

ORDE Income Fund

12 Month Investment Account

Monthly Update | 30 September 2026



Total Assets Under Management	\$	124,438,292
*Retail Investment Return (% p.a.) - effective 1 June 2026		7.25%
Wholesale Investment Return (% p.a.) - effective 1 June 2026		7.75%
Liquidity Ratio		0.9%
Committed Liquidity Ratio (as % of Loan portfolio)		100.0%
Investor Arrears Reserve (cash plus deployed)		0.20%
Investor Portfolio Reserve (cash)		0.40%

Loan portfolio	\$	123,296,034
Number of loans		193
Average loan size	\$	638,840
Maximum loan size	\$	2,474,727
Weighted average LVR		66.5%
Weighted average seasoning (months)		18.1
Weighted average borrower rate (p.a.)		9.09%

Investments	Number	Balance \$	%	Target
Cash or cash equivalent	n/a	1,142,258	0.9	N/A
Residential	84	57,088,316	45.9	30-80%
Residential Construction	-	-	-	-
Commercial	69	44,632,285	35.9	5-40%
Vacant Land	31	16,045,043	12.9	5-15%
Development Finance	-	-	-	0-15%
Industrial	5	3,649,117	2.9	5-30%
Rural	4	1,881,274	1.5	0-15%
Total	193	124,438,292	100.0	

State Location	Number	Balance \$	%	Target
VIC	62	40,973,577	33.2	10-50%
NSW	59	38,723,677	31.4	10-50%
ACT	3	2,230,139	1.8	0-10%
TAS	1	134,979	0.1	0-5%
QLD	28	16,285,776	13.2	5-40%
SA	14	10,238,370	8.3	0-10%
NT	-	-	-	0-5%
WA	26	14,709,515	11.9	0-20%
Total	193	123,296,034	100.0	

Interest Rates	Number	Balance \$	%	Target
<= 7.0%	-	-	-	-
> 7.0% to <= 8.0%	24	14,436,678	11.7	-
> 8.0% to <= 9.0%	73	50,465,548	40.9	-
> 9.0% to <= 10.0%	65	40,147,034	32.6	-
> 10.0% to <= 11.0%	28	17,312,470	14.0	-
> 11.0%	3	934,304	0.8	-
Total	193	123,296,034	100.0	N/A

Loan Maturity Profile	Number	Balance \$	%	Target
<= 6 months	4	2,723,998	2.2	-
> 6 to <= 12 months	3	1,883,947	1.5	-
> 12 to <= 18 months	2	1,603,909	1.3	-
> 18 to <= 24 months	-	-	-	-
> 24 to <= 36 months	-	-	-	-
> 36 to <= 48 months	-	-	-	-
> 48 to <= 60 months	1	565,000	0.5	-
> 60 months	183	116,519,180	94.5	-
Total	193	123,296,034	100.0	N/A

Documentation Type	Number	Balance \$	%	Target
Full Doc	41	22,736,096	18.4	0-20%
Alt Doc	148	98,414,240	79.8	50-90%
Lease Doc	4	2,145,698	1.7	0-15%
Total	193	123,296,034	100.0	

Loan Vintage by Year	Number	Balance \$	%	Target
2020	1	134,979	0.1	-
2021	9	2,533,435	2.1	-
2022	10	6,324,382	5.1	-
2023	21	12,638,079	10.3	-
2024	44	29,678,765	24.1	-
2025	74	50,696,709	41.1	-
2026	34	21,289,686	17.3	-
Total	193	123,296,034	100.0	N/A

Borrower Risk Grade	Number	Balance \$	%	Target
Prime	113	75,753,351	61.4	50-100%
Near Prime	51	29,988,661	24.3	
Near Prime +	17	11,532,281	9.4	0-50%
Specialist	8	4,907,350	4.0	
Specialist +	4	1,114,392	0.9	
Total	193	123,296,034	100.0	

Approved LVR Distribution	Number	Balance \$	%	Target
<= 50.0%	17	6,014,238	4.9	-
> 50.0% to 60.0%	26	14,441,200	11.7	-
> 60.0% to 65.0%	35	24,198,221	19.6	-
> 65.0% to 70.0%	23	17,149,325	13.9	-
> 70.0% to 75.0%	70	43,727,201	35.5	-
> 75.0% to 80.0%	22	17,765,850	14.4	0-25%
> 80.0%	-	-	-	-
Total	193	123,296,034	100.0	

