Appendix 4E

Preliminary Final Report

For the year ended 30 June 2026

Name of entity	LDR Capital Property Fund (LED), a stapled entity comprising units in LDR Capital Property Fund I (ARSN 636 623 099) and units in LDR Capital Property Fund II (ARSN 636 623 517) (Formerly Elanor Commercial Property Fund)
ARSN	LDR Capital Property Fund I 636 623 099
ARSN	LDR Capital Property Fund II 636 623 517
ABN	Evolution Trustees Limited 29 611 839 519
Reporting period	Year ended 30 June 2026
Previous corresponding period	Year ended 30 June 2025

This Preliminary Final Report is given to the ASX in accordance with Listing Rule 4.3A. The Report should be read in conjunction with the attached Preliminary Final Report for the year ended 30 June 2026. The previous corresponding period is the year ended 30 June 2025.

Results for Announcement to the Market

Financial Performance

		A $'000
Revenue from ordinary activities	Revenue decreased 18.7% to	32,907
Loss from ordinary activities attributable to security holders	Loss increased 240.8% to	(18,391)
Net loss from the period attributable to security holders	Loss increased 240.8% to	(18,391)
Funds from Operations (FFO) [1]	FFO decreased 20.4% to	28,207

Distribution

Current Period	***cents per unit***
Quarterly Distribution - 1 July 2025 to 30 September 2025	1.625
Quarterly Distribution - 1 October 2025 to 31 December 2025	1.625
Quarterly Distribution - 1 January 2026 to 31 March 2026	1.625

Record date for determining entitlement to the Final Distribution		1 July 2026
Date the Final Distribution is payable		31 August 2026
The components of the Final Distribution comprise:	Trust Distribution:	1.625

Note: Further information on tax components of the distribution will be provided to security holders with their distribution statement for the year ending 30 June 2026.

Notes:

1. Funds from Operations (FFO) has been determined in accordance with the Property Council Guidelines and represents the Directors' view of underlying earnings from ongoing operating activities since listing on 6 December 2019, being statutory profit / (loss) (under IFRS), adjusted for non-cash and other items such as property revaluations, derivative mark-to-market impacts, amortisation of tenant incentives, gains/loss on sale of investment properties, straight-line rental adjustments, non-FFO tax expenses/benefits and other unrealised one-off items, determined in accordance with ASIC RG230.
2. The Distributions for the year ended 30 June 2026 reflect a payout ratio of 94% of Funds from Operations.

Net Tangible Assets

Current Period	
Net tangible asset backing per security	$0.58
Previous Corresponding Period	
Net tangible asset backing per security	$0.69

Control Gained Over Entities During The Period
None.

Control Lost Over Entities During The Period
None.

Details Of Any Associates And Joint Venture Entities Required To Be Disclosed:

- LED holds a 49.9% equity investment in Harris Street Property Trust, an unlisted Trust managed by Kyron Capital Group.

Accounting Standards Used By Foreign Entities
International Financial Reporting Standards.

Commentary On Results For The Period
The LDR Capital Property Fund ("The Fund") is an externally managed real estate investment fund listed on the ASX. During FY26, the Fund underwent a significant change in ownership and management arrangements. The Lederer Group completed its off-market takeover offer in October 2025 and held a 42.7% interest in the Fund. On 4 February 2026, Evolution Trustees Limited was appointed as Responsible Entity of LCPF I and LCPF II and subsequently appointed LDR Capital Pty Ltd ("LDR Capital"), a subsidiary of the Lederer Group, as investment manager and property manager.

Following the change in management arrangements, the Fund commenced a repositioning of its property portfolio, focused on recycling legacy and underperforming assets, reducing debt and repositioning the portfolio towards prime grade essential properties. The proceeds of the capital recycling will initially be applied to retiring debt. The Fund's long-term target gearing range is 35% - 40%, although gearing may be higher during the repositioning period.

FY26 Results Summary
During the year ended 30 June 2026, the Fund completed and achieved the following key initiatives and results:

- Funds from Operations (FFO) for the year of $28.2 million or 6.9 cents per security (2025: $35.4 million or 9.4 cents), with Adjusted Funds from Operations (AFFO) of $7.3 million or 1.8 cents per security (2025: $18.6 million or 4.9 cents);
- Distributions of $26.5 million or 6.5 cents per security;
- Gearing was 42.6% as at 30 June 2026, with pro forma gearing reducing to 29.3% following settlement of the announced asset sales; and
- NTA per security of 58 cents.

Refer to the Market Announcement and Management Presentation dated 27 August 2026 for further commentary on the results for the period.

Audit

The accounts have been subject to an audit by PwC, with an unqualified opinion.

Distribution Reinvestment Plan (DRP)

There is no DRP in operation for the final distribution for the year ended 30 June 2026.

LDR CAPITAL
PROPERTY FUND

Annual Financial Report

For the year ended
30 June 2026

LDR Capital Property Fund

Comprising the stapling of units in LDR Capital Property Fund I (ARSN 636 623 099) and units in LDR Capital Property Fund II (ARSN 636 623 517)

Level 34, 201 Elizabeth Street, Sydney NSW 2000
www.ldrcapital.com.au/ldr-capital-property-fund

LDR Capital Property Fund

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LDR Capital Property Fund

DIRECTORS' REPORT

The Directors of Evolution Trustees Limited (ABN 29 611 839 519) (Responsible Entity), as responsible entity of the LDR Capital Property Fund, present their report together with the consolidated financial report of LDR Capital Property Fund (LED, Group, Consolidated Group or Fund) and the financial report of the LDR Capital Property Fund II (LCPF II) for the year ended 30 June 2026.

The annual financial report of the Consolidated Group comprises LDR Capital Property Fund I (LCPF I) and its controlled entities and LDR Capital Property Fund II (LCPF II). LDR Capital Property Fund was formerly known as Elanor Commercial Property Fund.

The Responsible Entity is a company limited by shares, incorporated and domiciled in Australia. Its registered office and principal place of business is Level 15, 68 Pitt Street, Sydney NSW 2000.

LCPF I and LCPF II were registered as managed investment schemes on 18 October 2019. The units of LCPF I and the units of LCPF II are combined and issued as stapled securities in the Group. The Group's securities are traded on the Australian Securities Exchange (ASX: LED). The units of each scheme cannot be traded separately and can only be traded as stapled securities. Although there is no ownership interest between LCPF I and LCPF II, LCPF I is deemed to be the parent entity of the Group in accordance with the Australian Accounting Standards.

On 4 February 2026, Elanor Funds Management Limited (EFML) was removed and Evolution Trustees Limited was appointed as responsible entity of LCPF I and LCPF II, following the resolution passed at a meeting of members of LED held on 30 January 2026. The Responsible Entity appointed a new investment manager and property manager, LDR Capital Pty Ltd (ABN 58 684 831 196), replacing the previous investment and property manager Elanor Asset Services Pty Limited (ABN 83 614 679 622), a wholly owned subsidiary of Elanor Investors Group, from the same date.

The Directors' report is a combined Directors' report that covers both schemes. The financial information for the Group is taken from the consolidated financial reports and notes.

1. Directors

The following persons have held office as Directors of the former Responsible Entity, Elanor Funds Management Limited, during the period and up to 4 February 2026, being the date of the responsible entity transition to Evolution Trustees Limited:

- Ian Mackie (Chair and Director)
- Anthony (Tony) Fehon (Interim Managing Director)
- Su Kiat Lim
- Karyn Baylis
- Kathy Ostin

Evolution Trustees Limited has acted as Responsible Entity of LED since 4 February 2026. The following persons held office as Directors of Evolution Trustees Limited during the period:

- David Grbin (Non-executive Chairman)
- Alexander Calder (Non-executive Director)
- Ben Norman (Director)

2. Principal activities

The principal activity of the Fund in FY26 was the investment in Australian commercial office properties, located in major metropolitan areas or established commercial precincts.

3. Distributions

DISTRIBUTIONS IN RESPECT OF THE YEAR ENDED 30 JUNE 2026

The following table details the Consolidated Group's distributions that were declared and/or paid in respect of the year ended 30 June 2026:

Consolidated Group	Distribution Cents per stapled security	30 June 2026 $'000
Distribution paid: 1 July - 30 September 2025	1.625	6,614
Distribution paid: 1 October - 31 December 2025	1.625	6,614
Distribution paid: 1 January - 31 March 2026	1.625	6,614
Distribution payable: 1 April - 30 June 2026	1.625	6,614
Total distributions paid or payable	**6.500**	**26,456**

4. Operating and financial review

OVERVIEW AND STRATEGY

The LDR Capital Property Fund ("The Fund") is an externally managed real estate investment fund listed on the ASX. During FY26, the Fund underwent a significant change in ownership and management arrangements. The Lederer Group completed its off-market takeover offer in October 2025 and held a 42.7% interest in the Fund. On 4 February 2026, Evolution Trustees Limited was appointed as Responsible Entity of LCPF I and LCPF II and subsequently appointed LDR Capital Pty Ltd ("LDR Capital"), a subsidiary of the Lederer Group, as investment manager and property manager.

Following the change in management arrangements, the Fund commenced a repositioning of its property portfolio, focused on recycling legacy and underperforming assets, with an intention to apply proceeds toward debt reduction and into acquisition of prime grade essential properties. The proceeds of the capital recycling will initially be applied to retiring debt. The Fund's long-term target gearing range is 35% - 40%, although gearing may be higher during the repositioning period.

FY26 Results Summary

- Funds from Operations (FFO) for the year of $28.2 million or 6.9 cents per security (2025: $35.4 million or 9.4 cents), with Adjusted Funds from Operations (AFFO) of $7.3 million or 1.8 cents per security (2025: $18.6 million or 4.9 cents);
- Distributions of $26.5 million or 6.5 cents per security;
- Gearing was 42.6% as at 30 June 2026, with pro forma gearing reducing to 29.3% following settlement of the announced asset sales; and
- NTA per security of 58 cents.

4. Operating and financial review (continued)

OVERVIEW AND STRATEGY (CONTINUED)

Key Transactions

On 30 January 2026, the Fund redeemed 7,145 capital notes in Harris Street Fund (or "Harris Property Trust") for total consideration of $7.9 million. The proceeds were applied towards the $8.5 million (excluding GST) compensation payable to the former investment and property manager following the termination of the previous Investment Management Agreement and Property Management Agreement. Since the transition of manager, $1.2 million of investment management fees have been charged, and no cost recoveries have been charged to the Fund. This compares favourably to the total group management fees and cost recoveries of $2.2 million charged during the period from 1 July 2025 to 31 December 2025.

During FY26 and subsequent to the year end, the Fund announced the disposal of four assets (34 Corporate Drive, Cannon Hill; NEXUS Centre, Upper Mount Gravatt; Limestone Centre, Ipswich; Campus DXC, Felixstow), generating approximately $105.4 million in net proceeds[1] that will initially be applied toward debt reduction.

The Fund will continue to implement its portfolio repositioning strategy, including the sale process for 200 Adelaide Street, Brisbane. As at 30 June 2026, the Fund also held $35.7 million of Harris Street capital notes, which mature by 30 June 2027.

FINANCIAL RESULTS

The Fund is redirecting focus on cash returns as the critical driver of total returns. Whilst Funds from Operations (FFO) is the widely accepted industry metric for describing Fund performance, the Directors have determined that a measure focussed on cash earnings is more meaningful. As such, we will report results based on Adjusted Funds from Operations (AFFO) which deducts capitalised costs including maintenance capex, landlord works and leasing fees, as well as leasing incentives offered to tenants, including fit-out contributions and cash incentives. Further, the Board has determined that drawing debt to fund distributions, capex and incentives in FY27 is not sustainable and does not align to the strategy of the Fund. Distribution guidance has accordingly been set with reference to the forecast FY27 AFFO per security, reflecting a 94% payout ratio of AFFO.

The Fund's balance sheet as at 30 June 2026 presents net assets of $234.8 million, and cash on hand of $7.3 million. The Fund also has $20.0 million in undrawn debt facilities.

A summary of the Fund's results for the year is set out below:

Key financial results	Consolidated Group 30 June 2026	LCPF II 30 June 2026
Net statutory profit/(loss) after tax ($'000)	(18,391)	359
Funds from Operations (FFO) ($'000)	28,207	2,153
Adjusted Funds from Operations (AFFO) ($'000)	7,335	915
Distributions payable to securityholders ($'000)	26,456	1,460
FFO per weighted average stapled security (cents)	6.93	0.53
AFFO per weighted average stapled security (cents)	1.80	0.22
Distributions (cents per stapled security)	6.50	0.36
Net tangible assets ($ per stapled security)	0.58	0.04
Gearing (net debt / total assets less cash) (%)	42.60	44.50

[1] This is the net proceeds excluding transactions costs on assets not yet settled.

4. Operating and financial review (continued)

FINANCIAL RESULTS (CONTINUED)

The table below provides a reconciliation from statutory net profit / (loss) to Funds from Operations for the Consolidated Group and LCPF II.

