

Metrics Real Estate Multi-Strategy Fund (ASX:MRE)

Trust Information

Trust

Metrics Real Estate Multi-Strategy Fund, a stapled structure consisting of the Metrics Real Estate Multi-Strategy Passive Trust ARSN 679 413 293 and the Metrics Real Estate Multi-Strategy Active Trust ARSN 679 413 695

Responsible Entity

The Trust Company (RE Services) Limited
 ABN 45 003 278 83; AFSL 235 150

Manager

Metrics Credit Partners Pty Ltd (ABN 27 150 646 996; AFSL 416 146) (Metrics) is an alternative asset manager with expertise in fixed income, private credit, equity and capital markets and forms part of the Metrics Credit Holdings Pty Ltd (ABN 66 150 647 091) group, which collectively manages assets in excess of A\$37 billion.

Investment Objective

Provide monthly cash income, seek to preserve investor capital and manage investment risks, whilst providing potential higher returns and Equity-Like investment opportunities through exposure to private market investments across the entire capital structure including debt and equity investment opportunities.

Investment Strategy

Provide exposure to a portfolio of private market investments covering the entire capital structure from lower risk senior secured first registered mortgage loans to higher risk and potentially higher returning investments held with equity investment in CRE development projects.

Target Return

- ▶ Target Total Return of 10.00 – 12.00% p.a. net of fees.¹³

Investment Highlights

- ▶ Portfolio diversification of private market CRE debt and equity investments via the Fund's indirect exposure to the MCP Real Estate Debt Fund and the Metrics Real Estate Equity Opportunities Fund
- ▶ Experienced and active management team with proven track record in originating and managing private market investments
- ▶ Monthly cash income* generated from exposure to CRE debt instruments
- ▶ Equity upside potential from exposure to a portfolio of CRE equity investments
- ▶ ASX market liquidity

Unit Price and NAV¹

ASX Ticker Code	MRE
Price / NAV (share) ²	\$1.95 / \$2.47
Market Cap. / NAV ²	\$295m / \$374m
Unit Pricing	Monthly
Distributions	Monthly

Fund Performance³

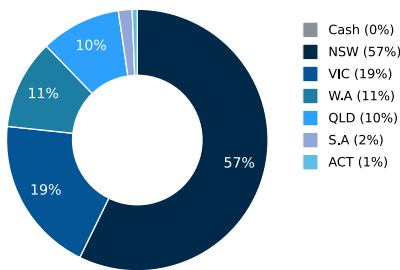
	1 MTH	3 MTH	1YR	3 YR	5 YR	INCEP ⁴
Net Return (%)	0.78	3.13	25.24	-	-	20.45
Distribution (%)	0.35	1.02	4.89	-	-	5.11

NOTE: Past performance is not a reliable indicator of future performance. Returns greater than 1 month are compounded on a monthly basis.

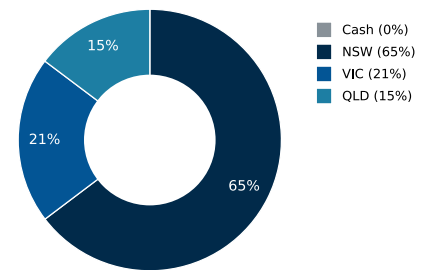
Portfolio Construction⁵

Geographic Diversification^{5,6}

Passive Trust

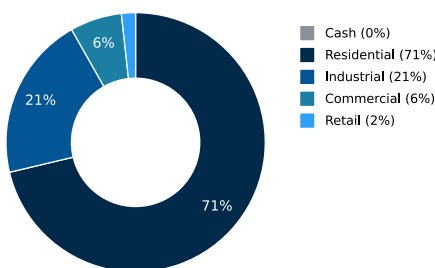


Active Trust

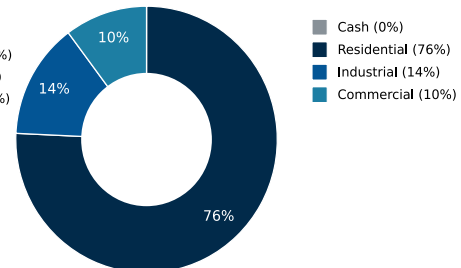


Sector Diversification⁵

Passive Trust

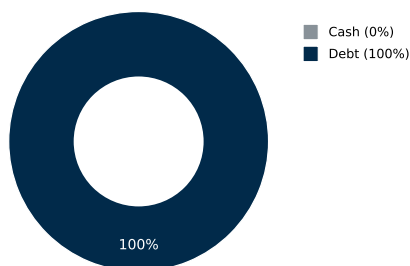


Active Trust

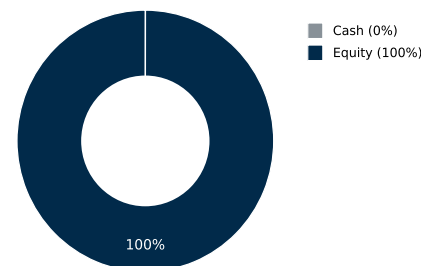


Investment Type Composition⁵

Passive Trust



Active Trust



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Investment Activity⁵

	Passive Trust	Active Trust
Number of Individual Investments⁵	157	16
New / Exited Investments	6 / 4	0 / 0