Current LVR Distribution	Number	Balance \$	%	Target
<= 50.0%	28	9,739,007	7.9	-
> 50.0% to 60.0%	28	15,905,226	12.9	-
> 60.0% to 65.0%	26	18,716,301	15.2	-
> 65.0% to 70.0%	28	20,803,225	16.9	-
> 70.0% to 75.0%	59	38,615,999	31.3	-
> 75.0% to 80.0%	24	19,516,277	15.8	-
> 80.0%	-	-	-	-
Total	193	123,296,034	100.0	N/A

Current Loan Balance Distribution	Number	Balance \$	%	Target
<= 250,000	16	2,182,559	1.8	-
> 250,000 to <= 500,000	66	24,877,580	20.2	-
> 500,000 to <= 750,000	53	32,379,341	26.3	-
> 750,000 to <= 1,000,000	29	25,530,964	20.7	-
> 1,000,000 to <= 1,250,000	13	14,746,463	12.0	-
> 1,250,000 to <= 1,500,000	12	16,028,223	13.0	-
> 1,500,000 to <= 2,000,000	3	5,076,176	4.1	-
> 2,000,000	1	2,474,727	2.0	-
Total	193	123,296,034	100.0	N/A

Loan Seasoning	Number	Balance \$	%	Target
<= 6 months	35	21,681,793	17.6	-
> 6 to <= 12 months	48	31,327,654	25.4	-
> 12 to <= 18 months	25	18,976,949	15.4	-
> 18 to <= 24 months	26	17,603,515	14.3	-
> 24 months	59	33,706,125	27.3	-
Total	193	123,296,034	100.0	N/A

Prior Borrower Credit Events	Number	Balance \$	%	Target
0	186	118,859,619	96.4	-
1	5	3,289,054	2.7	-
2	1	627,362	0.5	-
3	1	520,000	0.4	-
4	-	-	-	-
Total	193	123,296,034	100.0	N/A

The above tables contain updated information about the asset allocations and performance of the ORDE Income Fund 12 Month Investment Account (Fund). This should be read in conjunction with the Information Memorandum (IM). The information in this document is factual information only and is not intended to be financial product advice, legal or tax advice, and should not be relied upon as such. You should, before deciding to acquire or to continue to hold an interest in the Fund, consider the appropriateness of the information having regard to your objectives, financial situation or needs. When considering whether to acquire or to continue to hold an interest in the Fund, you should remember that (1) an investment in the Fund is not a bank deposit or a term deposit and is not covered by the Australian Government's deposit guarantee scheme. Investing in the Fund has a higher level of risk compared to investing in a term deposit issued by a bank and (2) there are other risks associated with an investment in the Fund. The key risks of investing in the Fund are explained on page 14 of the IM.

Figures shown are reported on loan balances in the ORDE Income Fund ARSN 649 520 472. These may differ from figures provided in the statutory accounts which are based on investment balances in the Fund.

ORDE Capital Management Limited ACN 636 165 378 Australian Financial Services Licence 523150 Australian Credit Licence 523150. ORDE Financial Pty Limited ACN 634 779 990 Australian Credit Licence 522079. You can read the IM on our website at <http://www.orde.com.au/invest>.

*Currently, there are no retail investors in the Fund.

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Weighted average LVR		66.5%
Weighted average seasoning (months)		18.1
Weighted average borrower rate (p.a.)		9.09%

Borrower Credit Score (Equifax)	Number	Balance \$	%	Target
Excellent (853 to 1200)	77	49,917,155	40.5	
Very Good (735 to 852)	79	52,314,028	42.4	
Good (661 to 734)	19	10,912,012	8.9	
Average (460 to 660)	10	6,245,980	5.1	
Below Average (0 to 459)	4	1,277,617	1.0	
N/A	4	2,629,242	2.1	
Total	193	123,296,034	100.0	N/A

Repayment Type	Number	Balance \$	%	Target
Principal and Interest	121	72,923,689	59.1	40-100%
Interest Only reverting to Principal and Interest	62	43,595,491	35.4	0-50%
Interest Only	10	6,776,854	5.5	0-30%
Total	193	123,296,034	100.0	

