Kyron

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ASX Announcement

28 August 2026

FY26 Results and Capital Management Update

Key Highlights

- Completion of $125.0 million balance sheet recapitalisation with Rockworth on 17 April 2026, significantly reducing the Group's cost of capital, stabilising the balance sheet and strengthening liquidity
- KYN securities re-commenced trading on the ASX on 11 June 2026
- Strengthened corporate governance framework, including appointment of the new CEO, David McNamara, establishment of the independent managed fund trustee board, and the granting of a new AFSL by ASIC
- Assets Under Management ("AUM") of $1.8 billion as at 30 June 2026
- Funds management income of $27.1 million (FY25: $47.1 million), reflecting reduction in AUM during the year
- Core earnings loss of $30.3 million (FY25: $8.9 million loss), driven by one-off strategic reset costs, impairments and legacy financing costs

Summary of FY26 Financial Results

Kyron Capital Group ("KYN" or "Group") confirms its financial results for the year ended 30 June 2026 ("year"). These results are presented on the basis of equity accounting certain managed funds that are consolidated into the Group's statutory results.

Key initiatives and results for the year included:

- Completed a $125.0 million balance sheet recapitalisation, repaying the bridging senior facility and corporate notes and materially reducing the Group's cost of capital.
- Released $39.0 million of balance sheet capital from asset realisations, applied to debt reduction and other liabilities.
- Funds management income of $27.1 million (including transaction related fees), with recurring funds management income of $26.1 million, impacted by managed fund divestments, unwinding of the CLC Mandate and the termination of ECF management rights.
- Corporate costs reduced to $25.0 million (FY25: $37.1 million) following operating model and cost management initiatives. Ongoing initiatives are generating further efficiencies and sustainable cost reductions.
- Core Earnings loss of $30.3 million (FY25: $8.9 million loss), reflecting higher legacy financing costs, provisions against managed fund loans and receivables and one-off recapitalisation and strategic reset costs.
- Borrowing costs of $17.6 million for the year (FY25: $15.2 million). Borrowing costs have reduced materially following completion of the Rockworth recapitalisation.
- Voluntary Loan Note repayment of $4.0 million in May 2026 (available for redraw under Loan Note facility).
- NTA per security of $0.26 ($0.11 at 30 June 2025). NTA per security to ordinary equity of ($0.17) – after deducting the $55.0 million Perpetual Notes. NTA per security has been materially impacted by the costs of the Group's short term bridging finance structure, asset realisations and the valuation of managed fund co-investments.
- Gearing of 54.2% (72.4% at 30 June 2025).

Kyron Capital Group (ASX: KYN), comprising Kyron Capital Limited (ACN 169 308 187) and Kyron Group RE Limited (ACN 688 908 876 | AFSL 700092) as responsible entity of Kyron Investment Fund (ABN 35 797 969 657 | ARSN 169 450 926)

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Summary Financial Results	**Group 30 June 2026**	**Group 30 June 2025**
Funds Management Income ($'m)	27.1	47.1
Corporate Costs ($'m)	25.0	37.1
Core Earnings ($'m)	(30.3)	(8.9)
Core earnings per stapled security (cents)	(23.00)	(5.83)
Core earnings per weighted average stapled security (cents)	(21.32)	(5.83)
Distributions paid / payable to Securityholders ($'000)	-	-
Distributions per stapled security (cents)	-	-
NTA per stapled security ($)	0.26[1]	0.11
Gearing (%)[2]	54.2	72.4

1. Includes the $55.0 million Perpetual Notes. NTA per stapled security to ordinary equity of $(0.17) – after deducting the Perpetual Notes
2. Gearing means net debt divided by total tangible assets less cash.

Funds Management

Assets Under Management decreased from $5.5 billion to $1.8 billon reflecting the unwinding of the Challenger mandate, termination of the ECF management rights and the divestment of certain retail, commercial and hotel assets during the year and as part of the orderly asset realisation program across the Group's managed funds, prioritising outcomes that met fund obligations and returned capital to fund investors.

The Group generated funds management income of $27.1 million, a 43% decrease, reflecting the reduction in the Group's Assets Under Management.

Funds Management Income	**FY26 $'m**	**FY25 $'m**
Management fees and other service fees	22.9	40.4
Leasing and development management fees	3.1	5.7
Acquisition fees and related service fees	1.0	1.0
Total	**27.1**	**47.1**

The significant funds management initiatives completed during the year ended 30 June 2026 included:

Divestments

- Waverley Gardens Fund completed the sale of the Waverley Gardens shopping centre, Victoria on 31 July 2025 on behalf of fund investors for a gross sales price of $163.0 million
- Stirling Street Syndicate completed the sale of 34-50 Stirling Street in Perth, Western Australia on 21 August 2025 for a gross sales price of $27.5 million
- Bluewater Square Syndicate completed the sale of Bluewater Square Shopping Centre in Redcliff, Queensland on 12 September 2025 for a gross sales price of $32.0 million
- ADIC and Challenger mandate assets were divested as part of mandate capital management strategies during the period.

