Appendix 4E

Preliminary final report

N1 Holdings Limited

ACN: 609 268 279

The following information is provided pursuant to ASX Listing Rule 4.3A.

N1 Holdings Limited (ASX: **N1H**, **N1** or **Company**) is pleased to provide its preliminary final report for the reporting period being the financial year ended 30 June 2026 (**FY26**) to shareholders. The previous corresponding period was the financial year ended 30 June 2025 (**FY25**).

Results for announcement to the market

The financial year has seen a steady growth in the Company's revenue and EBITDA. Key results on an unaudited basis are as follows:

- **Revenue from ordinary activities increased by 9.94% to $21.65 million (FY25: $19.69m).**
- **Profit from ordinary activities after tax increased by 18.4% to $1,013,288 (FY25: $855,826).**
- **Net profit for the year attributable to shareholders increased by 18.4% to $1,013,288 (FY25: $855,826).**
- **EBITDA increased by 22.19% to $1,465,326 (FY25: $1,199,190).**
- **Cash balance as of 30 June 2026 is $22.92 million.**
- **Earnings per share of 1.15 cents. The board will determine whether to issue a dividend for FY26 after completion of the audit.**

	Consolidated	
	2026	**2025**
	$	**$**
Profit before income tax	1,210,504	855,826
Add: Interest expense - Corporate*	6,134	71,432
Add: Depreciation and amortisation	248,688	271,932
EBITDA	1,465,326	1,199,190

* Interest expense and interest income from commercial loan receivables are still included in EBITDA. EBITDA only excludes the interest expenses relating to the corporate and bank loans, as well as interest expenses in relation to AASB 16 Leases.

The Australian private credit market remained resilient during FY26 despite elevated interest rates and ongoing economic and geopolitical uncertainty. Increased regulatory focus on the sector also reinforced the importance of sound governance, transparency and disciplined risk management.

During FY26, the Company delivered continued growth in its lending activities, achieving record settlement volumes during the second half of the year, together with increases in revenue, net profit after tax and EBITDA compared with FY25. The Company continued to optimise its funding structure, with higher settlement and drawdown volumes facilitating greater utilisation of lower-cost funding facilities, resulting in a reduction in the overall cost of funds and improved operating performance.

The Company continued to strengthen its distribution network through mortgage brokers, referral partners and aggregators, while broadening its origination channels through the commencement of a white label program. The Company also continued to expand its use of AI across its lending operations. This included increased adoption of its AI loan scenario platform among broker partners, together with the ongoing development and integration of AI tools across loan origination, credit assessment, portfolio monitoring, capital management and recovery. These initiatives are designed to improve broker engagement, support more efficient decision making, strengthen risk management and enhance the scalability of the Company's lending platform.

As at 30 June 2026, the Company had access to and managed over $400 million in committed lending capital, consisting of approximately $28 million of balance sheet capital raised from private debt, $355 million under debt facilities and approximately $18 million of mortgage funds under management. (Please note: the mortgage funds are not consolidated into the Company's financial statements. These mortgage funds are managed by N1 Venture Pty Ltd, a 100% owned subsidiary of N1H).

The Company remains focused on disciplined credit assessment and prudent capital deployment. Its lending activities continue to be secured against established Australian properties, with no exposure to construction lending and strict asset-selection criteria. In light of increased regulatory focus on the private credit sector, the Company will continue to strengthen its governance, compliance, valuation and risk management practices while pursuing sustainable growth and long-term shareholder value.

N1 Holdings Limited
Appendix 4E
Preliminary final report

1. Company details

Name of entity:	N1 Holdings Limited
ACN:	609 268 279
Reporting period:	For the year ended 30 June 2026
Previous period:	For the year ended 30 June 2025

2. Results for announcement to the market

				$
Revenues from ordinary activities	up	9.94%	to	21,651,527
Profit from ordinary activities after tax	up	18.4%	to	1,013,288
Net profit for the year attributable to shareholders	up	18.4%	to	1,013,288

Dividends
The Board will determine whether to issue a dividend for the reporting after completion of the audit for the reporting period.

Comments
The profit for the Group after providing for income tax amounted to $1,013,288 (30 June 2025: $855,826).

	Consolidated 2026 $	Consolidated 2025 $
Profit before income tax	1,210,504	855,826
Add: Interest expense - Corporate*	6,134	71,432
Add: Depreciation and amortisation	248,688	261,205
EBITDA	1,465,326	1,188,463

* Interest expense and interest income from commercial loan receivable are still included in EBITDA. EBITDA only excludes the interest expenses relating to the corporate and bank loans, as well as interest expenses in relation to AASB 16 Leases.

3. Net tangible assets

	Reporting period Cents	Previous period Cents
Net tangible assets per ordinary security	2.85	1.75

4. Control gained over entities

Name of entity (or group of entities)	The Trustee for One Alternative Credit Fund
Date control gained	07 November 2025

5. Loss of control over entities

Not applicable.