Funds from Operations (FFO)	Consolidated Group 30 June 2026 $'000	LCPF II 30 June 2026 $'000
Statutory net (loss) / profit	**(18,391)**	**359**
Adjustments for items included in statutory profit:		
Fair value (gain) / loss on equity accounted investments	217	–
Fair value (gain) / loss on investment property	28,738	363
Fair value (gain) / loss on derivatives	784	(15)
Fair value (gain) / loss on capital notes	(603)	–
Straight lining of rental income[3]	(155)	(99)
Amortisation expenses[4]	10,895	981
One-off transaction costs[5]	9,694	564
Adjustment for make good payment received[6]	(2,972)	–
Funds from Operations (FFO)[1]	**28,207**	**2,153**
Maintenance capex	(11,817)	(1,072)
Incentives and leasing costs	(6,205)	(166)
Paid-in-kind interest on capital notes[7]	(2,850)	–
Adjusted Funds from Operations (AFFO)[2]	**7,335**	**915**

Note 1: Funds from Operations (FFO) has been determined in accordance with the Property Council Guidelines and adjusted for amortisation of borrowing cost and manager contribution which is excluded from FFO and represents the Directors' view of underlying earnings from ongoing operating activities. FFO is calculated as statutory profit / (loss) (under IFRS), adjusted for non-cash and other items such as property revaluations, derivative mark-to-market impacts, amortisation of tenant incentives, gains/losses on sale of investment properties, straight-line rental adjustments, non-FFO tax expenses/benefits and other unrealised one-off items. This includes the group's proportional ownership of 19 Harris Street's FFO, which is held as an equity accounted investment.

Note 2: Adjusted Funds from Operations (AFFO) has been determined in accordance with the Property Council Guidelines and adjusts FFO for other costs including capitalised expenses and lease incentives as a supplementary measure of operating performance.

Note 3: Straight lining of rental income is a non-cash accounting adjustment recognised in rental income in the Statement of Profit or Loss.

Note 4: Amortisation expense includes the amortisation of capitalised leasing costs and rental abatements, and debt establishment costs recognised in the Statement of Profit or Loss.

Note 5: Includes transaction costs related to transition of the Responsible Entity. Refer to Note 14.

Note 6: One-off make good payment from expiry of tenant at WorkZone West.

Note 7: Interest on the capital notes is divided into a cash component which is paid quarterly at a fixed interest rate of 5.0% per annum, and a paid in kind component which accrues at 7.5% per annum and is capitalised into the outstanding principal balance, to be paid on maturity.

INVESTMENT PORTFOLIO

During the period, 34 Corporate Drive, Cannon Hill was sold and settled, with the net proceeds applied towards debt reduction. At year end, NEXUS Centre, Limestone Centre, Campus DXC and 200 Adelaide Street were classified as held for sale. Contracts for NEXUS Centre, Limestone Centre and Campus DXC were exchanged subsequent to year end in July 2026, while 200 Adelaide Street continues to be marketed for sale.

Garema Court and WorkZone West were independently valued during the period. The valuation of Garema Court reduced to $40.0 million, reflecting the expectation that the tenant will vacate when their lease expires in May 2030.

4. Operating and financial review (continued)

The Fund also held $11.8 million of units in the Harris Street Fund, and $35.7 million of the Harris Street capital notes at 30 June 2026, following the redemption of $7.9 million of capital notes in January 2026.

The following table shows the Group's investment portfolio as at balance date:

Investment Properties

Property	Location	Carrying Value 30 June 2026 $'m	Carrying Value 30 June 2025 $'m
50 Cavill Avenue	Surfers Paradise, QLD	123.0	122.0
WorkZone West	Perth, WA	92.5	92.0
Garema Court	Canberra, ACT	40.0	48.0
200 Adelaide St	Brisbane, QLD	–	45.0
NEXUS Centre	Upper Mount Gravatt, QLD	–	35.0
Campus DXC	Felixstow, SA	–	30.0
Limestone Centre	Ipswich, QLD	–	28.4
34 Corporate Drive	Cannon Hill, QLD	–	26.0
Total Investment Properties		**255.5**	**426.4**

Assets held for sale

Property	Location	Carrying Value 30 June 2026 $'m	Carrying Value 30 June 2025 $'m
200 Adelaide St	Brisbane, QLD	42.0	–
NEXUS Centre	Upper Mount Gravatt, QLD	30.3	–
Campus DXC	Felixstow, SA	24.5	–
Limestone Centre	Ipswich, QLD	28.4	–
Total Assets held for sale		**125.2**	**–**

Other Investments

	Location	Ownership %	Carrying Value 30 June 2026 $'m	Carrying Value 30 June 2025 $'m
Harris Street Fund Units	Pyrmont, NSW	49.9	11.8	12.6
Total Other Investments			**11.8**	**12.6**
Total Investment Portfolio			**392.5**	**439.0**

CLIMATE-RELATED FINANCIAL DISCLOSURES

The Responsible Entity oversees the Fund's portfolio of commercial office properties across Australia and recognises the impact that climate change is having on the environment and the importance of its contribution to climate change mitigation initiatives. The Fund's management is advancing its understanding of climate-related risks and opportunities in line with leading practice frameworks and standards being set by the Australian Accounting Standards Board to ensure it is ready for climate-related financial disclosure.

RISK MANAGEMENT

The Directors of the Fund have assessed the following four critical risks for the Fund and applied appropriate risk mitigation measures.

Interest rate risk

Sustained high interest rates and volatile economic conditions remain the primary risk to the Fund, affecting both earnings and capital values as return hurdles for real estate investments rise. Uncertainty in short- and long-term rates also constrains the Fund's hedging capability. This risk is managed through hedging of interest rate exposures and active management of the Fund's capital.

4. Operating and financial review (continued)

Macroeconomic risk

A prolonged economic downturn, including higher unemployment and inflation, could materially affect the Group's asset valuations, income, expenses and cashflows, and continues to weigh on capital values across the real estate sector. The Directors have reviewed the portfolio strategy and are actively recycling the portfolio in favour of essential properties to create enduring cashflows. While market uncertainty may limit capital available for acquisitions, demand for quality assets is expected to remain positive.

Tenant risk

The Group relies on tenant income, and a tenant in financial difficulty may default on its rental or other lease obligations, resulting in lost rental income and reduced property values. Tenants are typically required to provide an unconditional and irrevocable bank guarantee as security, expiring no earlier than six months after the ultimate lease expiry date. This risk is further managed through regular engagement with tenants, ongoing assessment of tenant credit and rental risk, and continued efforts to broaden the Fund's tenant mix and extend the portfolio's weighted average lease expiry (WALE).

Operating risk

Higher operating expenses, softening rental growth, increased leasing incentives, longer letting-up periods and weather-related events may also affect returns. This risk is mitigated through active portfolio management and management of the Fund's cash position and capital structure.

5. Interests in the Group

The movement in stapled securities of the Group during the year is set out below:

	Consolidated Group 30 June 2026 '000	Consolidated Group 30 June 2025 '000	LCPF II 30 June 2026 '000	LCPF II 30 June 2025 '000
Stapled securities on issue at the beginning of the period	407,002	316,556	407,002	316,556
Stapled securities issued during the period	–	90,446	–	90,446
Stapled securities on issue at the end of the period	**407,002**	**407,002**	**407,002**	**407,002**

As at 30 June 2026, the Responsible Entity, Evolution Trustees Limited, and its associates did not hold any stapled securities in the Fund (2025: nil).

6. Directors' relevant interests

As at the date of this report, no Director of the Responsible Entity holds a relevant interest in the stapled securities of the Fund, and no Director holds rights or options over any stapled securities of the Fund.

Other than as disclosed in Note 15 of the financial statements, no Director has received or become entitled to receive a benefit by reason of a contract made by the Fund with a Director, with a firm of which a Director is a member, or with an entity in which a Director has a substantial financial interest.

7. Fees paid to the responsible entity

The Responsible Entity is entitled to receive fees for the proper performance of its duties in accordance with the Constitutions of LCPF I and LCPF II, and to be reimbursed for expenses incurred in the proper performance of those duties. Fees paid to the responsible entity and its associates out of scheme property during the year are disclosed in Note 15 of the financial statements.

8. Environmental regulation

To the best of their knowledge and belief after making due enquiry, the Directors have determined that the Group has complied with all significant environmental regulations applicable to its operations in the jurisdictions in which it operates.

9. Significant changes in state of affairs

The Lederer Group launched an off-market takeover offer in August 2025 which closed in October 2025, resulting in the Lederer Group holding a 42.7% interest in the Fund. On 4 February 2026, Evolution Trustees Limited was appointed as Responsible Entity of LCPF I and LCPF II replacing EFML. LDR Capital Pty Ltd, a subsidiary of the Lederer Group, was subsequently appointed as investment manager and property manager of the Fund, replacing Elanor Asset Services Pty Ltd.

Following the change in management arrangements, the Fund commenced a repositioning of its investment portfolio, including the recycling of non-core assets and reduction of debt.

Other than the matters disclosed above, there were no other significant changes in the state of affairs of the Fund during the year.

10. Auditor's independence declaration

A copy of the auditor's independence declaration, as required under section 307C of the *Corporations Act 2001* (Cth), is included on the page following the Directors' Report.

11. Non-audit services

Details of amounts paid or payable to the auditor for non-audit services provided during the year by the auditor are outlined in Note 20 to the consolidated financial statements.

Non-audit services of $159,500 were provided by the auditor during the year (June 2025: nil).

12. Likely developments and expected results of operations

The consolidated financial statements have been prepared on the basis of the current known market conditions. The extent of any potential deterioration in either the capital or physical property markets on the future results of the Fund is unknown. Such results could include property market valuations, the ability of the Fund to raise or refinance debt, and the cost of such debt and the ability to raise equity.

The economic and market uncertainty is difficult to forecast. The Fund will continue to engage regularly with all tenants, investors and financiers across the Fund's portfolio.

At the date of this report and to the best of the Directors' knowledge and belief, other than matters disclosed under Events occurring after reporting date or Overview and Strategy, there are no other anticipated changes in the operations of the Fund which would have a material impact on the future results of the Fund.

13. Going concern

As at 30 June 2026, the Fund has a net current asset position of $158.4 million and net assets of $234.8 million. LCPF II has net current assets of $28.4 million and net assets of $15.0 million.

The net current asset position of the Fund is primarily attributable to the capital notes maturing by 30 June 2027, and four investment properties being held for sale. The Fund (including LCPF II) has access to $20.0 million of undrawn debt facilities as at 30 June 2026.

Accordingly, as of the date of this report, the Directors believe the Fund and LCPF II will be able to realise their assets and discharge their liabilities in the ordinary course of business.

These consolidated financial statements have been prepared on a going concern basis.

14. Events occurring after reporting date

On 6 July 2026, the Fund exchanged contracts for the joint sale of the Limestone Centre, Ipswich QLD and the NEXUS Centre, Upper Mount Gravatt QLD, with settlement expected to occur on or around 31 August 2026.

On 24 July 2026, the Fund exchanged contracts for the sale of Campus DXC, O G Road, Felixstow SA, with settlement expected to occur on or around 24 September 2026.

Other than the matters noted above, no other significant events have occurred subsequent to the reporting date that would require disclosure or adjustment in these financial statements.

15. Rounding of amounts to the nearest thousand dollars

In accordance with *ASIC Corporations (Rounding in Financials/Directors' Reports) Instrument 2016/191*, amounts in the financial statements have been rounded to the nearest thousand dollars, unless otherwise indicated.

This report is made in accordance with a resolution of the Board of Directors of the Responsible Entity. The Financial Statements were authorised for issue by the Directors on 27 August 2026.

Signed in accordance with a resolution of the Directors pursuant to section 298(2) of the *Corporations Act 2001 (Cth)*. The Directors have the power to amend and re-issue the Financial Statements.

Ben Norman

Director

Sydney, 27 August 2026

Auditor’s Independence Declaration

As lead auditor of LDR Capital Property Fund I and LDR Capital Property Fund II's financial reports for the year ended 30 June 2026, I declare that, to the best of my knowledge and belief, there have been:

a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit of the financial report; and

b) no contraventions of any applicable code of professional conduct in relation to the audit of the financial report.

While being ineligible to do so, a partner performed the review auditor role in the audit of LDR Capital Property Fund for the half year ended 31 December 2025. This is a contravention of auditor rotation requirements and once the circumstance was identified the partner ceased involvement in the audit. I do not believe this matter has impacted the objectivity or impartiality of myself or PricewaterhouseCoopers in relation to the audit.

