



The Trust Company (RE Services) Limited
ABN: 45 003 278 831, AFSL: 235150

The Manager
Company Announcement Office
Australian Securities Exchange Limited
Level 6, Exchange Centre
20 Bridge Street
Sydney NSW 2000

4 February 2026

Monthly NTA Estimate

We advise that the unaudited Net Tangible Asset Backing (NTA) per share of the Metrics Real Estate Multi-Strategy Fund:

Value Date	NTA per Unit Set post tax
31/01/2026	\$2.4182

Yours Sincerely

The Trust Company (RE Services) Limited As Responsible Entity for the Metrics Real Estate Multi-Strategy Fund

About the Metrics Real Estate Multi-Strategy Fund

The Investment Objective of the Fund is to seek to provide cash income, seek to preserve investor capital and manage investment risks, while seeking to provide potential for equity upside through exposure to a diversified portfolio of CRE investments across the capital structure including Senior Loans, Mezzanine Debt and Equity investments.

About The Trust Company (RE Services) Limited

The Responsible Entity for the trust is The Trust Company (RE Services) Limited (Perpetual) a part of the Perpetual group of companies. Perpetual is a financial services group operating in funds management, financial advisory and trustee services. For further information, go to www.perpetual.com.au

For further information, please contact: www.metrics.com.au

All figures in Australian dollars (AUD) unless specified otherwise. For the purposes of reporting, NAV (Net Asset Value) and NTA (Net Tangible Assets) have the same value. Historical performance is not a reliable indicator of the future performance of the Fund.