6. Dividends

Current period

	Amount per security Cents	Franked amount per security Cents
Dividends declared and paid during the current financial period (declared on 03 October 2025 and paid on 1 December 2025)	0.30	-

Previous period

	Amount per security Cents	Franked amount per security Cents
Dividends declared and paid during the previous financial period (declared on 20 September 2024 and paid on 2 December 2024)	0.33	-

7. Dividend reinvestment plans

Not applicable.

8. Details of associates and joint venture entities

Not applicable.

9. Foreign entities

Details of origin of accounting standards used in compiling the report:
Not applicable.

10. Audit qualification or review

Details of audit/review dispute or qualification (if any):
This report is based on accounts which are in the process of being audited. It is not considered likely that any audit qualification will arise.

11. Attachments

Details of attachments (if any):
Refer to the attached unaudited financial statements and related notes.

12. Signed

Signed

Date: 28 August 2026

N1 Holdings Limited
Consolidated statement of profit or loss and other comprehensive income
For the year ended 30 June 2026

	Note	Consolidated 2026 $	Consolidated 2025 $
Revenue	3	21,651,527	19,694,560
Other income	4	607,203	423,077
Expenses			
Interest expense		(15,749,038)	(13,111,714)
Employee cost		(2,563,230)	(2,637,285)
Consulting and referral fees		(868,440)	(921,258)
Professional fee		(514,040)	(514,105)
Sales and marketing		(429,283)	(333,126)
Office and administrative expense		(339,629)	(291,683)
Depreciation and amortisation		(248,688)	(261,205)
Occupancy cost and utilities		(83,695)	(85,723)
Finance cost		(51,717)	(69,362)
Travel cost		(156,259)	(50,831)
IT and technology		(5,401)	(6,619)
Loss on disposal/write-off of assets		-	-
Other commercial lending cost	10	(38,806)	(978,900)
Profit before income tax benefit		1,210,504	855,826
Income tax expense		(197,216)	-
Profit after income tax benefit for the year		1,013,288	855,826
Other comprehensive income for the year, net of tax		-	-
Total comprehensive income for the year		1,013,288	855,826
		Cents	**Cents**
Basic earnings per share	1	1.15	0.97
Diluted earnings per share	1	1.15	0.97

The above consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes

N1 Holdings Limited
Consolidated statement of financial position
As at 30 June 2026

	Note	Consolidated 2026 $	Consolidated 2025 $
Assets			
Current assets			
Cash and cash equivalents		22,922,452	11,316,536
Trade and other receivables	5	5,604,548	6,508,692
Contract assets	6	249,490	260,214
Commercial loan receivables	7	231,234,625	108,821,531
Other financial assets		31,636	348,388
Other current assets		170,702	55,066
Total current assets		260,213,453	127,310,427
Non-current assets			
Contract assets	6	798,272	877,366
Other financial assets		367,782	229,767
Property, plant and equipment		803,167	1,039,702
Deferred tax assets		430,595	627,811
Intangible assets	8	104,606	107,631
Commercial loan receivables	7	8,409,549	-
Other non-current assets		216,365	215,700
Total non-current assets		11,130,336	3,097,977
Total assets		271,343,789	130,408,404
Liabilities			
Current liabilities			
Trade and other payables		1,438,183	1,141,955
Contract liabilities		123,911	109,565
Loan and borrowings	9	24,490,843	27,847,343
Lease liabilities		199,230	184,454
Deferred income		3,726,154	2,481,341
Provisions		419,165	174,175
Total current liabilities		30,397,486	31,938,833
Non-current liabilities			
Contract liabilities		403,246	382,776
Loan and borrowings	9	236,985,191	94,894,634
Lease liabilities		515,521	714,751
Provisions		50,963	235,149
Total non-current liabilities		237,954,921	96,227,310
Total liabilities		268,352,407	128,166,143
Net assets		2,991,382	2,242,261
Equity			
Issued capital		6,954,061	6,954,061
Options reserve		206,524	206,524
Retained earnings		(4,169,203)	(4,918,324)
Total equity		2,991,382	2,242,261

The above consolidated statement of financial position should be read in conjunction with the accompanying notes

N1 Holdings Limited
Consolidated statement of changes in equity
For the year ended 30 June 2026

Consolidated	**Issued capital $**	**Share-based payment reserve $**	**Retained profits $**	**Total equity $**
Balance at 1 July 2024	6,954,061	216,368	(5,483,567)	1,686,862
Profit after income tax expense for the year	-	-	855,826	855,826
Other comprehensive income for the year, net of tax	-	-	-	-
Total comprehensive income for the year	-	-	855,826	855,826
Transactions with owners in their capacity as owners:				
Share-based payments	-	(9,844)	-	(9,844)
Dividends paid	-	-	(290,583)	(290,583)
Balance at 30 June 2025	6,954,061	206,524	(4,918,324)	2,242,261

