CFMG Capital

CFMG Monthly Income Fund

ARSN 602 609 638

Fund Portfolio and Investment Report

September 2026

Current Targeted Return

TARGETED RETURN

8.05% 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 1 October 2026.

Funds Overview

Key Metrics

Inception	May 2024
Funds Under Management	$43,637,251
Total Unit Holders	457
Target Asset Allocation	100% targeted for project development finance loans with a maximum LVR of 70%, and a 12 month term.

Fund Information

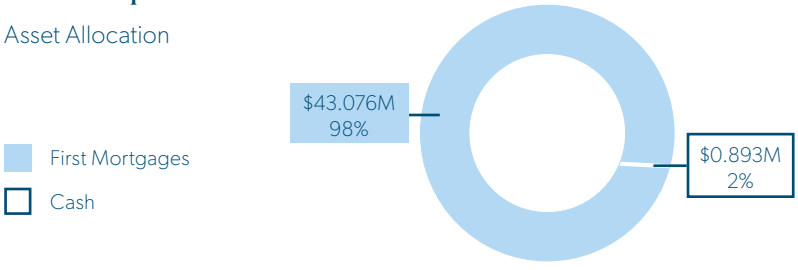
Unit Price	$1.00
Minimum Investment	$5,000
Distribution Frequency	Monthly. Current targeted distribution rate 8.05% p.a. (as at 1 October 2026).
Withdrawal Notice Period	Requests to withdraw can be made after the minimum holding period of 12 months. Payments are targeted to be made on the 20th calendar 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 9.20% – 13.30% 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/4hKzl5G.

Fund Portfolio Metrics

	%	$	#
Authorised Investments			
Cash and Receivables	2.03%	893,404	N/A
Development Finance	97.97%	43,076,270	4
Total	**100.00%**	**43,969,674**	**4**
Mortgage Investment Portfolio Profile			
Weighted Average LVR	68.63%	-	-
Weighted Average Gross Return (since inception)	12.61%	-	-
Average Mortgage Investment	-	10,769,068	-
Largest Mortgage Investment	39.02%	16,806,825	-
Top 10 largest Mortgage Investments in aggregate	100.00%	43,076,270	-
Undrawn loan commitments	0.71%	308,367	-
Pre-paid & capitalised interest loans	-	-	-
Mortgage Investments by State			
QLD	100.00%	43,076,270	4
Total	**100.00%**	**43,076,270**	**4**
Mortgage Investments Return Profile			
<10%	-	9,759,394	1
10-10.99%	-	-	-
11-11.99%	-	-	-
12-12.99%	-	16,806,825	1
13-13.99%	-	16,510,051	2
>14%	-	-	-
Total		**43,076,270**	**4**
Loan Maturity Profile			
0-3 Months	31.26%	13,467,136	2
4-6 Months	-	-	-
7-9 Months	68.74%	29,609,134	2
10-12 Months	-	-	-
Total	**100.00%**	**43,076,270**	**4**

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/4hKzl5G.

	%	$	#
LVR Profile			
<30%	-	-	-
30-50%	-	-	-
50-60%	-	-	-
60-75%	100.00%	43,076,270	4
Total	**100.00%**	**43,076,270**	**4**
Rate Type			
Fixed Rate	100.00%	43,076,270	4
Variable Rate	-	-	-
Total	**100.00%**	**43,076,270**	**4**
Investment Amount			
<= 50,000	16.34%	7,129,801	280
50,000 to 100,000	17.07%	7,450,100	88
100,000 to 250,000	22.12%	9,654,000	55
250,000 to 500,000	22.53%	9,833,350	25
500,000 to 1,000,000	9.90%	4,320,000	6
>1,000,000	12.03%	5,250,000	3
Total	**100.00%**	**43,637,251**	**457**
Security Location			
Metro	100.00%	43,076,270	4
Regional	-	-	-
Other	-	-	-
Total	**100.00%**	**43,076,270**	**4**

Loan Summary

Borrower	Limit	Purpose	LVR	Compliant
Bellmere Developments 2 Pty Ltd	9,800,000	Land	62.96%	Yes
Gardner Road Developments Pty Ltd	12,981,682	Construction	69.66%	Yes
Farriers Creek Pty Ltd	16,877,046	Construction	69.71%	Yes
Farriers Creek No. 2 Pty Ltd	3,725,909	Construction	69.66%	Yes

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/4hKzl5G.

Fund and Market Update

The Fund delivered a return of 8.05% per annum as at the month ending 30 September 2026. Since inception in May 2024 funds continued to see steady deployment with six loans being issued (four currently deployed) across the CFMG Capital strategic pipeline of projects.