L Wright

Lauren Wright
Partner
PricewaterhouseCoopers

Sydney
27 August 2026

LDR Capital Property Fund

STATEMENTS OF PROFIT OR LOSS
FOR THE YEAR ENDED 30 JUNE 2026

	Note	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000	LCPF II 30 June 2026 $'000	LCPF II 30 June 2025 $'000
Income					
Rental income	2	32,907	40,478	2,430	2,390
Outgoings reimbursements		7,828	9,758	641	341
Interest income		107	–	7	–
Interest income from capital notes	13	4,749	3,064	–	–
Net fair value gain on capital notes	13	603	–	–	–
Other income		2,972	345	–	32
Total income		**49,166**	**53,645**	**3,078**	**2,763**
Expenses					
Rates, taxes and other outgoings		11,833	12,619	1,074	885
Share of loss from equity accounted investments	7	217	3,714	–	–
Borrowing costs		9,201	9,021	412	734
Other expenses		4,346	3,534	191	423
Investment management fees	15	2,744	3,038	130	218
Net fair value loss on investment properties	6	28,738	22,644	363	2,194
Net fair value loss / (gain) on derivatives		784	4,470	(15)	261
Net fair value loss on capital notes	13	–	1	–	–
Manager termination expenses	14	9,694	–	564	–
Total expenses		**67,557**	**59,041**	**2,719**	**4,715**
Net profit / (loss) for the period		**(18,391)**	**(5,396)**	**359**	**(1,952)**
Attributable to securityholders of:					
- LDR Capital Property Fund I		(18,750)	(3,444)	–	–
- LDR Capital Property Fund II (Non-controlling interest)		359	(1,952)	359	(1,952)
Net profit / (loss) attributable to securityholders for the period		**(18,391)**	**(5,396)**	**359**	**(1,952)**
Basic earnings / (loss) per stapled security (cents)	4	(4.52)	(1.43)	0.09	(0.52)
Diluted earnings / (loss) per stapled security (cents)	4	(4.52)	(1.43)	0.09	(0.52)

The above Consolidated Statements of Profit or Loss should be read in conjunction with the accompanying notes

LDR Capital Property Fund

STATEMENTS OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2026

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000	LCPF II 30 June 2026 $'000	LCPF II 30 June 2025 $'000
Net profit / (loss) for the period	**(18,391)**	**(5,396)**	**359**	**(1,952)**
Other comprehensive income				
Total comprehensive income / (loss) for the period	**(18,391)**	**(5,396)**	**359**	**(1,952)**
Attributable to securityholders of:				
- LDR Capital Property Fund I	(18,750)	(3,444)	–	–
- LDR Capital Property Fund II (Non-controlling interest)	359	(1,952)	359	(1,952)
Total comprehensive income / (loss) for the period	**(18,391)**	**(5,396)**	**359**	**(1,952)**

The above Consolidated Statements of Comprehensive Income should be read in conjunction with the accompanying notes

LDR Capital Property Fund

STATEMENTS OF FINANCIAL POSITION
AS AT 30 JUNE 2026

	Note	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000	LCPF II 30 June 2026 $'000	LCPF II 30 June 2025 $'000
Current assets					
Cash and cash equivalents		7,282	10,462	390	663
Receivables		2,319	1,277	158	133
Prepayments		31	607	62	130
Other current assets		–	6	–	6
Derivative financial instruments	10	695	1,314	48	28
Capital notes	13	35,729	–	–	–
Assets held for sale	16	125,200	–	28,400	–
Total current assets		**171,256**	**13,666**	**29,058**	**960**
Non-current assets					
Investment property	6	255,500	426,400	–	28,400
Equity accounted investments	7	11,816	12,580	–	–
Interest bearing cross staple loan receivable		–	–	–	1,819
Derivative financial instruments	10	–	165	–	5
Capital notes	13	–	40,150	–	–
Total non-current assets		**267,316**	**479,295**	**–**	**30,224**
Total assets		**438,572**	**492,961**	**29,058**	**31,184**
Current liabilities					
Trade and other payables	8	4,959	7,792	173	316
Manager contribution	8	–	927	–	–
Rent received in advance		1,287	1,589	145	139
Distribution payable	3	6,614	7,631	365	472
Total current liabilities		**12,860**	**17,939**	**683**	**927**
Non-current liabilities					
Interest bearing liabilities	9	190,868	194,496	13,158	14,128
Interest bearing cross staple loan payable		–	–	189	–
Manager contribution	8	–	835	–	–
Total non-current liabilities		**190,868**	**195,331**	**13,347**	**14,128**
Total liabilities		**203,728**	**213,270**	**14,030**	**15,055**
Net assets		**234,844**	**279,691**	**15,028**	**16,129**
Equity					
Equity Holders of Parent Entity					
Contributed equity	11	390,119	390,119	29,102	29,102
Retained accumulated losses		(170,303)	(126,557)	(14,074)	(12,973)
Parent entity interest		**219,816**	**263,562**	**15,028**	**16,129**
Equity Holders of Non-Controlling Interest					
Contributed equity	11	29,102	29,102	–	–
Retained accumulated losses		(14,074)	(12,973)	–	–
Non-controlling interest		**15,028**	**16,129**	**–**	**–**
Total equity attributable to stapled securityholders:					
- LDR Capital Property Fund I		219,816	263,562	–	–
- LDR Capital Property Fund II		15,028	16,129	15,028	16,129
Total equity attributable to stapled securityholders		**234,844**	**279,691**	**15,028**	**16,129**

The above Consolidated Statements of Financial Position should be read in conjunction with the accompanying notes

LDR Capital Property Fund

STATEMENTS OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2026

	Note	Contributed equity $'000	Accumulated losses $'000	Parent Entity Total Equity $'000	Non-controlling interest $'000	Total Equity $'000
Consolidated Group						
Balance as at 1 July 2025		390,119	(126,557)	263,562	16,129	279,691
Net profit / (loss) for the period		–	(18,750)	(18,750)	359	(18,391)
Total comprehensive profit / (loss) for the period		**–**	**(18,750)**	**(18,750)**	**359**	**(18,391)**
Transactions with securityholders in their capacity as securityholders:						
Distributions paid and payable	3	–	(24,996)	(24,996)	(1,460)	(26,456)
Total equity as at 30 June 2026		**390,119**	**(170,303)**	**219,816**	**15,028**	**234,844**

	Note	Contributed equity $'000	Accumulated losses $'000	Parent Entity Total Equity $'000	Non-controlling interest $'000	Total Equity $'000
Consolidated Group						
Balance as at 1 July 2024		343,515	(95,916)	247,599	16,588	264,187
Net profit / (loss) for the period		–	(3,444)	(3,444)	(1,952)	(5,396)
Total comprehensive profit / (loss) for the period		**–**	**(3,444)**	**(3,444)**	**(1,952)**	**(5,396)**
Transactions with securityholders in their capacity as securityholders:						
Contributions of equity, net of issue costs	11	46,604	–	46,604	3,124	49,728
Distributions paid and payable	3	–	(27,197)	(27,197)	(1,631)	(28,828)
Total equity as at 30 June 2025		**390,119**	**(126,557)**	**263,562**	**16,129**	**279,691**

The above Consolidated Statements of Changes in Equity should be read in conjunction with the accompanying notes

LDR Capital Property Fund

STATEMENTS OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2026

	Note	Contributed equity $'000	Accumulated losses $'000	Total Equity $'000
LDR Capital Property Fund II				
Balance as at 1 July 2025		29,102	(12,973)	16,129
Net profit / (loss) for the period		–	359	359
Total comprehensive profit / (loss) for the period		**–**	**359**	**359**
Transactions with securityholders in their capacity as securityholders:				
Distributions paid and payable	3	–	(1,460)	(1,460)
Total equity as at 30 June 2026		**29,102**	**(14,074)**	**15,028**

	Note	Contributed equity $'000	Accumulated losses $'000	Total Equity $'000
LDR Capital Property Fund II				
Balance as at 1 July 2024		25,978	(9,390)	16,588
Net profit / (loss) for the period		–	(1,952)	(1,952)
Total comprehensive profit / (loss) for the period		**–**	**(1,952)**	**(1,952)**
Transactions with securityholders in their capacity as securityholders:				
Contributions of equity, net of issue costs	11	3,124	–	3,124
Distributions paid and payable	3	–	(1,631)	(1,631)
Total equity as at 30 June 2025		**29,102**	**(12,973)**	**16,129**

The above Consolidated Statements of Changes in Equity should be read in conjunction with the accompanying notes

LDR Capital Property Fund

STATEMENTS OF CASH FLOWS

FOR THE YEAR ENDED 30 JUNE 2026

	Note	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000	LCPF II 30 June 2026 $'000	LCPF II 30 June 2025 $'000
Cash flows from operating activities					
Rental and other property income received		50,521	57,652	4,209	3,234
Interest income received		105	337	7	–
Cash coupon interest income on capital notes at fair value		1,899	1,226	–	7
Finance costs paid		(8,861)	(8,751)	(269)	(722)
Payments to suppliers and the Responsible Entity		(35,037)	(20,558)	(2,451)	(1,464)
Net cash flows from operating activities	5	**8,627**	**29,906**	**1,496**	**1,055**
Cash flows from investing activities					
(Payments) for additions to investment properties		(12,208)	(10,027)	(396)	(438)
Proceeds from disposal of investment properties		23,827	–	–	–
(Payments) / Redemption of Capital Notes	13	7,874	(38,313)	–	–
Net cash flows from investing activities		**19,493**	**(48,340)**	**(396)**	**(438)**
Cash flows from financing activities					
Proceeds from interest bearing liabilities	5(b)	20,000	2,595	–	–
Repayments of interest bearing liabilities		(23,827)	(3,176)	(1,813)	(8)
Proceeds from issue of stapled securities	11	–	52,459	–	–
Transaction costs related to issue of stapled securities	11	–	(2,731)	–	–
Distributions paid		(27,473)	(27,926)	(1,566)	(1,548)
Proceeds from interest bearing - cross staple loan		–	–	2,008	1,411
Net cash flows from financing activities		**(31,300)**	**21,221**	**(1,371)**	**(145)**
Net (decrease) / increase in cash and cash equivalents		(3,180)	2,787	(273)	472
Cash and cash equivalents at the beginning of the period		10,462	7,675	663	191
Cash at the end of the period		**7,282**	**10,462**	**390**	**663**

The above Consolidated Statements of Cash Flows should be read in conjunction with the accompanying notes

About this Report

LDR Capital Property Fund (the Fund, Group or Consolidated Group) is a 'stapled' entity comprising LDR Capital Property Fund I (LCPF I) and its controlled entities, including LDR Capital Property Fund II (LCPF II). The units in LCPF I are stapled to units in LCPF II. The stapled securities cannot be traded or dealt with separately. LDR Capital Property Fund was previously known as Elanor Commercial Property Fund.

For the purposes of the consolidated financial report, LCPF I has been deemed the parent entity of LCPF II in the stapled structure. The Directors applied judgement in the determination of the parent entity of the Fund and considered various factors including asset size and capital structure. The financial report of the Fund comprises the consolidated financial report of LDR Capital Property Fund I and its controlled entities, and LDR Capital Property Fund II. As permitted by ASIC Instrument 2015/838 (Stapled Group Reports), this report is a combined report that presents the consolidated financial statements and accompanying notes of both the Fund and LCPF II.

These general purpose financial statements have been prepared in accordance with the Corporations Act 2001, the Scheme Constitutions and Australian Accounting Standards. Compliance with Australian Accounting Standards ensures compliance with International Financial Reporting Standards ('IFRS'). Comparative figures have been restated where appropriate to ensure consistency of presentation throughout the financial report.

The accounting policies adopted in the preparation of the financial report are consistent with those of the previous financial year, and the adoption of new and amended standards as set out below.

New accounting standards and interpretations

a) New and amended standards adopted by the Fund

There are no standards, interpretations or amendments to existing standards that are effective for the first time for the financial year beginning 1 July 2025 that have a material impact on the amounts recognised in prior periods or will affect the current or future periods.

b) New accounting standards and interpretations not yet adopted

A number of new standards, amendments to standards and interpretations are effective for annual periods beginning after 1 July 2026 and have not been adopted early in preparing these financial statements. None of these are expected to have a material effect on the financial statements of the Fund.

Basis of Consolidation

The consolidated financial report of the Fund incorporates the assets and liabilities of LCPF I (the Parent) and all of its subsidiaries, including LCPF II as at 30 June 2026. LCPF I is the parent entity in relation to the stapling. The results and equity of LCPF II (which is not directly owned by LCPF I) have been treated and disclosed as a non-controlling interest. Whilst the results and equity of LCPF II are disclosed as a non-controlling interest, the stapled securityholders of LCPF II are the same as the stapled securityholders of LCPF I.

This consolidated financial report also includes a separate column representing the financial report of LCPF II, incorporating the assets and liabilities of LCPF II as at 30 June 2026.

For the purpose of preparing the financial statements, the Fund is a for-profit entity. The financial report is presented in Australian Dollars.

About this report (continued)

Responsible Entity and Trustee transition

On 4 February 2026, Evolution Trustees Limited was appointed as Responsible Entity of LCPF I and LCPF II, following the removal of EFML. The change occurred pursuant to a resolution passed at a meeting of members of LED held on 30 January 2026.

Going concern

As at 30 June 2026, the Fund has a net current asset position of $158.4 million and net assets of $234.8 million. LCPF II has net current assets of $28.4 million and net assets of $15.0 million.

The net current asset position of the Fund is primarily attributable to the capital notes maturing by 30 June 2027, and four investment properties being held for sale. The Fund (including LCPF II) has access to $20.0 million of undrawn debt facilities as at 30 June 2026.

Accordingly, as of the date of this report, the Directors believe the Fund and LCPF II will be able to realise their assets and discharge their liabilities in the ordinary course of business.

These consolidated financial statements have been prepared on a going concern basis.

Rounding of amounts to the nearest thousand dollars

In accordance with *ASIC Corporations (Rounding in Financials/Directors' Reports) Instrument 2016/191*, amounts in the financial statements have been rounded to the nearest thousand dollars, unless otherwise indicated.

Critical accounting judgements and key sources of estimation uncertainty

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amount of assets, liabilities, income and expenses. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised prospectively.

In preparing the consolidated financial statements for the year ended 30 June 2026, significant areas of estimation, uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amount recognised in the financial statements are consistent with those disclosed in the financial report of the previous financial year.

Enhanced disclosures have been incorporated throughout the consolidated financial statements to enable users to understand the basis for the estimates and judgements utilised. The estimates or assumptions which are material to the financial statements are discussed in the following notes:

- Investment Properties - assumptions underlying fair value - Note 6
- Equity Accounted Investments – assumptions underlying carrying value – Note 7
- Derivative financial instruments - assumptions underlying fair value – Note 10
- Capital Notes – assumptions underlying fair value – Note 13

About this report (continued)

The notes to the Financial Statements have been organised into the following sections:

Results

This section focuses on the operating results and financial performance of the Fund. It includes disclosures of revenue and distributions.

