



CFMG
Capital

CFMG Monthly Income Fund

ARSN 602 609 638

Fund Portfolio and Investment Report

June 2025

Current Targeted Return

TARGETED RETURN

8.25% p.a.
(net of all fees)

TERM

12
months

An investment in the Fund is not a bank deposit, and investors risk losing some or all of their principal investment. You should take this information into account in deciding whether to invest in the Fund.

The Targeted Return is reviewed monthly and is quoted net of management fees and costs. Interim distributions are paid monthly in arrears. Please note, past performance is not a reliable indicator of future performance. Current as at 30 June 2025.

Funds Overview

Key Metrics

Inception	May 2024
Funds Under Management	\$27,821,001
Total Unit Holders	385
Target Asset Allocation	100% targeted for project development finance loans with a maximum LVR of 70%, and a 12 month term.

Fund Information

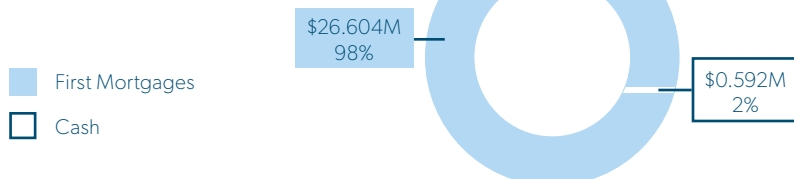
Unit Price	\$1.00
Minimum Investment	\$5,000
Distribution Frequency	Monthly. Current distribution rate 8.25% p.a. (as at 30 June 2025)
Withdrawal Notice Period	Requests to withdraw can be made after the minimum holding period of 12 months. Payments are to be made on the 20 th calendar day of the month (or the next business day) if a withdrawal request is made 7 business days prior to the last calendar day of the month.

Investment Strategy and Performance

The trust is an unlisted registered managed investment scheme which invests in financing the development of residential real property sites that meet certain criteria as determined by CFMG Equity and Income Funds Limited A.C.N 112 753 876 AFSL 291 390 ('Responsible Entity'). Each loan has a maximum LVR of 70% of the as-if completed value of each development, with a maximum 12 month term. The interest and fees charged vary from loan to loan ranging between 8 – 15% p.a.

Fund Snapshot

Asset Allocation



Units in the CFMG Monthly Income Fund ARSN 602 609 638 are issued by CFMG Equity and Income Funds Limited ACN 112753876 AFSL 291 390 ("CFMG") and offered pursuant to the Product Disclosure Statement ("PDS"). An investment in Units under the PDS is considered a speculative investment because the receipt of the anticipated return (or return of your capital invested) is dependent on the successful repaying of loan funds as outlined in the PDS. The directors of CFMG Capital do not guarantee investors will receive any or a particular rate of a return or capital. Prospective investors should carefully consider the PDS including the risks outlined in those documents before making any investment decision in connection with this investment. See our Target Market Determination <https://bit.ly/3PT6qRn>

Fund Portfolio Metrics

	%	\$	#
Authorised Investments			
Cash	2.20%	592,480	N/A
Development Finance	97.80%	26,329,867	5
Total	100.00%	26,922,347	5
Mortgage Investment Portfolio Profile			
Weighted Average LVR	49%	-	-
Weighted Average Gross Return (since inception)	13.75%	-	-
Average Mortgage Investment	-	5,265,973	-
Largest Mortgage Investment	29.45%	7,517,225	-
Top 10 largest Mortgage Investments in aggregate	100.00%	26,329,867	-
Undrawn loan commitments	30.63%	11,624,163	-
Pre-paid & capitalised interest loans	-	-	-
Mortgage Investments by State			
QLD	100.00%	26,329,867	5
Total	100.00%	26,329,867	5
Mortgage Investments Return Profile			
<10%	-	10,567,905	2
10-10.99%	-	-	-
11-11.99%	-	-	-
12-12.99%	-	-	-
13-13.99%	-	15,761,962	3
>14%	-	-	-
Total		26,326,867	5
Loan Maturity Profile			
0-3 Months	-	23,324,490	5
4-6 Months	-	3,005,377	1
7-9 Months	-	-	-
10-12 Months	-	-	-
Total		26,329,867	5

Units in the CFMG Monthly Income Fund ARSN 602 609 638 are issued by CFMG Equity and Income Funds Limited ACN 112753876 AFSL 291 390 ("CFMG") and offered pursuant to the Product Disclosure Statement ("PDS"). An investment in Units under the PDS is considered a speculative investment because the receipt of the anticipated return (or return of your capital invested) is dependent on the successful repaying of loan funds as outlined in the PDS. The directors of CFMG Capital do not guarantee investors will receive any or a particular rate of a return or capital. Prospective investors should carefully consider the PDS including the risks outlined in those documents before making any investment decision in connection with this investment. See our Target Market Determination <https://bit.ly/3PT6qRn>