Over the period a number of loans have been repaid by the borrowers with those repaid funds also being re-deployed into new loans and CFMG Capital continuing to retain its track record of returning 100% of capital to investors in respect of all capital that has fallen due for redemption.

A summary of the status with the current loans including the borrowers, loan limit and loan to valuation ratio is outlined in the table above.

However, please note that past performance should not be relied upon as indicative of future performance.

National Market Update

Residential real estate remains Australia's largest household asset class with its total value over $12 trillion, equivalent to 55.8% of household wealth. However, the market has shifted into a broad-based correction through 2026. Higher borrowing costs, stretched affordability and weaker buyer confidence are weighing on values and transactions, even as longer-term population growth and housing supply constraints continue to underpin underlying demand.

Cotality's September 2026 Home Value Index shows national dwelling values fell 3.7% over the three months to September and were unchanged over the preceding 12 months. The combined capital-city index declined 4.3% over the quarter and 1.8% annually, while combined regional markets fell a more moderate 1.9% over the quarter and remained 5.6% higher over the year. These figures indicate a materially weaker market than the June-quarter conditions outlined previously.

The correction has extended beyond Sydney and Melbourne into the previously stronger mid-sized capitals. Sydney values fell 1.4% in September, 4.9% over the quarter and 7.0% over the year, while Melbourne declined 0.7%, 3.4% and 6.2% respectively. Brisbane and Perth each fell 4.7% over the quarter, with Adelaide down 2.7%. Despite these recent declines, annual growth remained positive in Brisbane (5.9%), Perth (10.1%) and Adelaide (6.5%). Darwin was a notable exception to quarterly weakness, rising 0.5%.

Borrowing capacity remains a central constraint. The RBA lifted the cash rate by 25 basis points in September to 4.60%, its fourth increase in 2026, as inflation remained elevated. Cotality estimates that these increases have reduced the borrowing capacity of a median-income household by almost $90,000, or around 9%. Average variable rates on new loans reached 6.23% for owner-occupiers and 6.40% for investors in August, before the full effect of the September increase.

Regional markets continue to outperform the capitals on an annual basis, although they are not immune to the downturn. Regional Queensland values fell 2.5% in the September quarter but remained 6.3% above a year earlier. Regional NSW declined 2.2% over the quarter, regional Victoria 1.3% and regional WA 1.0%, while regional South Australia rose 1.7%. The widening difference between annual and recent quarterly performance highlights the speed of the change in market conditions.

Sales activity and marketing conditions have softened. Cotality estimates 39,747 national home sales in September, 20.9% fewer than in September 2025; sales over the rolling 12 months were 6.4% lower than the previous year. National median days on market increased to 41 from 26 a year earlier, while median vendor discounts widened to 4.2% from 3.2%. For the four weeks ending 11 October, new listings were 7.9% lower year-on-year, but total advertised listings were 19.1% higher, reflecting slower stock absorption. The combined-capital four-week average auction clearance rate was 48.3% at the start of October.

Rental markets remain an important offset to weaker capital values, although rental growth has moderated. National rents rose 5.5% over the year to September, easing from 5.9% earlier in 2026. Quarterly rent growth slowed to 0.5% in September from 1.6% in June. Brisbane rents increased 6.4% annually and regional Queensland rents 6.3%, illustrating continuing tenant demand despite weaker purchase-market conditions.

Gross rental yields have strengthened as rents continue to rise while dwelling values decline. The national gross rental yield reached 3.85% in September, the highest since August 2019, compared with 3.7% across combined capitals and 4.3% in regional markets. Brisbane's gross yield was approximately 3.5%, while regional Queensland recorded 4.3%. Nevertheless, elevated finance and ownership costs mean stronger gross yields do not necessarily translate into improved net cash flow for leveraged investors.

The construction pipeline remains uneven. Total dwelling approvals fell 6.1% to 16,953 in August, driven by a 19.7% fall in unit approvals to 5,912. House approvals, by contrast, rose 3.3% to 11,041, their highest monthly level since August 2021 and 12.3% above the decade average. Across the first

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/4hKzl5G.

eight months of 2026, house approvals were 12.4% higher than a year earlier, compared with a 2.6% increase for units. Approval activity therefore provides a more encouraging signal for detached housing than for higher-density supply.

Housing finance is also responding to tighter conditions. New lending commitments excluding refinancing totalled approximately $60.5 billion for owner-occupiers and $37.1 billion for investors in the June quarter. Investor lending fell 10.2% over the quarter and the investor share of new lending eased to 38.0%, although it remained substantial. First home buyer lending accounted for 30.4% of owner-occupier lending nationally. Credit demand remains significant but is increasingly constrained by higher repayments and serviceability tests.