1. Segment information

OVERVIEW

The Fund only operates in one business segment, being the investment in commercial properties in Australia.

The table below provides a reconciliation from statutory net profit / (loss) to Funds from Operations for the Consolidated Group and LCPF II.

Funds from Operations (FFO)	Consolidated Group 30 June 2026 $'000	LCPF II 30 June 2026 $'000
Statutory net (loss) / profit	**(18,391)**	**359**
Adjustments for items included in statutory profit:		
Fair value (gain) / loss on equity accounted investments	217	–
Fair value (gain) / loss on investment property	28,738	363
Fair value (gain) / loss on derivatives	784	(15)
Fair value (gain) / loss on capital notes	(603)	–
Straight lining of rental income[3]	(155)	(99)
Amortisation expenses[4]	10,895	981
One-off transaction costs[5]	9,694	564
Adjustment for make good payment received[6]	(2,972)	–
Funds from Operations (FFO)[1]	**28,207**	**2,153**
Maintenance capex	(11,817)	(1,072)
Incentives and leasing costs	(6,205)	(166)
Paid-in-kind interest on capital notes[7]	(2,850)	–
Adjusted Funds from Operations (AFFO)[2]	**7,335**	**915**

Funds from Operations (FFO)	Consolidated Group 30 June 2025 $'000	LCPF II 30 June 2025 $'000
Statutory net (loss) / profit	**(5,396)**	**(1,952)**
Adjustments for items included in statutory profit:		
Fair value (gain) / loss on equity accounted investments	3,714	–
Fair value loss on investment property	22,644	2,194
Fair value loss on derivatives	4,470	261
Fair value gain on capital notes	–	–
Straight lining of rental income[3]	1,696	37
Amortisation expenses[4]	7,459	1,392
One-off transaction costs	(8)	–
Adjustments for non profit / (loss) item:		
Share of FFO from equity accounted investments	839	–
Funds from Operations (FFO)[1]	**35,418**	**1,932**
Maintenance capex	(10,027)	(438)
Incentives and leasing costs	(4,911)	(1,151)
Paid-in-kind interest on capital notes[7]	(1,838)	–
Adjusted Funds from Operations (AFFO)[2]	**18,642**	**343**

1. Segment information (continued)

Note 1: Funds from Operations (FFO) has been determined in accordance with the Property Council Guidelines and adjusted for amortisation of borrowing cost and manager contribution which is excluded from FFO and represents the Directors' view of underlying earnings from ongoing operating activities. FFO is calculated as statutory profit / (loss) (under IFRS), adjusted for non-cash and other items such as property revaluations, derivative mark-to-market impacts, amortisation of tenant incentives, gains/losses on sale of investment properties, straight-line rental adjustments, non-FFO tax expenses/benefits and other unrealised one-off items. This includes the group's proportional ownership of 19 Harris Street's FFO, which is held as an equity accounted investment.

Note 2: Adjusted Funds from Operations (AFFO) has been determined in accordance with the Property Council Guidelines and adjusts FFO for other costs including capitalised expenses and lease incentives as a supplementary measure of operating performance.

Note 3: Straight lining of rental income is a non-cash accounting adjustment recognised in rental income in the Statement of Profit or Loss.

Note 4: Amortisation expense includes the amortisation of capitalised leasing costs and rental abatements, and debt establishment costs recognised in the Statement of Profit or Loss.

Note 5: Includes transaction costs related to transition of the Responsible Entity. Refer to Note 14.

Note 6: One-off make good payment from expiry of tenant at WorkZone West.

Note 7: Interest on the capital notes is divided into a cash component which is paid quarterly at a fixed interest rate of 5.0% per annum, and a paid in kind component which accrues at 7.5% per annum and is capitalised into the outstanding principal balance, to be paid on maturity.

2. Revenue

OVERVIEW

The Fund's main source of revenue is rental income from its investment in commercial properties.

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000	LCPF II 30 June 2026 $'000	LCPF II 30 June 2025 $'000
WorkZone West	6,177	13,815	–	–
50 Cavill Avenue	7,567	7,725	–	–
Garema Court	7,215	7,207	–	–
Campus DXC	1,938	1,832	–	–
NEXUS Centre	2,860	2,799	–	–
200 Adelaide St	3,081	3,221	–	–
Limestone Centre	2,430	2,390	2,430	2,390
34 Corporate Drive	1,639	1,489	–	–
Total revenue from operating activities	**32,907**	**40,478**	**2,430**	**2,390**

The Fund received a one-off "make good" amount of $2.9 million during the period which is included in Other Income. This payment was made by the single tenant of WorkZone West on expiry of the lease in August 2025 in lieu of undertaking certain capital expenditure works required under the lease.

ACCOUNTING POLICY

Rental income

The Fund is the lessor of operating leases. Rental income arising from operating leases is recognised as revenue on a straight-line basis over the lease term.

Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised as an expense over the term of the lease on the same basis as the lease income.

2. Revenue (continued)

Rental abatements

Where a rental abatement is granted retrospectively on uncollected past due rent, the abatement is expensed as an impairment of trade receivables. Where an agreement on past due receivables has not been reached by 30 June 2026, an estimate of the expected abatement on the outstanding balance is made and incorporated into the expected credit loss calculation.

Rental abatements or other lease modification accompanied by extensions of lease terms or other changes in lease scope, are accounted for as a lease modification. The abated portion will be capitalised as a lease incentive and amortised on a straight-line basis over the remaining life of the lease.

Lease incentives

Lease incentives (including rent free periods, fit out and other payments) are accounted for on a straight-line basis over the lease term and offset against rental income in the consolidated statement of profit or loss. The lease term is the non-cancellable period of the lease together with any further term for which the tenant has the option to continue the lease, where, at the commencement date of the lease, it is reasonably certain that the tenant will exercise that option.

Outgoings

Outgoings recoveries are recognised in accordance with AASB 15 and are typically invoiced monthly based on an annual estimate. Revenue related to outgoings recoveries is recognised over time as the estimated costs are consumed by the tenant. Should any adjustment be required based on actual costs incurred, this is accounted for on a monthly basis.

3. Distributions

OVERVIEW

In accordance with the Fund's Constitutions, the Fund determines distributions based on a number of factors, including forecast earnings and expected economic conditions.

The following distributions were declared and paid by the Consolidated Group during the year or post balance date:

Consolidated Group	Distribution FY26 cents per stapled security	Total FY26 amount $'000
Distribution paid: 1 July - 30 September 2025	1.625	6,614
Distribution paid: 1 October - 31 December 2025	1.625	6,614
Distribution paid: 1 January - 31 March 2026	1.625	6,614
Distribution payable: 1 April - 30 June 2026[1]	1.625	6,614
Total distribution relating to the year ended 30 June 2026	**6.500**	**26,456**

[1] The distribution of 1.625 cents per stapled security for the quarter ended 30 June 2026 will be paid on 31 August 2026. Please refer to the Directors' Report for the calculation of FFO and the Distribution.

3. Distributions (continued)

Consolidated Group	Distribution FY25 cents per stapled security	Total FY25 amount $'000
Distribution paid: 1 July - 30 September 2024	1.875	5,935
Distribution paid: 1 October - 31 December 2024	1.875	7,631
Distribution paid: 1 January - 31 March 2025	1.875	7,631
Distribution payable: 1 April - 30 June 2025	1.875	7,631
Total distribution relating to the year ended 30 June 2025	**7.500**	**28,828**

LCPF II

The following distributions were declared and paid by LCPF II during the year or post balance date:

LCPF II	Distribution FY26 cents per stapled security	Total FY26 amount $'000
Distribution paid: 1 July - 30 September 2025	0.09	365
Distribution paid: 1 October - 31 December 2025	0.09	365
Distribution paid: 1 January - 31 March 2026	0.09	365
Distribution payable: 1 April - 30 June 2026[1]	0.09	365
Total distribution relating to the year ended 30 June 2026	**0.36**	**1,460**

[1] The distribution of 0.09 cents per stapled security for the quarter ended 30 June 2026 will be paid on 31 August 2026. Please refer to the Directors' Report for the calculation of FFO and the Distribution.

	Distribution FY25 cents per stapled security	Total FY25 amount $'000
Distribution paid: 1 July - 30 September 2024	0.10	322
Distribution paid: 1 October - 31 December 2024	0.10	396
Distribution paid: 1 January - 31 March 2025	0.11	441
Distribution payable: 1 April - 30 June 2025	0.11	472
Total distribution relating to the year ended 30 June 2025	**0.42**	**1,631**

ACCOUNTING POLICY

Distributions are recognised as a liability when declared or at the record date (if earlier). Distributions paid and payable are recognised as distributions within equity. Distributions paid are included in cash flows from financing activities in the consolidated statement of cash flows.

4. Earnings per stapled security

OVERVIEW

Basic earnings per stapled security is calculated as net profit or loss attributable to securityholders divided by the weighted average number of ordinary stapled securities issued.

Diluted earnings per stapled security is calculated as profit or loss attributable to securityholders adjusted for any profit or loss recognised in the year in relation to dilutive potential stapled securities divided by the weighted average number of stapled securities and dilutive stapled securities.

Earnings used in the calculation of basic and diluted earnings per stapled security reconciles to the net profit or loss in the consolidated statements of comprehensive income as follows:

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000	LCPF II 30 June 2026 $'000	LCPF II 30 June 2025 $'000
The earnings / (losses) per stapled security measures shown below are based upon the profit / (loss) attributable to securityholders:				
Basic earnings per stapled security (cents)	(4.52)	(1.43)	0.09	(0.52)
Profit / (loss) attributable to securityholders used in calculating basic and diluted earnings per stapled security ($'000)	(18,391)	(5,396)	359	(1,952)
Weighted average number of stapled securities used as denominator in calculating basic earnings per stapled security	407,002,325	376,771,069	407,002,325	376,771,069
Weighted average number of stapled securities used as denominator in calculating diluted earnings per stapled security	407,002,325	376,771,069	407,002,325	376,771,069

5. Cash flow information

OVERVIEW

This note provides further information on the consolidated cash flow statements of the Group. It reconciles profit / (loss) for the year to cash flows from operating activities, reconciles liabilities arising from financing activities and provides information about non-cash transactions.

a) Reconciliation of profit after income tax to net cash flows from operating activities

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000	LCPF II 30 June 2026 $'000	LCPF II 30 June 2025 $'000
Profit / (Loss) for the period	**(18,391)**	**(5,396)**	**359**	**(1,952)**
Fair value adjustment on revaluation of derivatives	784	4,470	(15)	261
Fair value adjustment on revaluation of investment properties	28,738	22,644	363	2,194
Fair value adjustment on revaluation of capital notes	(603)	1	–	–
Share of (profit)/loss from equity accounted investments	(217)	3,714	–	–
Release of manager contribution liability	1,216	–	–	–
Amortisation	780	8,125	937	1,469
Lease incentive	1,967	(4,911)	4	(1,151)
Straight-lining of rental income and rental guarantee	(155)	1,696	(99)	37
Payment-in-kind interest income on capital notes	(2,850)	(1,838)	–	–
Net cash provided by operating activities before changes in working capital	**11,269**	**28,505**	**1,549**	**858**
Movement in working capital:				
Decrease / (increase) in trade and other receivables	(570)	(465)	10	221
Decrease / (increase) in other current assets	6	–	6	–
Decrease / (increase) in prepayments	576	(331)	68	(113)
Increase / (decrease) in trade and other payables	(2,352)	1,651	(143)	82
Increase / (decrease) in amounts received in advance	(302)	546	6	7
Net cash from operating activities	**8,627**	**29,906**	**1,496**	**1,055**

5. Cash flow information (continued)

b) Reconciliation of liabilities arising from financing activities

Consolidated Group

	30 June 2026 $'000	*Cash flows* Debt drawdowns/ (paydowns) $'000	*Non-cash items* Amortisation of borrowing costs $'000	30 June 2026 $'000
Interest bearing loans	194,496	(3,827)	199	190,868
Total liabilities from financing activities	**194,496**	**(3,827)**	**199**	**190,868**

	30 June 2025 $'000	*Cash flows* Debt drawdowns/ (paydowns) $'000	*Non-cash items* Amortisation of borrowing costs $'000	30 June 2025 $'000
Interest bearing loans	194,855	(581)	222	194,496
Total liabilities from financing activities	**194,855**	**(581)**	**222**	**194,496**

LCPF II

	30 June 2026 $'000	*Cash flows* Debt drawdowns/ (paydowns) $'000	*Non-cash items* Amortisation of borrowing costs $'000	30 June 2026 $'000
Interest bearing loans	14,128	(1,813)	2	12,317
Cross-staple loan / (receivable)	(1,819)	2,008	–	189
Total liabilities from financing activities	**12,309**	**(203)**	**2**	**12,108**

	30 June 2025 $'000	*Cash flows* Debt drawdowns/ (paydowns) $'000	*Non-cash items* Amortisation of borrowing costs $'000	30 June 2025 $'000
Interest bearing loans	14,123	(8)	13	14,128
Cross-staple loan / (receivable)	(106)	1,411	(3,124)	(1,819)
Total liabilities from financing activities	**14,017**	**1,403**	**(3,111)**	**12,309**

ACCOUNTING POLICY

For the purpose of presentation in the statement of cash flows, cash and cash equivalents include cash balances and bank overdrafts.

