Property & Income Opportunities Fund – 30 June 2026 Fund Update

We are pleased to provide an update on the Property and Income Opportunities Fund (PIOF). A June 2026 unit price has not yet been finalised as the Fund completes its annual audit and updated valuations for a number of underlying investments. Accordingly, June quarter performance will be reported once this process is complete.

This update provides an overview of a number of PIOF's underlying investments and the Fund's developing liquidity program. Several investments have reached a mature stage and are either being sold or progressing toward divestment, with the Manager actively engaging with the relevant underlying managers to progress these realisation opportunities.

Millstone Agri Fund – Investment value $21.5m

The Fund holds an investment in the Millstone Agri Fund, which owns the Bullfinch and Holleton broadacre cropping aggregations in the eastern Western Australian wheatbelt. The portfolio comprises approximately 28,600 hectares of land, including approximately 22,500 hectares of arable land, and is principally utilised for wheat and canola production.

The underlying properties have experienced solid capital appreciation since acquisition. Bullfinch was acquired for approximately $11.9 million including stamp duty and was independently valued by LAWD at $16.0 million in May 2026, representing an increase of approximately 35%. Holleton was acquired for approximately $20.9 million including stamp duty and was independently valued at $23.7 million, representing an increase of approximately 13%. In aggregate, the two aggregations were independently valued at $39.7 million compared with an aggregate acquisition cost including stamp duty of approximately $32.8 million, representing an uplift of approximately 21%.

The 2026 growing season is progressing positively. At the end of August, the Fund's independent agronomist assessed wheat at Bullfinch as good to very good and wheat at Holleton as good, with crop nutrition assessed as adequate across the paddocks inspected and overall weed control assessed as very good. Strong rainfall and an absence of significant frost during August supported continued crop development across both aggregations.

Based on the independent agronomist's late August assessment, forecast production for the 2026 season is approximately 18,800 tonnes of wheat and 8,277 tonnes of canola.

Following interest received in the portfolio, the Manager continues to progress a potential realisation process for the underlying agricultural properties. The level of interest received has been above the current independent valuations of the properties. Any transaction remains subject to due diligence, negotiation and execution of binding documentation.

22 Constance Street Unit Trust – Investment value $6.6m

The Fund holds an investment in the 22 Constance Street Unit Trust, whose underlying asset comprises two adjoining commercial buildings in Darlington, Sydney, with a total lettable area of approximately 2,369 sqm. Contracts were unconditionally exchanged in December 2025 for the sale of the property to a developer at a price of $13.25 million, broadly in line with the then-current book value.

The property has now settled, completing the Trust's divestment process. Following repayment of the Trust's liabilities, the remaining sale proceeds are expected to be returned to unitholders, including PIOF, by way of a return of capital.

CIL II Fund – Investment value $2.8m

The Fund holds an investment in CPG Industrial & Logistics Fund 2, which currently owns two industrial properties located in Tottenham and Dandenong, Victoria. Three of the Fund's original five assets have now been realised and approximately 72% of the initial equity invested has been returned to investors.

The remaining portfolio was valued at approximately $107.7 million at 30 June 2026 and was approximately 87% occupied, with a weighted average lease expiry of 4.1 years. The Dandenong property was independently valued at $38.2 million in June 2026, while the Tottenham property was last independently valued at $69.5 million in December 2025.

At Tottenham, the Manager has secured a Heads of Agreement with a global infrastructure and construction group for a five-year lease over the rear warehouse following issues with the existing tenant. The incoming tenant has also expressed interest in leasing the adjoining front warehouse, which would further improve occupancy.

At Dandenong, the property remains fully occupied under a lease to Shearform. The current passing rent of approximately $98 per sqm is considered materially below market and the tenant has indicated an intention to progressively hand back part of the site ahead of the November 2028 lease expiry. This may provide an opportunity for the Manager to capture rental reversion and reposition parts of the property earlier than originally anticipated.

Unitholders have approved an extension of the Fund term to December 2030. The current strategy is to lease the remaining vacancy at Tottenham and seek to divest that property over the next 12 to 24 months, while retaining Dandenong to capture rental reversion and undertake further repositioning works.

	ASSETS DIVESTED			
	CRESTMEAD	CHERMSIDE	414 TOTTENHAM	TOTAL ASSETS DIVESTED
Purchase price + dev costs	$6.6m	$8.6m[1]	$7.7m	**$22.8m**
Purchase date	Dec 18	Dec 18	Dec 18	**Dec 18**
Sale Price	$8.0m (May 21)	$11.8m (Jun 23)	$27.9m (Dec 23)	**$47.7m**
Actual IRR	11.6%	13.6%	22.7%	**18.6%**

DC Mentmore Rosebery Unit Trust – Investment value $1m

The Fund holds an investment in the DC Mentmore Rosebery Unit Trust, whose underlying asset is a mixed-use data centre and office property in Rosebery, approximately 6 kilometres south of the Sydney CBD. The property comprises a ground floor data centre and three levels of refurbished office accommodation, with total lettable area of approximately 3,175 sqm.

During the June quarter, a Heads of Agreement was signed for a new five-year lease over the vacant Level 1 office space to a national fashion label, returning the property to 100% occupancy. Following the leasing progress, the underlying Manager conducted a refreshed Expressions of Interest campaign and the property is now in exclusive due diligence with a purchaser, with settlement forecast for November 2026. The proposed sale price is below the September 2024 valuation of $22.8 million. The outcome reflects both asset-specific factors and the broader underperformance of the office investment market, where higher debt costs, softer investor sentiment and leasing risk have weighed on transaction activity and pricing.