Looking ahead, near-term price performance is likely to remain sensitive to interest rates, household incomes and the accumulation of unsold stock. At the same time, the structural demand outlook remains substantial: official projections cited by Cotality envisage 3.6 million additional residents in the decade to 2034–35, implying approximately 1.37–1.45 million additional dwellings depending on household size, before allowing for any existing shortage. This divergence between near-term cyclical weakness and longer-term supply needs will continue to shape development opportunities.

Queensland Market Update

Queensland has moved from exceptional outperformance into a more pronounced cyclical slowdown. Brisbane and regional Queensland still record positive annual dwelling-value growth, but both declined in the September quarter as higher interest rates, affordability pressures and rising advertised stock affected buyer confidence. Conditions now favour greater pricing discipline and careful assessment of individual submarkets.

Brisbane dwelling values fell 1.5% in September and 4.7% over the three months to September, although values remained 5.9% higher over the year. The city's index was 5.4% below its May 2026 peak. This is a material reversal from the positive quarterly growth recorded in June and indicates that the earlier momentum across Brisbane has given way to a correction.

Weakness has been evident across Brisbane's price segments rather than being confined to premium stock. Cotality's stratified dwelling index shows quarterly declines of approximately 4.6% for the lowest-value quarter, 5.0% for the middle segment and 2.2% for the highest-value quarter. These are value-segment measures for all dwellings, not separate house and unit growth rates. The larger declines in the lower and middle segments reinforce the importance of mortgage serviceability for mainstream buyers.

Regional Queensland values fell 2.5% over the September quarter but were still 6.3% higher annually. The regional market has therefore retained a stronger 12-month result than the national average, while also showing that coastal and regional locations are not insulated from the current downturn. Differences in local employment, infrastructure delivery, household affordability and competing supply are likely to become more significant.

The shift in selling conditions is particularly visible in Brisbane's advertised stock. Total listings over the four weeks to 11 October were 60.4% higher than a year earlier, despite new listings being 3.9% lower. Brisbane's rolling annual sales volumes were down 12.6%. Median days on market increased to 38 from 17 a year earlier, and median vendor discounts widened to 4.7% from 2.7%. These measures point to reduced urgency among purchasers and a more competitive environment for vendors and developers.

Rental demand continues to support Queensland's investment fundamentals. Brisbane rents rose 6.4% annually to September and regional Queensland rents 6.3%, with gross rental yields of approximately 3.5% and 4.3% respectively. However, stronger rental income must be considered alongside higher borrowing costs, insurance and maintenance expenses, particularly when assessing investor cash flow and achievable end-product pricing.

Queensland's credit indicators remain comparatively active despite the downturn. The value of new housing finance commitments in Queensland was approximately $21.8 billion in the June quarter, up 24.4% on a year earlier. Investors accounted for 39.5% of new lending by value, excluding refinancing, while first home buyers represented 27.0% of owner-occupier lending, below the national share of 30.4%. These figures indicate continuing demand, but also point to affordability constraints for first-time purchasers.

Overall, Queensland retains meaningful long-term housing demand drivers, but its near-term market has become more selective. Brisbane's correction, longer selling periods and rising total listings warrant conservative assumptions for sales rates, comparable evidence and purchaser borrowing capacity. Regional Queensland may offer relative affordability and stronger yields, although performance will vary significantly by location and product.

The new-build house-and-land sector remains strategically relevant given Australia's underlying housing requirement and Queensland's projected population growth. Cotality cites an official projection of approximately 470,000 additional residents in Brisbane over the decade to 2034–35, or 16.9% growth. This supports the longer-term need for new residential supply, including masterplanned estates and serviced land in established growth corridors.

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/4hKzI5G.

However, population projections do not by themselves guarantee near-term project absorption.

The latest approvals data offers a constructive signal for detached housing: national house approvals reached 11,041 in August and were 12.4% higher across the first eight months of 2026 than the same period a year earlier. However, the Cotality chart pack does not provide Queensland-specific house-and-land sales, lot registrations, construction cost or developer margin data. In the current rate environment, project feasibility will depend on delivered package prices, infrastructure and civil costs, builder capacity, finance availability and realistic settlement timeframes. Competitive house-and-land packages may remain attractive to owner-occupiers and investors seeking new stock, but affordability must be demonstrated rather than assumed.

Looking ahead, the outlook for new housing is best characterised as structurally supported but cyclically challenging. Higher borrowing costs and greater choice in the established market may lengthen lead times and constrain achievable package prices, while the shortage of new housing and continuing population growth provide medium-term support. For projects in South East Queensland growth corridors, emphasis should remain on well-located, appropriately priced product, staged releases and conservative absorption forecasts. Source: Cotality, Monthly Housing Chart Pack, October 2026 (data principally to September 2026; listings to 11 October and daily index to 13 October).

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/4hKzl5G.

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: October 2026