Operating Assets

This section includes information about the assets used by the Fund to generate profits and revenue, specifically information relating to its investment properties.

6. Investment properties

OVERVIEW

Investment Properties are held solely for the purpose of earning rental income and/or for capital appreciation. At 30 June 2026, a number of properties were reclassified as assets held for sale. Refer to Note 16 for further details.

At the balance date, the Fund's investment property portfolio comprised three commercial properties in Australia. A range of independent and internal valuations were performed as at 30 June 2026.

a) Carrying values of investment properties

Property	Valuation	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000	LCPF II 30 June 2026 $'000	LCPF II 30 June 2025 $'000
50 Cavill Avenue	Internal	123,000	122,000	–	–
WorkZone West	Independent	92,500	92,000	–	–
Garema Court	Independent	40,000	48,000	–	–
200 Adelaide St		–	45,000	–	–
NEXUS Centre		–	35,000	–	–
Campus DXC		–	30,000	–	–
Limestone Centre		–	28,400	–	28,400
34 Corporate Drive		–	26,000	–	–
Total		**255,500**	**426,400**	**–**	**28,400**

All property investments are categorised as level 3 in the fair value hierarchy. There were no transfers between the hierarchies during the year.

b) Movement in investment properties

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000	LCPF II 30 June 2026 $'000	LCPF II 30 June 2025 $'000
Opening Balance	426,400	443,700	28,400	30,500
Disposals	(24,100)	–	–	–
Transfers to assets held for sale	(125,200)	–	(28,400)	–
Capital expenditure	11,817	10,027	1,072	438
Straight-lining of rental income	155	(1,696)	99	(37)
Amortisation	(11,039)	(7,898)	(975)	(1,458)
Movement in lease incentives and rental guarantee	6,205	4,911	167	1,151
Net fair value adjustments	(28,738)	(22,644)	(363)	(2,194)
Total investment properties	**255,500**	**426,400**	**–**	**28,400**

6. Investment properties (continued)

Highest and best use

For all investment properties, the current use equates to the highest and best use.

Fair value hierarchy and valuation techniques

The fair value measurement for investment properties has been categorised as Level 3 fair value based on the key inputs to the valuation techniques used below:

Valuation Techniques	Significant unobservable inputs	Range FY26	Range FY25	Weighted average FY26	Weighted average FY25
Discounted cash flows – involves the projection of a series of inflows and outflows to which a market-derived discount rate is applied to establish an indication of the present value of the income stream associated with the property.	Adopted discount rate[1]	8.00% - 8.25%	7.50% - 9.50%	8.04%	8.13%
	Adopted terminal yield[2]	7.75% - 8.00%	7.75% - 9.25%	7.84%	8.14%
	Net property income (per sqm)[3]	\$469 - \$588	\$443 - \$726	\$531	\$609
Capitalisation method – involves determining the net market income of the investment property. This net market income is then capitalised at the adopted capitalisation rate to derive a core value.	Adopted capitalisation rate[4]	7.50% - 7.88%	7.50% - 9.00%	7.64%	7.90%

[1] Adopted discount rate: The rate of return used to convert cash flows, payable or receivable in the future, into present value. It reflects the opportunity cost of capital, that is the rate of return the cash can earn if put to other uses having similar risk. The rate is determined with regard to market evidence.

[2] Adopted terminal yield: The capitalisation rate used to convert the future net market rental revenue into an indication of the anticipated value of the property at the end of the holding period when carrying out a discounted cash flow calculation. The rate is determined with regard to market evidence.

[3] Net property income (per sqm): The forecast annual net rental income per sqm reflecting leased occupancy and likely to be leased space based on commitments and estimates. Resulting WALE and occupancy rate from existing tenancies will impact the forecast cash flow from net property income. The rate is determined with regard to existing lease terms and other market evidence.

[4] Adopted capitalisation rate: The rate at which net market rental revenue is capitalised to determine the value of a property. The rate is determined with regard to market evidence.

6. Investment properties (continued)

ACCOUNTING POLICY

Recognition and measurement

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured at fair value. Gains and losses arising from changes in the fair value of investment properties are included in the consolidated statement of profit or loss in the year in which they arise.

Fair value is defined as the price at which an asset or liability could be exchanged in an arm's length transaction between knowledgeable, willing parties, other than in a forced or liquidation sale.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the asset. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the consolidated statement of profit or loss in the year in which the property is derecognised.

Valuation process

In reaching estimates of fair value, management judgement needs to be exercised. The aim of the valuation process is to ensure that assets are held at fair value and that the Fund is compliant with applicable Australian Accounting Standards, regulations, and the Fund's Constitutions. All properties are required to be internally valued every six months with the exception of those independently valued during that six-month period.

The internal valuations are performed by utilising the information from a combination of asset plans and forecasting tools prepared by the asset management team. Appropriate capitalisation rate, terminal yield and discount rates based on comparable market evidence and recent external valuation parameters are used to produce a capitalisation-based valuation and a discounted cash flow valuation. Both valuations are considered to determine the final valuation.

The Fund's valuation policy requires that each property in the portfolio is valued by an independent valuer at least every three years. In practice, properties may be valued more frequently than every three years primarily where there may have been a material movement in the market and where there is a significant variation between the carrying value and the internal valuation.

Independent valuations are performed by independent and external valuers who hold a recognised relevant professional qualification and have specialised expertise and experience in the location and types of investment properties valued.

Valuation technique

Capitalisation method

Capitalisation rate is an approximation of the ratio between the net operating income produced by an investment property and its fair value. This excludes consideration of costs of acquisition or disposal. The net income is capitalised in perpetuity from the valuation date at an appropriate investment yield. The adopted percentage rate investment yield reflects the capitalisation rate and includes consideration of the property type, location and comparable sales.

6. Investment properties (continued)

Discounted cash flows (DCF)

Under the DCF method, a property's fair value is estimated using explicit assumptions regarding the benefits and liabilities of ownership over the asset's life including an exit or terminal value. The DCF method involves the projection of a series of cash flows on a real property interest. The cash flow projections reflect tenants currently in occupation or are contracted to meet lease commitments or are likely to be in occupation based on the market's general perception and relevant available market evidence. To this projected cash flow series, an appropriate discount rate is applied to establish the present value of the income stream associated with the property. The discount rate is the rate of return used to convert a monetary sum, payable or receivable in the future, into present value. The rate is determined based on market evidence.

All property investments are categorised as level 3 in the fair value hierarchy. There were no transfers between the hierarchies during the year.

Sensitivity Information

The key unobservable inputs to measure the fair value of investment properties are disclosed below along with sensitivity to a significant increase or decrease set out in the following table:

	Fair value measurement Sensitivity to increase in input	**Fair value measurement Sensitivity to decrease in input**
Discount rate (%)	Decrease	Increase
Terminal yield (%)	Decrease	Increase
Capitalisation rate (%)	Decrease	Increase

Sensitivity Analysis

When calculating the income capitalisation approach, the net property income has a strong inter-relationship with the adopted capitalisation rate given the methodology involves assessing the total income receivable from the property and capitalising this in perpetuity to derive a capital value. In theory, an increase in the income and an increase (softening) in the adopted capitalisation rate could potentially offset the impact to the fair value. The same can be said for a decrease in the income and a decrease (tightening) in the adopted capitalisation rate. A directionally opposite change in the income and the adopted capitalisation rate could potentially magnify the impact to the fair value.

When assessing a discounted cash flow, the adopted discount rate and adopted terminal yield have a strong interrelationship in deriving a fair value given the discount rate will determine the rate at which the terminal value is discounted to the present value. The impact on the fair value of an increase (softening) in the adopted discount rate could potentially offset the impact of a decrease (tightening) in the adopted terminal yield. The same can be said for a decrease (tightening) in the adopted discount rate and an increase (softening) in the adopted terminal yield. A directionally similar change in the adopted discount rate and adopted terminal yield could potentially magnify the impact to the fair value.

6. Investment properties (continued)

The adopted forecast net property income in the discounted cash flow is reflective of existing lease terms and other market data. Assets with higher WALE and occupancy rates improve net property income resulting in higher cash flow forecasts. The increased forecasted cash flow increases the fair value of the property.

	Fair value measurement Sensitivity			
	Increase by 0.25% $'000	Decrease by 0.25% $'000	Increase by 0.25% %	Decrease by 0.25% %
Discount rate (%)	(5,014)	5,137	(2.0)	2.0
Terminal yield (%)	(6,020)	6,418	(2.4)	2.5
Capitalisation rate (%)	(10,081)	10,783	(3.9)	4.2

7. Equity accounted investments

OVERVIEW

This note provides an overview and detailed financial information of the Group's investments that are accounted for using the equity method of accounting.

a) Interest in associate

	Principal activity	Percentage Ownership	Consolidated Group 30 June 2026 $'000
Harris Property Trust	Commercial office building	49.90%	11,816
Total equity accounted investment			**11,816**

	Principal activity	Percentage Ownership	Consolidated Group 30 June 2025 $'000
Harris Property Trust	Commercial office building	49.90%	12,580
Total equity accounted investment			**12,580**

The carrying amount of equity investments at the beginning and end of the current year is set out below:

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Carrying amount at the beginning of the period	12,580	17,222
Share of loss from equity accounted investment[1]	(764)	(4,642)
Total carrying value at the end of the period	**11,816**	**12,580**

[1] Share of loss from equity accounted investment in the statement of profit or loss includes amortisation of the manager contribution up to 4 February 2026 of $0.55 million. The amortisation of the management contribution was discontinued following the change in Responsible Entity.

7. Equity accounted investments (continued)

b) Summarised financial information for individually material associate

	Harris Property Trust	
	30 June	30 June
	2026	2025
Financial position	**$'000**	**$'000**
Current assets	1,772	9,755
Non-current assets	144,000	138,000
Total Assets	**145,772**	**147,755**
Current liabilities	40,627	3,657
Non-current liabilities	81,463	118,888
Total Liabilities	**122,090**	**122,545**
Contributed equity	86,229	87,100
Accumulated losses	(62,547)	(61,890)
Total Equity	**23,682**	**25,210**

	Harris Property Trust	
	30 June	30 June
	2026	2025
Financial performance	**$'000**	**$'000**
Revenue	8,605	11,609
Loss for the period	(1,528)	(9,300)
Total comprehensive income for the period	**(1,528)**	**(9,300)**

Reconciliation of the above summarised financial information to carrying amount of the interest in the material associate recognised in the consolidated financial statements:

	Harris Property Trust	
	30 June	30 June
	2026	2025
	$'000	$'000
Net assets of the associate	23,682	25,210
Proportion of the Group's ownership interest	49.90%	49.90%
Group's share of net assets of the associates	11,816	12,580
Carrying amount of the Group's interest	**11,816**	**12,580**

An assessment has been performed for Harris Property Trust to ensure the underlying property asset has been recognised at fair value, in accordance with the Group's accounting policy and methodology for fair value measurement of Investment Properties as described in Note 6.

Management has also assessed whether the Fund's $11.8 million interest in Harris Property Trust is recoverable. The Harris Property Trust complied with all debt covenants as at 30 June 2026, and its forecasts support continued compliance for at least 12 months from the date of this report. A net current deficiency of $38.9 million arises from the classification of the capital notes, which mature on 30 June 2027, as current. The Harris Property Trust's management is actively reviewing multiple offers from external buyers to acquire the notes and extend their term.

The Harris Property Trust's net assets attributable to the Fund of $11.8 million equal the carrying amount of the Fund's interest. Recoverability of the Fund's interest is underpinned by the value of the underlying property rather than current period operating cash flows. Colliers, a suitably qualified independent valuer, valued the Harris Property Trust's property at $144.0 million as at 30 June 2026. Management has reviewed the valuation and its key assumptions, including the adopted capitalisation rate and market rents, and considers them reasonable. Having considered these matters, no impairment loss has been recognised in respect of the Trust at balance date.

7. Equity accounted investments (continued)

ACCOUNTING POLICY

Investment in associates and joint ventures

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policy decisions.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

Management of the Group reviewed and assessed the classification of the Group's investment in the associated entities in accordance with AASB 128 on the basis that the Group has significant influence over the financial and operating policy decisions of the investee.

The results, and assets and liabilities of associates or joint ventures are incorporated in these financial statements using the equity method of accounting, except when the investment, or a portion thereof, is classified as held for sale, in which case it is accounted for in accordance with AASB 5. Under the equity method, an investment in an associate or a joint venture is initially recognised in the statement of financial position at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the associate or joint venture. When the Group's share of losses of an associate or a joint venture exceeds the Group's interest in that associate or joint venture (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate or joint venture), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture.

Investments in associates and joint ventures are assessed for impairment when indicators of impairment are present. When necessary, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with AASB 136 Impairment of Assets as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs to sell) with its carrying amount. Any impairment loss recognised forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with AASB 136 to the extent that the recoverable amount of the investment subsequently increases.

An assessment has been performed for Harris Property Trust to ensure the underlying property asset has been recognised at fair value, in accordance with the Group’s accounting policy and methodology for fair value measurement of Investment Properties as described in Note 6 above.

At balance date, no impairment loss has been recognised with respect to the Group’s associate.

When an entity transacts with an associate or a joint venture of the Group, profits and losses resulting from the transactions with the associate or joint venture are recognised in the Group's financial statements only to the extent of interests in the associate or joint venture that are not related to the Group.