- Following Elanor Commercial Fund Property ("ECF") securityholder approval on 30 January 2026, Elanor was replaced as the Responsible Entity and manager of ECF, effective 4 February 2026. As a result, Elanor terminated its investment management agreement and property management agreement and received a compensation amount of $8.5 million on 5 February 2026.
- The Group's co-investment in the Elanor Wildlife Park Fund ("EWPF"), together with the management rights for this fund and related management fee receivables were sold in February 2026 for a combined purchase price of $13.0 million.
- The Group also sold its 10% share of the Elanor Mulgrave Logistics Venture on 19 June 2026 for a gross amount of $1.55 million.
- As part of Elanor Hotel Accommodation Fund's ("EHAF") ongoing divestment strategy, the following asset sales have been completed during the period:
  - Mayfair (completed in August 2025 for a gross sale price of $75.0 million)
  - Panorama Retreat (completed in September 2025 for a gross sale price $6.1 million); and
  - Mantra Wollongong (completed in December 2025 for a gross sale price of $10.8 million)

Capital Management Update

Execution of additional capital management initiatives has been key to supporting the Group's stabilisation activities and providing working capital leading up to the balance sheet recapitalisation in April 2026.

During the second half of FY26, working capital was impacted by material one-off costs relating to the exit of the bridging debt facility, prepaid make-whole interest on the partial repayment of the Loan Notes, transaction related costs and costs associated with the establishment of the Group's enhanced governance arrangements, including recruitment costs related to the appointment of the Group's new CEO and independent Managed Fund Trustee Board directors.

As the business transitions to growing the platform, working capital will be supported through:

- Strengthened balance sheet
  - Capital releases from further managed fund asset realisations
  - Recovery of historical management fees owing from managed funds
  - Improved distributions from co-investments through active asset management activities
  - Access to Loan Note redraw capacity
- Growth in AUM and associated future revenue streams
- Improved platform profitability
  - Normalisation of business operations and reduction in transitional extraordinary expenses
  - Execution of cost management initiatives generating further sustainable cost reductions

Supporting execution of the Group's capital management and growth initiatives, and with the acquisition of the Firmus business no longer proceeding, the Loan Note facility has been amended such that the first effective date for financial covenants has been set to 30 June 2027, with the gearing covenant set at 70% and the ICR set at 1.1x.

EHAF Refinancing

EHAF has secured credit-approved terms with Commonwealth Bank of Australia for a new two-year, $74.5 million debt facility maturing 31 August 2028. Proceeds from the expected sale of the Eaglehawk asset will be applied to debt reduction, with the facility forecast to reduce to a total of $63.1 million (including a $5.0 million capex tranche). The EHAF refinancing underpins the Fund's FY2027 outlook, including growing distributions to EHAF investors and the expected growth in the capital value of the Fund's hotel portfolio.

Outlook

The balance sheet recapitalisation with Rockworth has significantly reduced the Group's cost of capital and provided alignment between the capital structure and long-term strategic objectives of the business. The Group remains focused on transitioning to a capital-light, scalable funds management platform, while maintaining a prudent approach to capital allocation and risk management. Kyron's near-term focus remains on maintaining disciplined capital management and further balance sheet optimisation, progressing the asset realisation program, stabilising and growing recurring funds management income and driving platform profitability.

Kyron CEO, David McNamara said: "Our strategy is straightforward... to originate well, actively manage, and selectively invest in high-quality office, retail, healthcare and hotels and leisure assets across Australia and New Zealand. Our growth ambition is with domestic investors and global capital partners, as well as expanding our Pan-Asian capital partnerships, to grow funds under management over time.

Kyron enters its next chapter with a stronger platform, a clear strategy and a talented team. My commitment to our fund investors and prospective capital partners is simple: real sector depth, disciplined execution, active management, transparent communication, and a clear focus on delivering better investment outcomes."

Please refer to the FY26 Results Presentation and Annual Report lodged with the ASX today for further details of Kyron's FY26 results.

Investor Briefing

Kyron Capital Group (ASX: KYN) will host an Investor Briefing via webcast on Friday 28 August 2026, at 11am AEST, during which we will discuss the Group's FY26 results. The webcast details are:

Date:	Friday 28 August 2026
Commencement:	11.00am AEST
Pre-Registration:	https://registrations.events/direct/MCM53482VIPZ8K03iqBYgmCC7
Join webcast via this link:	https://webcast.openbriefing.com/kyn-mu-2026/
Dial in:	02 9133 7136 or Toll free 1800 216 026
Conference ID:	53482

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This announcement has been authorised for release by the Kyron Capital Group Board. For further information regarding this request, please contact:

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About Kyron Capital Group

Kyron Capital Group (ASX: KYN) is a real estate investment and funds management group with assets under management across Australia and New Zealand. Kyron's key real estate sectors of focus are retail, office, healthcare and hotels and leisure. Kyron has a proven track record from acquiring and unlocking value in real estate assets that provide strong income and capital growth potential. For more information visit www.kyroncapital.com.