469</b>    | <b>140,295</b>    |
| GST Refundable                            |       | 16,037            | 8,249             |
| Loans Receivable                          |       | 26,298,376        | 23,876,385        |
| <b>Total Current Assets</b>               |       | <b>26,544,881</b> | <b>24,024,928</b> |
| <b>Non-Current Assets</b>                 |       |                   |                   |
| <b>Investments Held</b>                   |       |                   |                   |
| Units in ASCF High Yield Fund             |       | 15,218,004        | 15,499,382        |
| Units in ASCF Premium Capital Fund        |       | 3,165,000         | -                 |
| <b>Total Investments Held</b>             |       | <b>18,383,004</b> | <b>15,499,382</b> |
| Loan - Australian Secure Capital Fund Ltd |       | 1,250,000         | -                 |
| ASCF Warehouse Trust - Mezzanine Notes    |       | 1,665,000         | -                 |
| <b>Total Non-Current Assets</b>           |       | <b>21,298,004</b> | <b>15,499,382</b> |
| <b>Total Assets</b>                       |       | <b>47,842,885</b> | <b>39,524,310</b> |
| <b>Liabilities</b>                        |       |                   |                   |
| <b>Current Liabilities</b>                |       |                   |                   |
| Trade Creditors                           |       | 5,291,187         | 3,255,612         |
| <b>Total Current Liabilities</b>          |       | <b>5,291,187</b>  | <b>3,255,612</b>  |
| <b>Non-Current Liabilities</b>            |       |                   |                   |
| Loan - ASCF Private Fund                  |       | 42,551,686        | 36,268,686        |
| <b>Total Non-Current Liabilities</b>      |       | <b>42,551,686</b> | <b>36,268,686</b> |
| <b>Total Liabilities</b>                  |       | <b>47,842,873</b> | <b>39,524,298</b> |
| <b>Net Assets</b>                         |       | <b>12</b>         | <b>12</b>         |
| <b>Equity</b>                             |       |                   |                   |
| Issued Units                              |       | 12                | 12                |
| <b>Total Equity</b>                       |       | <b>12</b>         | <b>12</b>         |
| <b>Total Equity</b>                       |       | <b>12</b>         | <b>12</b>         |

The accompanying notes form part of these financial statements.

These statements should be read in conjunction with the attached compilation report of Gold Group Consulting.

# Notes to the Financial Statements

## Australian Mortgage Finance Services Fund For the 6 months ended 31 December 2025

### 1. Statement of Significant Accounting Policies

The Directors have determined that the company is not a reporting entity and accordingly, this financial report is a special purpose report prepared for the sole purpose of distributing a financial report to members and must not be used for any other purpose. The Directors have determined that the accounting policies adopted are appropriate to meet the needs of the members.

The financial report has been prepared on an accrual basis and under the historical cost convention, except for certain assets, which, as noted, have been written down to fair value as a result of impairment. Unless otherwise stated, the accounting policies adopted are consistent with those of the prior year.

The accounting policies that have been adopted in the preparation of the statements are as follows:

#### Income Tax

The income tax expense for the year comprises current income tax expense. The company does not apply deferred tax. Current income tax expense charged to the profit or loss is the tax payable on taxable income calculated using applicable income tax rates enacted, or substantially enacted, as at 31 December 2025. Current tax liabilities are therefore measured at the amounts expected to be paid to the relevant taxation authority.

#### Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held on call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts.

#### Revenue Recognition

Revenue from the sale of goods is recognised upon the delivery of goods to customers.

Revenue from the rendering of services is recognised upon the delivery of the services to customers.

Revenue from commissions is recognised upon delivery of services to customers.

Revenue from interest is recognised using the effective interest rate method.

Revenue from dividends is recognised when the entity has a right to receive the dividend.

All revenue is stated net of the amount of goods and services tax (GST).

#### Goods and Services Tax

Transactions are recognised net of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or payables in the balance sheet.

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These notes should be read in conjunction with the attached compilation report of Gold Group Consulting

# Directors Declaration

## Australian Mortgage Finance Services Fund For the 6 months ended 31 December 2025

The Directors have determined that the company is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the financial statements.

The Directors of the company declare that:

1. the financial statements and notes, present fairly the company's financial position as at 31 December 2025 and its performance for the year ended on that date in accordance with the accounting policies described in Note 1 to the financial statements; and
2. in the Directors' opinion there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors.

Director: Richard Taylor   
53DD62F1623F44F3

Director: Filippo Sciacca   
7948693DB58FE087

Director: Anthony Russo   
73DF54121F471835

Sign date: 30/03/2026

# Compilation Report

## Australian Mortgage Finance Services Fund For the 6 months ended 31 December 2025

Compilation report to Australian Mortgage Finance Services ATF Australian Mortgage Finance Services Fund.

We have compiled the accompanying special purpose financial statements of Australian Mortgage Finance Services Pty Ltd ATF Australian Mortgage Finance Services Fund, which comprise the income statement, balance sheet and statement of cash flows for the period ended 31 December 2025, a summary of significant accounting policies and other explanatory notes. The specific purpose for which the special purpose financial statements have been prepared is to provide information relating to the performance and financial position of the company that satisfies the needs of the members.

### The Responsibility of the Directors


You are solely responsible for the information contained in the special purpose financial statements and have determined that the significant accounting policies adopted as set out in Note 1 to the financial statements are appropriate to meet your needs and for the purpose that the financial statements were prepared.

### Our Responsibility

On the basis of information provided by you, we have compiled the accompanying special purpose financial statements in accordance with the significant accounting policies adopted as set out in Note 1 to the financial statements and APES 315: Compilation of Financial Information.

Our procedures use accounting expertise to collect, classify and summarise the financial information, which the directors of the trustee company provided, in compiling the financial statements. Our procedures do not include verification or validation procedures. No audit or review has been performed and accordingly no assurance is expressed.

The special purpose financial statements were compiled exclusively for the benefit of the members of Australian Mortgage Finance Services Pty Ltd ATF Australian Mortgage Finance Services Fund. We do not accept responsibility to any other person for the contents of the special purpose financial statements.

Signed by:  
  
A96ABE2045485E43

Stephen Hodgkinson

Gold Group Consulting

Level 4, 7 Bay Street, Southport, QLD, 4215

Dated: 30/03/2026