8. Trade and other payables

OVERVIEW

This note provides further information about assets and liabilities that are incidental to the Fund's trading activities, being trade and other payables.

a) Trade and other payables

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000	LCPF II 30 June 2026 $'000	LCPF II 30 June 2025 $'000
Trade creditors	759	142	–	39
Accrued expenses	4,200	6,914	152	230
GST payable	–	736	21	47
Total payables	**4,959**	**7,792**	**173**	**316**

b) Non-current other liabilities

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000	LCPF II 30 June 2026 $'000	LCPF II 30 June 2025 $'000
Current liabilities				
Contribution from manager[1]	–	927	–	–
Total other current liability	**–**	**927**	**–**	**–**
Non-current liabilities				
Contribution from manager[1]	–	835	–	–
Total other non-current liability	**–**	**835**	**–**	**–**

[1] On 24 May 2022, the Elanor Investors Group made an $8.4 million contribution to the Fund as part of the 19 Harris Street acquisition. Under the Australian Accounting Standards, this contribution was recognised as a contract liability upon initial recognition and $3.8 million of the liability was utilised to offset transaction costs. This liability was released to Consolidated Statement of Profit or Loss over a 5-year period. On 4 February 2026, LDR Capital was appointed as Investment Manager and the remaining liability associated with the Elanor Investors Group's manager contribution was immediately released to the Consolidated Statement of Profit or Loss within Manager Termination Expenses.

ACCOUNTING POLICY

Trade and other payables represent liabilities and accrued expenses owing by the Fund at year end which are unpaid. The amounts are unsecured and usually paid within 30 days of recognition. Trade and other payables are recognised at amortised cost and normal commercial terms and conditions apply to payables.

9. Interest bearing liabilities

OVERVIEW

The Fund has access to debt facilities totalling $210.9 million, which comprise three secured debt facilities ($76.2 million, $75.0 million and $39.7 million), and a $20.0 million capex facility, which will all mature on 30 November 2027.

The total drawn amount at 30 June 2026 is $190.9 million. The weighted average debt facility maturity at year end is 1.42 years with an average all-in cost of debt of 4.52% p.a. At 30 June 2026, the interest rate risk of drawn facilities is hedged to 78.4%. The fair value of the debt facilities is $191.4 million which is calculated by discounted cash flows using each facility's current borrowing rate.

The Group's borrowings are subject to financial covenants, including but not limited to:

- Loan to value ratio not exceeding 52.5%
- Interest coverage ratio of at least 2.0x

The Group has complied with the debt covenants throughout the year. Debt covenant forecasts for these two covenants have been performed, and there are no indications that the Fund will not continue to comply until the next testing period.

Subsequent to 30 June 2026, contracts for sale of certain properties classified as assets held for sale were exchanged with third party buyers. Should these asset sales complete as expected, a portion of proceeds will be applied to reduce interest bearing liabilities to preserve the loan-to-value ratio and ensure continued compliance with the debt covenants.

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000	LCPF II 30 June 2026 $'000	LCPF II 30 June 2025 $'000
Non-current				
Bank loan - term debt	190,904	194,725	13,158	14,131
Bank loan - borrowing costs less amortisation	(36)	(229)	–	(3)
Total interest bearing liabilities	**190,868**	**194,496**	**13,158**	**14,128**

During the year, the Fund has complied with all debt covenants as required by its loan agreements.

ACCOUNTING POLICY

Interest bearing liabilities are recognised initially at cost, being the fair value of the consideration received net of transaction costs associated with the borrowing. Subsequent to initial recognition, interest bearing liabilities are recognised at amortised cost using the effective interest method. Under the effective interest method, any transaction fees, costs, discounts and premiums directly related to the borrowings are recognised in the consolidated statement of profit or loss over the expected life of the borrowings.

Interest bearing liabilities are classified as current liabilities where the liability has been drawn under a financing facility which expires within one year. Amounts drawn under financial facilities which expire after one year are classified as non-current where the Fund has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

10. Derivative financial instruments

OVERVIEW

The Fund's derivative financial instruments consist of interest rate swap contracts to hedge its exposure to movements in variable interest rates. The interest rate swap agreements allow the Fund to raise long term borrowings at a floating rate and effectively swap them into a fixed rate.

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000	LCPF II 30 June 2026 $'000	LCPF II 30 June 2025 $'000
Current assets				
Interest rate swaps	695	1,314	48	28
Non-current assets				
Interest rate swaps	–	165	–	5
Total derivative financial instruments	**695**	**1,479**	**48**	**33**

a) Valuation

The fair value of interest rate swaps is calculated as the present value of the estimated future cash flows based on observable yield curves (level 2). The interest rate swap hedges interest rate risk on the Fund's debt facilities.

All of the resulting fair value estimates are included in Level 2. The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2.

The fair value of derivatives has been determined with reference to market observable inputs for contracts with similar maturity profiles. The valuation is a present value calculation which incorporates fixed rate and forward interest rate curves.

b) Hedging

Instruments used by the Group

Interest rate swaps are currently in place to hedge 78.4% of the loan principal outstanding. The fixed interest rates of the swaps range between 0.87% and 3.04% (2025: 0.87% to 3.04%) and floating interest rates of the loans range between 4.04% and 4.49% (2025: 3.78% to 4.48%), in addition to a fixed line fee of 1.45% to 1.65% (excluding capex facility).

The swap contracts require settlement of net interest receivable or payable every 90 days. The settlement dates coincide with the dates on which interest is payable on the underlying debt.

ACCOUNTING POLICY

Derivatives are initially recognised at fair value at the date the derivative contract is entered into and are subsequently remeasured to their fair value at the end of each reporting period. The resulting gain or loss is recognised in profit or loss immediately.

11. Contributed equity

OVERVIEW

The Fund is a 'stapled' entity comprising LCPF I and its controlled entities, including LCPF II. The units in LCPF II are stapled to units in LCPF I. The stapled securities cannot be traded or dealt with separately.

a) Parent entity

	No. of securities 30 June 2026 '000	No. of securities 30 June 2025 '000	Parent Entity 30 June 2026 $'000	Parent Entity 30 June 2025 $'000
Opening balance	407,002	316,556	390,119	343,515
Capital raised	–	90,446	–	49,165
Capital raising cost	–	–	–	(2,561)
Total contributed equity	**407,002**	**407,002**	**390,119**	**390,119**

b) LCPF II

	No. of securities 30 June 2026 '000	No. of securities 30 June 2025 '000	LCPF II 30 June 2026 $'000	LCPF II 30 June 2025 $'000
Opening balance	407,002	316,556	29,102	25,978
Capital raised	–	90,446	–	3,124
Total contributed equity	**407,002**	**407,002**	**29,102**	**29,102**

12. Financial Risk Management

OVERVIEW

The Fund's principal financial instruments comprise cash, trade and other receivables, interest bearing loans and derivatives. The Fund's activities are exposed to a variety of financial risks: market risk (including interest rate risk); credit risk; and liquidity risk.

This note presents information about the Fund's exposure to each of the above risks, the Fund's objectives, policies and processes for measuring and managing risk and the Fund's management of capital. Further quantitative disclosures are included through these financial statements.

The Board of Directors (Board) of the Responsible Entity of the Fund has overall responsibility for the establishment and oversight of the Fund's risk management framework. The Board is responsible for monitoring the identification and management of key risks to the business.

The Board has established Treasury Guidelines outlining principles for overall risk management and policies covering specific areas, such as mitigating foreign exchange, interest rate and liquidity risks. The Fund's Treasury Guidelines provide a framework for managing the financial risks of the Fund with a key philosophy of risk mitigation. Derivatives are exclusively used for hedging purposes, not as trading or other speculative instruments. The Fund uses derivative financial instruments such as interest rate swaps where possible to hedge certain risk exposures.

12. Financial Risk Management (continued)

The Fund uses different methods to measure different types of risk to which it is exposed. These methods include sensitivity analysis in the case of interest rate risk, ageing analysis for credit risk and cash flow forecasting for liquidity risk.

There have been no other significant changes in the types of financial risks or the Fund's risk management program (including methods used to measure the risks).

a) Market risk

Market risk refers to the potential for changes in the value of the Fund's financial instruments or revenue streams from changes in market prices, being interest rate risk.

b) Interest rate risk

Interest rate risk refers to the potential fluctuations in the fair value or future cash flows of a financial instrument because of changes in market interest rates.

As at reporting date, the Fund had the following undiscounted (including future interest payable) interest bearing assets and liabilities:

Consolidated Group 30 June 2026	Maturity < 1 yr $'000	Maturity 1 - 5 yrs $'000	Maturity > 5 yrs $'000	Total $'000
Assets				
Cash and cash equivalents	7,282	–	–	7,282
Derivative financial instruments	695	–	–	695
Capital notes	35,729	–	–	35,729
Total assets	**43,706**	**–**	**–**	**43,706**
Liabilities				
Interest bearing loans	5,953	190,961	–	196,914
Derivative financial instruments	–	–	–	–
Total liabilities	**5,953**	**190,961**	**–**	**196,914**

Consolidated Group 30 June 2025	Maturity < 1 yr $'000	Maturity 1 - 5 yrs $'000	Maturity > 5 yrs $'000	Total $'000
Assets				
Cash and cash equivalents	10,462	–	–	10,462
Derivative financial instruments	–	1,479	–	1,479
Capital notes	–	40,150	–	40,150
Total assets	**10,462**	**41,629**	**–**	**52,091**
Liabilities				
Interest bearing loans	8,828	196,225	–	205,053
Derivative financial instruments	–	–	–	–
Total liabilities	**8,828**	**196,225**	**–**	**205,053**

12. Financial Risk Management (continued)

b) Interest rate risk (continued)

LCPF II 30 June 2026	Maturity < 1 yr $'000	Maturity 1 - 5 yrs $'000	Maturity > 5 yrs $'000	Total $'000
Assets				
Cash and cash equivalents	390	–	–	390
Derivative financial instruments	–	48	–	48
Total assets	**390**	**48**	**–**	**438**
Liabilities				
Interest bearing loans	410	13,162	–	13,572
Derivative financial instruments	–	–	–	–
Total liabilities	**410**	**13,162**	**–**	**13,572**

LCPF II 30 June 2025	Maturity < 1 yr $'000	Maturity 1 - 5 yrs $'000	Maturity > 5 yrs $'000	Total $'000
Assets				
Cash and cash equivalents	663	–	–	663
Derivative financial instruments	–	33	–	33
Total assets	**663**	**33**	**–**	**696**
Liabilities				
Interest bearing loans	710	14,252	–	14,962
Derivative financial instruments	–	–	–	–
Total liabilities	**710**	**14,252**	**–**	**14,962**

c) Interest rate sensitivity

At reporting date, if Australian interest rates had been 1% higher / lower and all other variables were held constant, the impact on the Group in relation to cash and cash equivalents, derivatives, interest bearing loans and the Fund's profit would be:

Consolidated Group 30 June 2026	Amount $'000	Increase by 1% Profit/ (loss) $'000	Decrease by 1% Profit/ (loss) $'000
Cash and cash equivalents	7,282	73	(73)
Derivative financial instruments	695	7	(7)
Capital notes	35,729	357	(357)
Interest bearing loans	196,914	(1,969)	1,969
Total increase / (decrease)		**(1,532)**	**1,532**

Consolidated Group 30 June 2025	Amount $'000	Increase by 1% Profit/ (loss) $'000	Decrease by 1% Profit/ (loss) $'000
Cash and cash equivalents	10,462	105	(105)
Derivative financial instruments	1,479	1,497	(1,497)
Capital notes	40,150	402	(402)
Interest bearing loans	194,496	(1,945)	1,945
Total increase / (decrease)		**59**	**(59)**

12. Financial Risk Management (continued)

Of the $190.9 million floating rate interest bearing loans, $149.7 million or 78.4% of this amount was hedged using interest rate swap agreements. These agreements are in place to swap the floating interest rate payable to a fixed rate to minimise the interest rate risk.

LCPF II **30 June 2026**	**Amount** **$'000**	**Increase by 1%** **Profit/ (loss)** **$'000**	**Decrease by 1%** **Profit/ (loss)** **$'000**
Cash and cash equivalents	390	4	(4)
Derivative financial instruments	48	–	–
Interest bearing loans	13,572	(136)	136
Total increase / (decrease)		**(132)**	**132**

LCPF II **30 June 2025**	**Amount** **$'000**	**Increase by 1%** **Profit/ (loss)** **$'000**	**Decrease by 1%** **Profit/ (loss)** **$'000**
Cash and cash equivalents	663	7	(7)
Derivative financial instruments	33	106	(106)
Interest bearing loans	14,128	(141)	141
Total increase / (decrease)		**(28)**	**28**

Of the $13.2 million floating rate interest bearing loans, 78.4% of this amount was hedged using interest rate swap agreements. These agreements are in place to swap the floating interest rate payable to a fixed rate to minimise the interest rate risk.

d) Credit risk

Credit risk represents the loss that would be recognised if counterparties failed to perform as contracted. The Fund manages credit risk on receivables by performing credit reviews of prospective debtors, obtaining collateral where appropriate and performing detailed reviews on any debtor arrears. Credit risk on derivatives is managed through limiting transactions to investment grade counterparties.

The Group applied the AASB 9 *Financial Instruments* simplified approach using the provision matrix for measuring the expected credit losses (ECL) which uses a lifetime expected loss allowance. The ECL calculation is based on assumptions about risk of default and expected loss rates. The Group has considered the following in assessing the expected credit loss: ageing of the debtor's balances, tenant payment history, assessment of the tenant's financial position, existing market conditions and forward-looking estimates.