Debt Fund Settings⁵

Senior Ranking (%)	98%	Weighted Average LVR	71%
Interest Duration (days)^{7,9}	20	Average Loan Exposure	0.6%
Credit Duration (years)^{8,9}	1.1	Largest Loan Exposure	3.4%

Monthly Fund Returns (Net)^{3,10,11}

(%)	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
2026	0.84	1.53	0.78	0.78									3.93
2025	1.08	0.71	0.70	1.21	2.87	1.86	2.28	0.92	0.96	7.18	1.99	0.89	22.66
2024										0.36	0.99	1.11	2.47

Monthly Distributions

(CENTS/UNIT)	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
2026	0.87	0.75	0.87	0.86									3.35
2025	0.96	0.80	0.80	0.81	0.91	1.44	0.87	0.87	0.89	0.84	0.77	0.89	10.85
2024										0.63	0.80	1.06	2.49

Monthly Total Returns^{11,12}

(%)	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
2026	(0.39)	(1.20)	1.38	(1.17)									(1.38)
2025	(1.05)	(0.12)	(7.38)	3.49	6.98	2.21	0.66	0.90	(3.09)	(3.76)	4.92	3.73	7.48
2024										(0.19)	(0.86)	0.78	(0.26)

NOTE: Past performance is not a reliable indicator of future performance.

Platforms

AMP North [^]	Asgard [^]
BT Panorama [^]	CFS FirstWrap
HUB24	Macquarie Wrap ^{**}
Mason Stevens [^]	Netwealth
Praemium	Powerwrap

Enquiries

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Notes: (*) The payment of monthly cash income is a goal of the Fund only and neither the Manager or the Responsible Entity provide any representation or warranty (whether express or implied) in relation to the payment of any monthly cash income. (**) Macquarie Wrap has restricted applications to the Super menu while they undertake due diligence as part of their standard governance process. Please note IDPS menu is accepting applications. (^) IDPS Only. (1) As at close of business month end. (2) Ex-distribution. (3) Returns are based on NAV unit price, after taking into account all fees and costs. Returns are annualised if over one year. No allowance has been made for entry fees or taxation. Returns greater than 1 month are compounded on a monthly basis. (4) IPO 16 October 2024. (5) MRE invests in underlying Metrics funds that engage direct lending and equity activities. Data is based on invested capital in underlying "Wholesale Funds". (6) Location of real estate assets are subject to financing. (7) Weighted average to next interest rate roll on underlying loans, and cash. (8) Weighted average to final maturity on underlying loans and cash. (9) Calculation excludes equity investments. (10) Returns are based on NAV unit price, after taking into account all fees and costs. (11) YTD returns are not compounded. (12) Calculation includes monthly change in traded unit price and distributions. (13) This is a target only and may not be achieved. The actual return of the Fund may be lower than the Target Total Return.

Disclaimer

The Trust Company (RE Services) Limited ABN 45 003 278 831; AFSL 235 150 (Perpetual) as the Responsible Entity of the Metrics Real Estate Multi-Strategy Fund (a stapled structure consisting of the Metrics Real Estate Multi-Strategy Passive Trust ARSN 679 413 293 and the Metrics Real Estate Multi-Strategy Active Trust ARSN 679 413 695 (the Fund)). This monthly report is authorised for release by Perpetual and has been prepared by Metrics Credit Partners Pty Ltd ABN 27 150 646 996 AFSL 416 146 (Metrics), the investment manager of the Fund. The information is of general nature only and has been prepared without taking into account your objectives, financial situation or needs. Before making an investment decision, you should consider obtaining professional investment advice that takes into account your personal circumstances and should read the current product disclosure statement (PDS), Target Market Determination (TMD) and any ASX announcements of the Fund. The PDS for the Fund is available from invest@metrics.com.au and the TMD is available at www.metrics.com.au/mre. Neither Perpetual nor Metrics guarantees repayment of capital or any particular rate of return from the Fund. All opinions and estimates included in this report constitute judgements of Metrics as at the date of the report are subject to change without notice. Past performance is not a reliable indicator of future performance. Whilst Metrics believes the information contained in these materials are based on reliable information, no warranty is given to its accuracy and persons relying on this information do so at their own risk. To the extent permitted by law, no liability is accepted for any loss or damage as a result of any reliance on this information.