	%	\$	#
LVR Profile			
<30%	-	-	-
30-50%	40%	10,567,905	2
50-60%	19%	5,003,478	1
60-75%	41%	10,758,483	2
Total	100.00%	26,329,867	5
Rate Type			
Fixed Rate	100.00%	26,329,867	5
Variable Rate	-	-	-
Total	100.00%	26,329,867	5
Investment Amount			
<= 50,000	24.28%	6,754,501	260
50,000 to 100,000	22.83%	6,352,500	75
100,000 to 250,000	18.40%	5,119,000	29
250,000 to 500,000	22.27%	6,195,000	16
500,000 to 1,000,000	12.22%	3,400,000	5
>1,000,000	-	-	-
Total	100.00%	27,821,001	385
Security Location			
Metro	100.00%	26,329,867	5
Regional	-	-	-
Other	-	-	-
Total	100.00%	26,329,867	5

Units in the CFMG Monthly Income Fund ARSN 602 609 638 are issued by CFMG Equity and Income Funds Limited ACN 112753876 AFSL 291 390 ("CFMG") and offered pursuant to the Product Disclosure Statement ("PDS"). An investment in Units under the PDS is considered a speculative investment because the receipt of the anticipated return (or return of your capital invested) is dependent on the successful repaying of loan funds as outlined in the PDS. The directors of CFMG Capital do not guarantee investors will receive any or a particular rate of a return or capital. Prospective investors should carefully consider the PDS including the risks outlined in those documents before making any investment decision in connection with this investment. See our Target Market Determination <https://bit.ly/3PT6qRn>

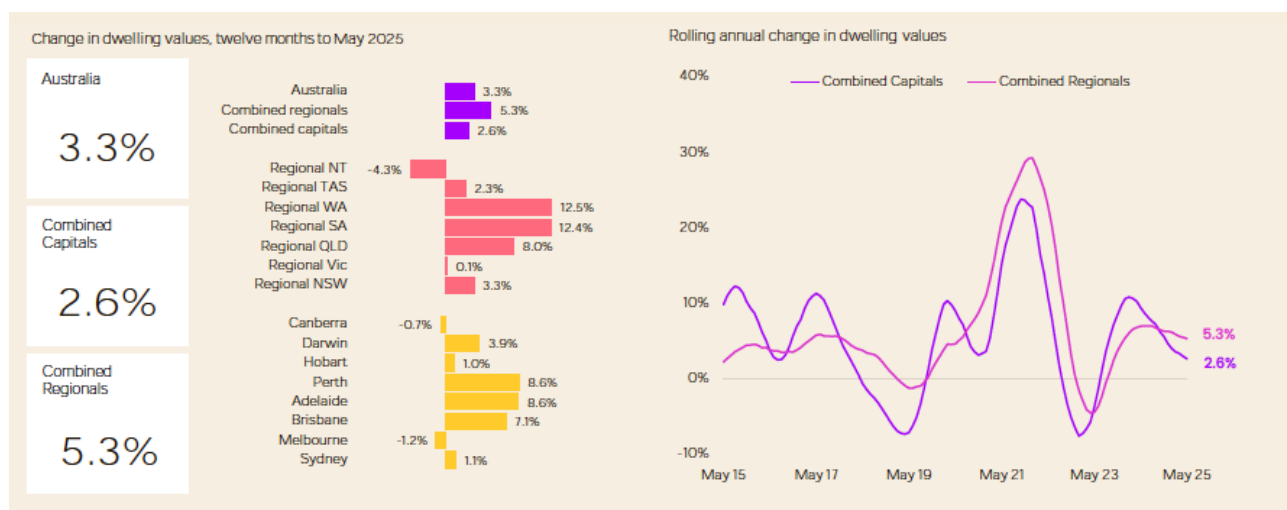
Fund and Market Update

The Fund delivered a return of 8.25% per annum as at the month ending 30 June 2025. Since inception in May 2024 funds continued to see steady deployment with seven loans being deployed across the CFMG Capital strategic pipeline of projects.

National Market Update

At a national level, housing values continued their steady upward trend, increasing 1.3% over the past quarter and 3.3% annually. While this marks a slowdown compared to previous years, the five-year increase still totals 42.8%. Regional variation is significant, with Perth and Adelaide showing the strongest annual growth at 8.6%.

Sales activity remained resilient, with annual sales volumes rising 2.3% year-on-year. However, properties are taking longer to sell, with the national median days on market rising to 34. Despite this, sellers are offering smaller discounts, and auction clearance rates have climbed, especially in Brisbane, indicating renewed buyer interest.



Source: RP Data

Listings remain constrained. Although new listings rebounded in May, total stock on market remains historically low—down 13.2% from the five-year average. This shortage of supply continues to underpin price growth in many areas.

The rental market is also undergoing a shift. Annual rental growth slowed to 3.4% nationally, less than half of last year's 8.1%. Rental yields held steady at 3.7%, with slight variation between capital cities and regional areas. Despite the moderation, yields remain attractive relative to recent borrowing costs.