This provision reflects the amount of tenant rental arrears at balance date that is likely to be waived in respect of past occupancy and also includes any additional amount relating to arrears at balance date that has been assessed to have credit risk in respect of the financial position of the tenant.

12. Financial Risk Management (continued)

d) Credit risk (continued)

Exposure to credit risk

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was:

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000	LCPF II 30 June 2026 $'000	LCPF II 30 June 2025 $'000
Cash and cash equivalents	7,282	10,462	390	663
Trade and other receivables	2,319	1,277	158	133
Total	**9,601**	**11,739**	**548**	**796**

Where entities have a right of set-off and intend to settle on a net basis under netting arrangements, this set-off has been recognised in the consolidated financial statements on a net basis. Details of the Fund's contingent liabilities are disclosed in Note 18.

At balance date there were no other significant concentrations of credit risk. No allowance has been recognised for the GST from the taxation authorities. Based on historical experience, there is no evidence of default from these counterparties which would indicate that an allowance was necessary.

Impairment losses

The ageing profile of the trade and other receivables balance as at 30 June 2026 is as follows:

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000	LCPF II 30 June 2026 $'000	LCPF II 30 June 2025 $'000
Current	1,411	1,137	62	38
Past due up to 30 days	419	–	54	–
Past due 31-61 days	626	204	44	86
Past due 61+ days	–	309	–	47
Total	**2,456**	**1,650**	**160**	**171**
Provision for expected credit losses	(137)	(373)	(2)	(37)
Net trade and other receivables	**2,319**	**1,277**	**158**	**134**

e) Capital risk management

The Fund maintains its capital structure with the objective to safeguard its ability to continue as a going concern, to increase the returns for securityholders and to maintain an optimal capital structure. The capital structure of the Fund consists of equity as listed in Note 11.

The Fund assesses its capital management approach as a key part of the Fund's overall strategy and it is continuously reviewed by management and the Directors of the Responsible Entity.

To achieve the optimal capital structure, the Board may use the following strategies: amend the distribution policy of the Fund; issue new units through a private placement; conduct a buyback of units; acquire debt; or dispose of investment properties.

12. Financial Risk Management (continued)

f) Liquidity risk

The Group manages liquidity risk by maintaining sufficient cash including working capital and other reserves, as well as through securing appropriate committed credit facilities.

The following are the undiscounted contractual cash flows of derivatives and non-derivative financial liabilities shown at their nominal amount (including future interest payable).

Consolidated Group 30 June 2026	Less than 1 year $'000	1 to 2 years $'000	2 to 5 years $'000	More than 5 years $'000	Contractual cash flows $'000	Carrying amount $'000
Non derivative financial liabilities						
Payables	4,073	–	–	–	4,073	4,073
Distribution payable	6,614	–	–	–	6,614	6,614
Interest bearing loans	5,953	190,961	–	–	196,914	191,790
Total	**16,640**	**190,961**	**–**	**–**	**207,601**	**202,477**

Consolidated Group 30 June 2025	Less than 1 year $'000	1 to 2 years $'000	2 to 5 years $'000	More than 5 years $'000	Contractual cash flows $'000	Carrying amount $'000
Non derivative financial liabilities						
Payables	7,792	–	–	–	7,792	7,792
Distribution payable	7,631	–	–	–	7,631	7,631
Interest bearing loans	8,828	196,225	–	–	205,053	205,052
Total	**24,251**	**196,225**	**–**	**–**	**220,476**	**220,475**

LCPF II 30 June 2026	Less than 1 year $'000	1 to 2 years $'000	2 to 5 years $'000	More than 5 years $'000	Contractual cash flows $'000	Carrying amount $'000
Non derivative financial liabilities						
Payables	173	–	–	–	173	173
Distribution payable	365	–	–	–	365	365
Interest bearing loans	–	13,158	–	–	13,158	13,158
Total	**538**	**13,158**	**–**	**–**	**13,696**	**13,696**

LCPF II 30 June 2025	Less than 1 year $'000	1 to 2 years $'000	2 to 5 years $'000	More than 5 years $'000	Contractual cash flows $'000	Carrying amount $'000
Non derivative financial liabilities						
Payables	316	–	–	–	316	316
Distribution payable	472	–	–	–	472	472
Interest bearing loans	710	14,252	–	–	14,961	14,961
Total	**1,498**	**14,252**	**–**	**–**	**15,749**	**15,749**

13. Capital Notes

OVERVIEW

On 13 November 2024, the Fund acquired 38,313 capital notes that are unsecured hybrid securities that were issued by the Harris Street Fund (note that the Fund holds a 49.9% interest in Harris Street, refer to Note 7 for further details). The notes were issued at a value of $1,000 per note and a total of $38.3 million.

	Capital Notes 30 June 2026 (units)	Capital Notes 30 June 2025 (units)	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Opening balance	38,313	–	40,150	–
Capital notes (redemption) / additions	(7,145)	38,313	(7,874)	38,313
Accrued Interest	–	–	2,850	1,838
Net fair value adjustments	–	–	603	(1)
Total Capital Notes	**31,168**	**38,313**	**35,729**	**40,150**

Key terms of the capital notes are as follows:

- Maturity date: 30 June 2027
- Cash coupon: 5.00% p.a., payable quarterly in arrears for each calendar quarter ending 31 March, 30 June, 30 September and 31 December
- PIK coupon: 7.5% p.a., capitalising quarterly in arrears as at 31 March, 30 June, 30 September and 31 December paid on redemption
- Redemption premium: Noteholders will receive a premium on redemption equal to 10% of the difference between the Exit Price and the property valuation on the date of the notes issuance of $138.0 million. The exit price is equal to:
  - Sales proceeds received by the Harris Property Trust under a sale contract of the property, less any transaction costs associated with the sale of the property; or
  - If the property is not sold, the value assessed by an independent valuer dated no earlier than 3 months prior to the redemption date.

ACCOUNTING POLICY

Recognition and measurement

Capital Notes are measured at fair value through profit and loss under AASB 9 *Financial instruments*. Interest income, including both cash and PIK components, will be recognised on an accrual basis, with fair value movements separately identified in profit or loss. The fair value measurement for capital notes has been categorised as Level 3 in the fair value hierarchy because they are valued using unobservable inputs.

Fair value is defined as the price at which an asset or liability could be exchanged in an arm's length transaction between knowledgeable, willing parties, other than in a forced or liquidation sale.

13. Capital Notes (continued)

Capital notes are categorised as level 3 in the fair value hierarchy. The valuation of these instruments relies on significant unobservable inputs, which require judgement and estimation by management.

Valuation process

The fair value is determined using a discounted cash flow (DCF) model, which incorporates:

- Discount rate: Based on market conditions and risk premiums
- Credit spreads: Adjusted for issuer-specific risk
- Redemption premium valuation: The redemption premium has been determined based on a probability weighted scenario analysis based on the exit value of Harris Street

Under the DCF method, the fair value of the capital notes is estimated using explicit assumptions regarding the discount rate and the terminal value of the Harris Street property over the life of the capital notes. The DCF method involves the projection of a series of cash flows which reflect the cash and PIK coupon interest payments. To this projected cash flow series, an appropriate discount rate is applied to establish the present value of the income stream associated with the notes. The discount rate is the rate of return used to convert a monetary sum, payable or receivable in the future, into present value.

Sensitivity information

The valuation methodology relies on several key market inputs and assumptions. The discount rate construction begins with the risk-free rate derived from government bond yields for the relevant term. Credit spread assessment incorporates analysis of comparable subordinated real estate debt instruments, adjusting for specific features of this transaction including the security position and property metrics.

Property value assumptions are particularly critical for the valuation of the redemption premium. The current expected exit price embedded within the model is based on detailed market analysis and specific property factors. This includes consideration of the Pyrmont market dynamics, tenant profile, and broader commercial property market conditions.

	Fair value measurement Sensitivity to increase	**Fair value measurement Sensitivity to decrease**
Discount rate including credit spread (%)	Decrease	Increase
Harris Street property exit value ($)	Increase	Decrease

	Range of inputs	**Probability weighted average**
Discount rate including credit spread (%)	14.64% - 14.96%	14.64% - 14.96%
Harris Street property exit value ($)	$144m - $144m	$144m

Other Items

This section provides information that is not directly related to the specific line items in the consolidated financial statements, including information about contingent liabilities, manager termination, related parties, assets held for sale, events after the end of the reporting year, remuneration of auditors and changes in accounting policies and disclosures.

14. Manager termination expenses

On 4 February 2026, Evolution Trustees Limited was appointed as Responsible Entity of LCPF I and LCPF II, following the removal of EFML. The change occurred pursuant to a resolution passed at a meeting of members of LED held on 30 January 2026. Legal and consultant expenses of $2.4 million were incurred by the former Responsible Entity in connection with the change of management, and these costs were recovered from the Fund. These costs were in addition to the agreed compensation amount of $8.5 million for termination of its Investment Management Agreement and Property Management Agreement.

The costs related to the Manager termination as at 30 June 2026 are as follows:

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000	LCPF II 30 June 2026 $'000	LCPF II 30 June 2025 $'000
Manager termination fee	8,500	–	564	–
Transition and change of Responsible Entity	2,410	–	–	–
Manager contribution	(1,216)	–	–	–
Total	**9,694**	**–**	**564**	**–**

15. Related parties

OVERVIEW

Related parties are persons or entities that are related to the Fund as defined by AASB 124 *Related Party Disclosures*. This note provides information about transactions with related parties during the year.

a) Key management personnel

Elanor Funds Management Limited was the Responsible Entity of the Fund from inception until 4 February 2026, and the Directors of EFML are identified as the Key Management Personnel (KMP) of the Fund.

Directors of the Responsible Entity

The Directors of Elanor Funds Management Limited were:

- Ian Mackie (Chair)
- Anthony (Tony) Fehon (Interim Managing Director)
- Su Kiat Lim
- Karyn Baylis
- Kathy Ostin

15. Related parties (continued)

On 4 February 2026, Evolution Trustees Limited was appointed as Responsible Entity following resolution at a meeting of members on 30 January 2026. The Directors of Evolution Trustees Limited since its appointment are:

- David Grbin (Non-executive Chairman)
- Alexander Calder (Non-executive)
- Ben Norman

Remuneration of Management Personnel

Compensation is paid to the Responsible Entity in the form of fees and is disclosed below. No other amounts are paid by the Fund directly or indirectly to the Management Personnel for services provided to the Fund.

The Directors of the Responsible Entity and key management personnel are paid by the Responsible Entity. Payments made from the Fund to the Responsible Entity do not include any amounts attributable to the compensation of key management personnel.

Consequently, no compensation as defined in AASB 124 Related Party Disclosures, is paid by the Fund to its Management Personnel, other than that paid to the Responsible Entity.

Related party disclosure

During the year, fees were incurred by the Fund to Elanor Investors Group to 4 February 2026. Following this date, fees were incurred by Evolution Trustees Limited and its controlled entities and LDR Capital in its capacity as the appointed Investment Manager, in accordance with the Constitution of each respective Scheme and the governing Investment Management Agreement, including responsible entity fees, management fees and cost recoveries.

	Consolidated Group 30 June 2026	Consolidated Group 30 June 2025	LCPF II 30 June 2026	LCPF II 30 June 2025
Fees paid and payable to Elanor Investors Group and its controlled entities:	**$**	**$**	**$**	**$**
Group management fees	2,282,291	3,532,121	130,191	217,965
Manager termination fee	8,500,000	–	564,341	–
Cost recoveries	–	897,227	–	112,153
Leasing fees	363,612	708,388	3,837	2,089
Total	**11,145,903**	**5,137,736**	**698,369**	**332,207**

	Consolidated Group 30 June 2026	Consolidated Group 30 June 2025	LCPF II 30 June 2026	LCPF II 30 June 2025
Outstanding balances arising from Fees payable to Elanor Investors Group and its controlled entities:	**$**	**$**	**$**	**$**
Accounts payable	–	636,565	–	35,556
Total	**–**	**636,565**	**–**	**35,556**

15. Related parties (continued)

Related party disclosure (continued)

	Consolidated Group 30 June 2026	Consolidated Group 30 June 2025	LCPF II 30 June 2026	LCPF II 30 June 2025
Fees paid and payable to Evolution Trustees Limited:	**$**	**$**	**$**	**$**
Responsible entity fees	222,596	–	8,647	–
Total	**222,596**	**–**	**8,647**	**–**

	Consolidated Group 30 June 2026	Consolidated Group 30 June 2025	LCPF II 30 June 2026	LCPF II 30 June 2025
Outstanding balances arising from Fees payable to Evolution Trustees Limited:	**$**	**$**	**$**	**$**
Accounts payable	75,725	–	5,451	–
Total	**75,725**	**–**	**5,451**	**–**

	Consolidated Group 30 June 2026	Consolidated Group 30 June 2025	LCPF II 30 June 2026	LCPF II 30 June 2025
Fees paid and payable to LDR Capital:	**$**	**$**	**$**	**$**
Investment management fees	1,176,613	–	–	–
Total	**1,176,613**	**–**	**–**	**–**

	Consolidated Group 30 June 2026	Consolidated Group 30 June 2025	LCPF II 30 June 2026	LCPF II 30 June 2025
Outstanding balances arising from Fees payable to LDR Capital:	**$**	**$**	**$**	**$**
Accounts payable	216,613	–	–	–
Total	**216,613**	**–**	**–**	**–**

The Fund continued to hold capital notes in the Harris Street Fund (refer to note 13). As a result, the Fund has received cash coupons on the capital notes from Harris Property Trust, and accrued PIK coupons receivable.