Loan Purpose	Number	Balance \$	%	Target
Construction	-	-	-	
Purchase Existing	92	58,549,256	47.5	
Purchase New	23	11,421,739	9.3	
Refinance	23	16,406,483	13.3	
Refinance Cash Out	28	18,142,758	14.7	
Refinance Debt Consolidation	7	5,213,872	4.2	
Refinance Equity Release	-	-	-	
Loan Increase	5	4,816,056	3.9	
Unencumbered Equity Release	15	8,745,871	7.1	
Total	193	123,296,034	100.0	N/A

Borrower Employment Type	Number	Balance \$	%	Target
PAYG	24	12,396,774	10.1	
Self Employed	165	107,305,766	87.0	
Student/Home Duties/Retired/Unemployed	2	1,603,909	1.3	
Other	2	1,989,586	1.6	
Total	193	123,296,034	100.0	N/A

Primary Purpose	Number	Balance \$	%	Target
Owner Occupied	61	34,767,867	28.2	0-100%
Investment	132	88,528,167	71.8	0-75%
Total	193	123,296,034	100.0	

NCCP Status	Number	Balance \$	%	Target
Regulated	61	38,719,087	31.4	
Unregulated	132	84,576,947	68.6	
Total	193	123,296,034	100.0	

Borrower Type	Number	Balance	%	Target
Individual	78	47,831,171	38.8	
Company	34	25,230,123	20.5	
SMSF	21	10,820,901	8.8	0-25%
Trust	60	39,413,839	32.0	
Total	193	123,296,034	100.0	

Other	Number	Balance \$	%	Target
Top 10 largest borrowers	10	15,922,293	12.9	N/A
Single borrower concentration	1	2,474,727	2.0	< 5%
Loans greater than \$2.0m (approved)	1	2,474,727	2.0	< 50%
Bridging loans	-	-	-	0-20%

Arrears Ageing	Number	Balance \$	%	Target
Performing - Current	193	123,296,034	100.0	
31-60	-	-	-	
61-90	-	-	-	
91-120	-	-	-	
121-150	-	-	-	
151-180	-	-	-	
180+	-	-	-	
Total	193	123,296,034	100.0	N/A

Security Value	Number	Balance \$	%	Target
<= 250,000	-	-	-	
> 250,000 to <= 500,000	28	7,422,084	6.0	
> 500,000 to <= 750,000	48	19,699,706	16.0	
> 750,000 to <= 1,000,000	39	23,151,289	18.8	
> 1,000,000 to <= 1,250,000	23	16,811,890	13.6	
> 1,250,000 to <= 1,500,000	17	14,762,050	12.0	
> 1,500,000 to <= 1,750,000	17	17,060,057	13.8	
> 1,750,000 to <= 2,000,000	7	6,979,553	5.7	
> 2,000,000	14	17,409,406	14.1	
Total	193	123,296,034	100.0	N/A

S&P Location	Number	Balance \$	%	Target
Metro	164	108,669,485	88.1	
Nonmetro	28	14,368,250	11.7	
Inner City	1	258,300	0.2	0-15%
Total	193	123,296,034	100.0	

QBE Location	Number	Balance \$	%	Target
Metro	150	100,589,380	81.6	0-100%
Metro (High Density)	15	9,712,247	7.9	
Regional	18	8,075,242	6.5	0-35%
Cat 3/Cat 4	10	4,919,166	4.0	0-20%
Total	193	123,296,034	100.0	

Borrower Payments Ahead	Number	Balance \$	%	Target
0	108	74,546,842	60.5	
0 to 1 payments	45	28,296,302	22.9	
1 to 2 payments	12	9,510,456	7.7	
2 to 3 payments	3	1,583,126	1.3	
3+ payments	25	9,359,309	7.6	
Total	193	123,296,034	100.0	N/A

Borrower Residency	Number	Balance \$	%	Target
Australia	193	123,296,034	100.0	
International	-	-	-	
Total	193	123,296,034	100.0	

Interest Type	Number	Balance \$	%	Target
Variable	193	123,296,034	100.0	0-100%
Fixed	-	-	-	0-20%
Total	193	123,296,034	100.0	

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