Finance and construction indicators suggest a cautious outlook. Dwelling approvals fell 5.7% in April, especially for units, although house approvals rose modestly. New housing finance commitments dropped in both volume and value in the March quarter, with first home buyer activity softening. Investor lending held relatively firm, comprising 37.9% of total lending, above the decade average.

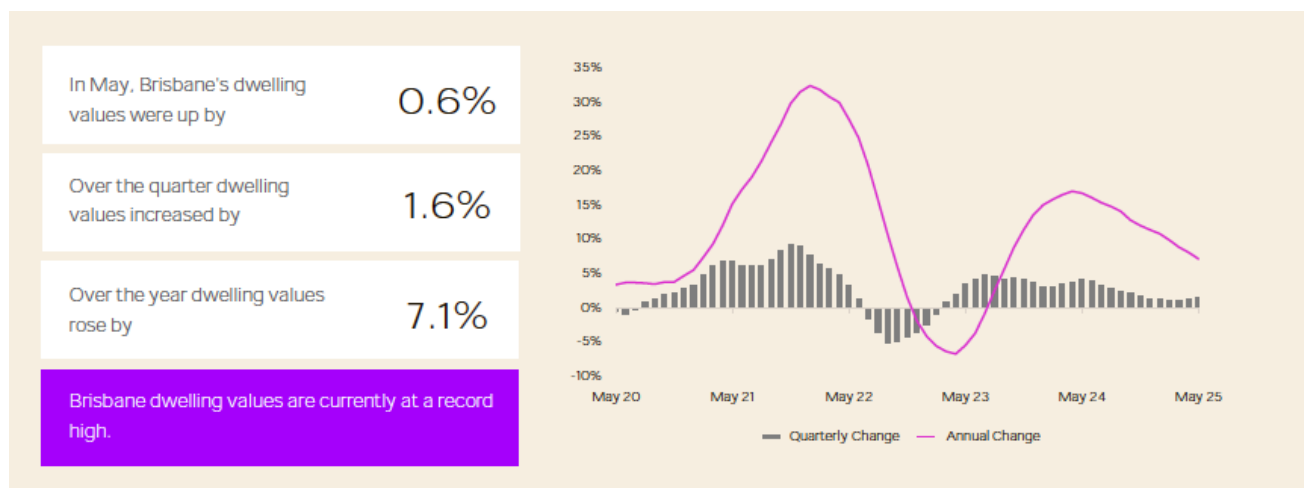
Monetary policy developments add to the market's mixed signals. The Reserve Bank of Australia cut the cash rate to 3.85% in May, with further reductions likely. This move has already lowered variable mortgage rates and could further support market activity in the coming months.

In summary, Australia's housing market in mid-2025 reflects resilience amid tightening supply, easing inflation, and cautious lending conditions. While growth is more subdued and varied across regions, fundamental demand drivers and restricted stock continue to support housing values.

SEQ Market Update

The South East Queensland (SEQ) property market continues to exhibit robust growth in 2025, outperforming many other Australian regions due to its unique combination of affordability, lifestyle appeal, and strong demographic and infrastructure fundamentals.

Brisbane, the region's economic and population hub, recorded a 7.1% annual increase in dwelling values as of May 2025, reaching new price peaks. Coastal centres like the Gold Coast and Sunshine Coast also showed strong quarterly gains of around 1.4%, driven by sustained demand and limited supply. The momentum reflects ongoing population growth from interstate and overseas migration, particularly as SEQ remains a more affordable alternative to Sydney and Melbourne.



Source: RP Data

Sales activity has remained high, even with listings tightening. Brisbane's new listings are down 8.7% year-on-year, but overall stock remains steady. Properties are selling slightly slower than in 2024, with median days on market extending to 29–40 days. Nonetheless, auction clearance rates are rising—particularly in Brisbane—signalling solid buyer demand.

The rental market remains tight, with vacancy rates across SEQ well below the balanced 3% level. As a result, rental yields—particularly in Brisbane—are attractive, hovering around 4.4%. While rental price growth has eased slightly, ongoing pressure from low vacancy and high demand supports strong investor interest.

Infrastructure projects such as the Coomera Connector and upcoming Olympic developments are further boosting long-term confidence in the region. Combined with economic diversification into sectors like technology, tourism, and healthcare, SEQ is increasingly seen as one of Australia's most resilient and promising markets.

In summary, the SEQ property market in 2025 reflects strong fundamentals: rising values, tight rental conditions, and growing investor activity, all underpinned by population growth and strategic infrastructure investment. Barring economic shocks, the region is expected to continue its upward trajectory throughout the year.



CFMG
Capital

Real people.

P 1800 155 526
E investorrelations@cfmgcapital.com.au
cfmgcapital.com.au

138 Mary Street
Brisbane City QLD 4000
GPO Box 1993, Brisbane QLD 4001

Printed: July 2025