15. Related parties (continued)

Related party holdings

As of 30 June 2026, the Directors of the Responsible Entity do not hold any relevant interest in the stapled securities of the Fund, and no Director holds rights or options over any stapled securities of the Fund.

The investment manager, LDR Capital, is a subsidiary of the Lederer Group which is owned by entities relating to Paul Lederer. Paul Lederer is also a Director of LDR Capital. Lederer Group, via LDR Assets Trust, is also the largest unitholder in LED with a 42.7% interest in the Fund.

	30 June 2026 No. of fully paid units
Paul Lederer entities	173,691,145
Total	**173,691,145**

Cross-Staple Loan

LCPF II has applied the ECL model under AASB 9 Financial Instruments to its unsecured intercompany loan receivable with LCPF I. An impairment provision as the 12-month ECL has been assessed at balance date. Despite the current economic environment, there has been no history of defaults and management has determined that there has not been a significant increase in credit risk on the intercompany loan since its inception as LCPF I. LCPF I maintains a strong capital position and forecasts sufficient cash flows to repay the loan to LCPF II on expiry. There is no impact on the Fund as this loan eliminates on consolidation.

16. Assets held for sale

OVERVIEW

This note sets out the assets of the Fund classified as held for sale at 30 June 2026. Assets are classified as held for sale where their carrying amount will be recovered principally through a sale transaction rather than through continuing use, and the sale is considered highly probable.

Investment properties held for sale	**Consolidated Group 30 June 2026 $'000**	**Consolidated Group 30 June 2025 $'000**	**LCPF II 30 June 2026 $'000**	**LCPF II 30 June 2025 $'000**
Investment properties held for sale	125,200	–	28,400	–
Total	**125,200**	**–**	**28,400**	**–**

ACCOUNTING POLICY

At 30 June 2026, the fair value of investment properties held for sale is considered to be the contractual net sales price, where contracts have been exchanged prior to the reporting date. Where contracts have not been exchanged, investment properties classified as held for sale continue to be measured at fair value in accordance with AASB 140 Investment Property, consistent with the Fund's accounting policy for investment properties. Other non-current assets classified as held for sale are measured at the lower of carrying amount and fair value less costs to sell in accordance with AASB 5 Non-current Assets Held for Sale and Discontinued Operations and are presented separately in the Consolidated Statements of Financial Position.

17. Non-cancellable operating lease receivables

OVERVIEW

This note sets out the non-cancellable operating lease receivables of the Fund and LCPF II.

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000	LCPF II 30 June 2026 $'000	LCPF II 30 June 2025 $'000
Within 1 year	29,333	38,798	2,911	2,454
Between 1 and 5 years	100,374	63,186	4,820	4,545
Later than 5 years	10,899	29,795	–	495
Total	**140,606**	**131,779**	**7,731**	**7,494**

18. Unrecognised items

OVERVIEW

Items that have not been recognised on the Fund's balance sheet, including contractual commitments for future expenditure and contingent liabilities which are not sufficiently certain to qualify for recognition as a liability on the balance sheet, are defined as unrecognised items. This note provides details of any such items.

a) Contingent liabilities

The Directors are not aware of any material contingent liabilities of the Fund as at 30 June 2026 (30 June 2025: nil).

b) Commitments

The Fund has commitments of $1.15 million as at 30 June 2026 (30 June 2025: $0.48 million) in respect of capital expenditures contracted.

19. Parent entity

OVERVIEW

The financial information below reflects LDR Capital Property Fund's parent entity, LCPF I, as a stand-alone entity.

a) Summarised financial information

Financial position	LCPF I 30 June 2026 $'000	LCPF I 30 June 2025 $'000
Current assets	83,166	59,445
Non-current assets	332,427	364,144
Total Assets	**415,593**	**423,589**
Current liabilities	111,115	54,384
Non-current liabilities	177,710	182,130
Total Liabilities	**288,825**	**236,514**
Contributed equity	390,799	390,799
Retained profits / (accumulated losses)	(264,031)	(203,724)
Total Equity	**126,768**	**187,075**

19. Parent entity (continued)

a) Summarised financial information (continued)

Financial performance	LCPF I 30 June 2026 $'000	LCPF I 30 June 2025 $'000
Loss for the period	(35,313)	(15,830)
Total comprehensive income for the period	**(35,313)**	**(15,830)**

b) Commitments

LCPF I has no commitments as at 30 June 2026 (2025: $0.48 million) in relation to capital expenditure contracted for but not recognised as liabilities.

c) Guarantees provided

LCPF I has no outstanding guarantees as at 30 June 2026 (2025: nil).

d) Contingent liabilities

LCPF I has no contingent liabilities as at 30 June 2026 (2025: nil).

ACCOUNTING POLICY

With the exception of consolidation, the financial information of the parent entity of LDR Capital Property Fund has been prepared on the same basis as the consolidated financial statements.

20. Auditor's remuneration

OVERVIEW

PricewaterhouseCoopers are the independent auditors of the Fund and have provided audit and other assurance related services as well as other non-assurance related services to the Group and the Trust during the year.

During the year, the following fees were paid or payable for services provided by the auditor of the Fund:

	Consolidated Group 30 June 2026 $	Consolidated Group 30 June 2025 $
Audit services		
Audit and review of financial reports	287,756	263,000
Other services		
Consulting services	159,500	–
Total	**447,256**	**263,000**

21. Subsequent events

On 6 July 2026, the Fund exchanged contracts for the joint sale of the Limestone Centre, Ipswich QLD and the NEXUS Centre, Upper Mount Gravatt QLD, with settlement expected to occur on or around 31 August 2026. Net proceeds of settlement will be utilised, in the first instance, to retire debt, at a minimum to the extent required to maintain compliance with the loan-to-value ratio covenant under the portfolio senior debt facility.

On 24 July 2026, the Fund exchanged contracts for the sale of Campus DXC, O G Road, Felixstow SA, with settlement expected to occur on or around 24 September 2026. Net proceeds of settlement will be utilised, in the first instance, to retire debt, at a minimum to the extent required to maintain compliance with the loan-to-value ratio covenant under the portfolio senior debt facility.

Other than the matters noted above, no other significant events have occurred subsequent to the reporting date that would require disclosure or adjustment in these financial statements.

22. Accounting policies

OVERVIEW

This note provides an overview of the Fund's accounting policies that relate to the preparation of the financial report as a whole and do not relate to specific items. Accounting policies for specific items in the balance sheet or statement of comprehensive income have been included in the respective note.

a) Interest Income

Interest income is recognised as it accrues using the effective interest rate method.

b) Expenses

All expenses, including the responsible entity's fees and custodian fees, are recognised in profit or loss on an accruals basis.

c) Income Taxation

Under current legislation, the Fund is not subject to income tax as securityholders are presently entitled to the income of the Fund.

LDR Capital Property Fund

DIRECTORS' DECLARATION

In accordance with a resolution of the Directors of Evolution Trustees Limited, the Responsible Entity for LDR Capital Property Fund I and LDR Capital Property Fund II, we declare that in the opinion of the Directors:

a) the financial statements and notes set out on pages 10 to 49 are in accordance with the *Corporations Act 2001* (Cth) including:

   i. complying with Australian Accounting Standards, the *Corporations Regulations 2001* and other mandatory professional reporting requirements; and

   ii. giving a true and fair view of the entity's financial position as at 30 June 2026 and of its performance, for the year ended 30 June 2026; and

b) there are reasonable grounds to believe that the Consolidated Group and LCPF II will be able to pay their debts as and when they become due and payable; and

c) the financial statements also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board; and

d) The Directors have been given the declarations by the Chief Executive Officer and Chief Financial Officer required by Section 295A of the Corporations Act 2001 (Cth).

This declaration is made in accordance with a resolution of the Board of Directors in accordance with Section 295(5) of the *Corporations Act 2001* (Cth).

Ben Norman
Director

Sydney
27 August 2026

Independent auditor's report

To the stapled securityholders of LDR Capital Property Fund and LDR Capital Property Fund II

Report on the audit of the financial report

Our opinion

In our opinion, the accompanying financial reports of:

- LDR Capital Property Fund, being the stapled entity, which comprises LDR Capital Property Fund I (LCPF I) and its controlled entities and LDR Capital Property Fund II (together the Consolidated Group) and
- LDR Capital Property Fund II (LCPF II)

are in accordance with the *Corporations Act 2001*, including:

a) giving a true and fair view of the financial position of the Consolidated Group and LCPF II as at 30 June 2026 and of their financial performance for the year then ended; and

b) complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

What we have audited

The Consolidated Group and LCPF II's financial reports comprise:

- the statements of financial position as at 30 June 2026;
- the statements of profit or loss for the year then ended;
- the statements of comprehensive income for the year then ended;
- the statements of changes in equity for the year then ended;
- the statements of cash flows for the year then ended;
- the notes to the consolidated financial statements, including material accounting policy information and other explanatory information; and
- the directors' declaration.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial reports* section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Consolidated Group and LCPF II in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional & Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to audits of the financial report of public interest entities in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

Our audit approach

An audit is designed to provide reasonable assurance about whether the financial report is free from material misstatement. Misstatements may arise due to fraud or error. They are considered material if individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.

We tailored the scope of our audit to ensure that we performed enough work to be able to give an opinion on the financial reports as a whole, taking into account the geographic and management structure of the Consolidated Group and LCPF II, their accounting processes and controls and the industry in which they operate.

Audit Scope

Our audit focused on where the Consolidated Group and LCPF II made subjective judgements; for example, significant accounting estimates involving assumptions and inherently uncertain future events.

In establishing the overall approach to the group audit, we determined the type of work that needed to be performed by us, as the group auditor.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial reports for the current period. The key audit matters were addressed in the context of our audit of the financial reports as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. Further, any commentary on the outcomes of a particular audit procedure is made in that context. We communicated the key audit matter to the Audit and Risk Committee.

Key audit matter	*How our audit addressed the key audit matter*
Valuation of investment properties (includes properties classified as assets held for sale) (Refer to note 6 and note 16) The Consolidated Group's and LCPF II's property portfolio comprised commercial office investment properties as at 30 June 2026. The valuation of investment property was determined using the valuation methodologies outlined in notes 6 and 16. This included valuations performed by independent external valuers or internal valuers or based on sales contracts. We refer to these collectively as the 'Valuations'. This was a key audit matter because of the: • relative size of the investment property assets and assets held for sale to net assets and related valuation movements, and • inherent subjectivity of the key assumptions that underpin the valuations; and • sensitivity of the Valuations to changes in significant valuation assumptions.	We performed the following procedures, amongst others: • Evaluated the design and implementation of the Fund's relevant controls over investment property valuations and assessed whether a sample of these controls operated effectively throughout the year. • Where relevant, we agreed the Valuations to the net purchase price in the property sale contracts. • We met with management to understand specific aspects of the property portfolio including, amongst other things, any significant leasing activity, capital expenditure and vacancies impacting the portfolio and, where applicable, the progress of asset sales activities. • We considered market conditions within which the assets are located. • We agreed the adopted fair values of properties to the Valuations and assessed the competency, capability and objectivity of the relevant valuer. For a sample of Valuations, where relevant, we: • assessed the appropriateness of significant assumptions used in the valuations, including the discount rate and capitalisation rate, with reference to evidence in independent valuation reports and external market data where available; • tested the mathematical accuracy of the Valuation models; and • tested significant data inputs to relevant sources. We evaluated the reasonableness of the disclosures made against the requirements of Australian Accounting Standards.

Other information

The directors of Evolution Trustees Limited, the Responsible Entity of LCPF I and LCPF II (the directors) are responsible for the other information. The other information comprises the information included in the annual report for the year ended 30 June 2026, but does not include the financial reports and our auditor's report thereon. Prior to the date of this auditor's report, the other information we obtained included the directors' report. We expect the remaining other information to be made available to us after the date of this auditor's report.

Our opinion on the financial reports does not cover the other information and accordingly we do not express any form of assurance conclusion thereon through our opinion on the financial reports.

In connection with our audit of the financial reports, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial reports or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

When we read the other information not yet received, if we conclude that there is a material misstatement therein, we are required to communicate the matter to the directors of the Responsible Entity and use our professional judgement to determine the appropriate action to take.

Responsibilities of the directors for the financial reports

The directors are responsible for the preparation of the financial reports in accordance with Australian Accounting Standards and the *Corporations Act 2001*, including giving a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of the financial reports that are free from material misstatement, whether due to fraud or error.

In preparing the financial reports, the directors are responsible for assessing the ability of the Consolidated Group and LCPF II to continue as going concerns, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Consolidated Group and/or LCPF II or to cease operations, or have no realistic alternative but to do so.

Auditor’s responsibilities for the audit of the financial reports

Our objectives are to obtain reasonable assurance about whether the financial reports as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial reports.

A further description of our responsibilities for the audit of the financial reports is located at the Auditing and Assurance Standards Board website at: https://auasb.gov.au/media/bwvjcgre/ar1_2024.pdf. This description forms part of our auditor’s report.

PricewaterhouseCoopers

PricewaterhouseCoopers

L Wright

Lauren Wright
Partner

Sydney
27 August 2026