Given the expected outcome of the sale process, the Manager has written down PIOF's carrying value of the investment from approximately $3.0 million to $1.0 million, pending completion of the transaction and confirmation of the final proceeds available to ordinary equity investors. The investment represented approximately 4.5% of PIOF's portfolio value at 31 May 2026 and, following the write-down, represents approximately 1.5% on the same basis.

Hampden Road Artarmon Unit Trust – Investment value $1.3m

The Fund holds an investment in the Hampden Road Artarmon Unit Trust, whose underlying asset is 44 Hampden Road, Artarmon, a three-level mixed-use commercial and retail property with approximately 2,309 sqm of net lettable area.

The property was 90% occupied at 30 June 2026, compared with reported vacancy of approximately 25% across the Metro North Sydney office market. Two vacant suites totalling approximately 186 sqm continue to be marketed for lease.



During the quarter, the Trust signed a non-binding Heads of Agreement with a potential purchaser seeking to redevelop the site. The purchaser has entered exclusive due diligence, with settlement currently targeted for 31 March 2027. The proposed sale price is above the June 2025 independent valuation of $11.2 million.

Asset management activity remains focused on maintaining near-term income while preserving flexibility for the proposed redevelopment. New and renewed leases are therefore being structured with appropriate termination and redevelopment provisions. The Trust also extended its $5.0 million debt facility to September 2027 to facilitate the proposed divestment. The Manager will continue to progress the proposed sale and due diligence process ahead of the targeted March 2027 settlement.

Australian Unity Student Accommodation Fund – Investment value $10.7m

The Fund holds an investment in the Australian Unity Student Accommodation Fund, whose principal asset is Lady Lamington, a purpose built student accommodation property located in Herston, Brisbane, close to the University of Queensland's Herston campus, QUT's Kelvin Grove campus and the broader Herston Health Precinct.

Operational performance improved during the June quarter, with average occupancy increasing to 90% from 82% in the March quarter. Average weekly room rates also increased modestly to $266, with the Manager continuing to work with UniLodge to improve occupancy and rental income.

Lady Lamington was independently valued at $65.5 million during the quarter, a 9.5% reduction from the previous valuation. The reduction primarily reflected lower forecast income in a higher interest rate environment. Importantly, PIOF's investment was made based on an asset value of $49.5 million, meaning the current valuation remains approximately 32% above the Fund's entry value despite the recent reduction.

Following the valuation reduction and a sales campaign that did not produce an acceptable offer, a 12-month strategy has been developed to improve the property's income and value before re-engaging with potential buyers. The key focus is increasing occupancy toward the Manager's target range of 97.5% to 99%, achieving rental growth, fully leasing the remaining retail space, generating additional income from services within the property and reducing controllable operating costs.

If successfully implemented, these initiatives are estimated to increase annual property income after operating costs by approximately $1.5 million to $2.2 million, which has the potential to materially increase the property's value. Rather than accepting an offer below expectations, the current strategy is therefore to improve the asset's performance and prepare it for another sale process, with a targeted divestment within the next 12 months.

Fund Liquidity Program Summary

A number of PIOF's investments have reached a mature stage and are expected to contribute to the Fund's liquidity over the next 12 months. The Fund is actively engaging with the Managers of these underlying investments to monitor the various sale and divestment processes and assess the timing and quantum of potential proceeds.

The 22 Constance Street Unit Trust is the most advanced realisation within this program. Contracts were unconditionally exchanged in December 2025 at a sale price of $13.25 million, broadly in line with book value, and the property has now settled, completing the Trust's divestment process. Following repayment of the Trust's liabilities, the remaining sale proceeds are expected to be returned to unitholders, including PIOF, by way of a return of capital. PIOF's investment was valued at approximately $6.6 million as at 31 May 2026.

The Hampden Road Artarmon Unit Trust is also progressing towards a potential realisation. A non-binding Heads of Agreement has been signed with a purchaser seeking to redevelop the property, with the purchaser undertaking exclusive due diligence and settlement targeted for 31 March 2027.
The proposed sale price is above the June 2025 independent valuation of $11.2 million. PIOF's investment was valued at approximately $1.3 million as at 31 May 2026.

The Manager is currently assessing PIOF's overall liquidity position, taking into account proceeds received or expected from these realisations, the Fund's existing and expected liabilities and the liquidity required to meet the Fund's ongoing obligations. As liquidity becomes available, the Manager will assess the appropriate timing and amount of capital that can be returned to investors, including through potential withdrawal opportunities. The timing and quantum of proceeds from each investment will depend on the progress and outcome of the relevant sale, divestment or repositioning process.

The table below provides a summary of the investments currently expected to contribute to the Fund's near-term liquidity program. The amounts shown are based on the latest available investment values and are indicative as at 31 May 2026. Actual proceeds ultimately realised may be higher or lower.

Investment	
22 Constance St Unit Trust	$6.60m
DC Mentmore Rosebery Unit Trust	$1.00m
Hampden Road Artarmon Unit Trust	$1.30m
Millstone Agri Fund	$21.50m
Australian Unity Student Accommodation Fund	$10.70m
Total	$41.10m

Fund Snapshot as at 31 May 2026

Fund inception date	16 March 2018
Fund size as at 31 May 2026	$65.80m
Number of investments	9
Fund debt	N/A
Current NAV unit price	$1.0211
Distributions paid since inception	$0.28935
Total return since inception	31.15%

Returns quoted in this update are calculated net of all fees and expenses, unless otherwise stated.

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