Consolidated	**Issued capital $**	**Share-based payment reserve $**	**Retained profits $**	**Total equity $**
Balance at 1 July 2025	6,954,061	206,524	(4,918,324)	2,242,261
Profit after income tax expense for the year	-	-	1,013,288	1,013,288
Other comprehensive income for the year, net of tax	-	-	-	-
Total comprehensive income for the year	-	-	1,013,288	1,013,288
Transactions with owners in their capacity as owners:				
Share-based payments	-	-	-	-
Dividends paid	-	-	(264,167)	(264,167)
Balance at 30 June 2026	6,954,061	206,524	(4,169,203)	2,991,382

N1 Holdings Limited
Consolidated statement of cash flows
For the year ended 30 June 2026

	Consolidated 2026 $	Consolidated 2025 $
Cash flows from operating activities		
Receipts from customers	25,122,051	15,157,265
Interest received from bank deposit	469,744	300,265
Payments to suppliers and employees	(4,758,606)	(6,309,398)
Net increase in fund lent as commercial loans	(132,019,579)	(12,376,801)
Net increase in fund received for commercial loans	138,734,058	14,995,832
Interest and other finance costs paid for commercial loans	(15,758,905)	(13,109,644)
Net cash (used in)/from operating activities	11,788,763	(1,342,481)
Cash flows from investing activities		
Payments for property, plant and equipment	(9,128)	(57,222)
Net (loans to)/repayment from third parties	316,752	(255,006)
Net cash (used in)/from investing activities	307,624	(312,228)
Cash flows from financing activities		
Dividends paid	(264,167)	(290,583)
Repayment of lease liabilities	(220,170)	(233,861)
Payment of finance cost and interest	(6,134)	(36,324)
Net cash used in financing activities	(490,471)	(560,768)
Net (decrease)/increase in cash and cash equivalents	11,605,916	(2,215,477)
Cash and cash equivalents at the beginning of the financial year	11,316,536	13,532,013
Cash and cash equivalents at the end of the financial year	22,922,452	11,316,536

The above consolidated statement of cash flows should be read in conjunction with the accompanying notes

Note 1. Earnings per share

	Consolidated 2026 $	2025 $
Profit after income tax	1,013,288	855,826
Weighted average number of ordinary shares used in calculating basic and diluted earnings per share	88,055,573	88,055,573
Basic earnings per share	1.15	0.97
Diluted earnings per share	1.15	0.97

Note 2. Operating segments

Identification of reportable operating segments
The Group is organised into two continuing operating segments: financial services and others. These operating segments are based on the internal reports that are reviewed and used by the Board of Directors, who are identified as the Chief Operating Decision Makers ('CODM'), in assessing performance and determining the allocation of resources. There is no aggregation of operating segments.

The Group previously operated in the real estate services and migration services segments. Real estate service operation was terminated during the year ended 30 June 2025 and did not operate during the year ended 30 June 2026. Migration service operation was terminated during the year ended 30 June 2026. Accordingly, the comparative information relating to these former segments has been re-presented within the “Other” segment to conform with the current year presentation.

Financial services
This segment refers to the operating activities in the area of financial service business mainly including:
- Commercial loan lending
- Mortgage broking
- Advisory service

The Group lends privately raised funds to commercial borrowers and earns loan facility set up related fees, interest income as well as management fees from mortgage funds issued and managed by N1 Venture Pty Ltd.

The Group acts as a mortgage broker that provides its customers with advice and support and receives commission payments on loans originated through its network of customers.

The Group provides financial advisory, trustee and fund management services to its customers and receives advisory service fees.

Other business operations that are not separately reportable, as well as costs associated with enterprise functions (such as Administration, Finance and Treasury) are included in ‘Other’.

The CODM reviews EBITDA (earnings before interest, tax, depreciation and amortisation). The accounting policies adopted for internal reporting to the CODM are consistent with those adopted in the consolidated financial statements.

Note 2. Operating segments (continued)

Operating segment information

Consolidated Group - 2026	**Financial service $**	**Other $**	**Total $**
Revenue			
Revenue	21,651,527	-	21,651,527
Interest income	469,717	27	469,744
Other income		137,459	137,459
Total revenue	22,121,244	137,486	22,258,730
Segment profit/(loss) before income tax	3,703,756	(2,493,252)	1,210,504
Profit/(loss) before income tax expense	3,703,756	(2,493,252)	1,210,504
Income tax expense			(197,216)
Profit after income tax expense			1,013,288
Material items include:			
Interest expense calculated using the effective interest method	(15,742,904)	(6,134)	(15,749,038)
Depreciation and amortisation	(230,296)	(18,392)	(248,688)
Assets			
Total Segment assets	273,723,455	14,613,885	288,337,339
Intersegment eliminations			(16,993,550)
Total assets			271,343,789
Liabilities			
Total Segment liabilities	259,694,237	13,617,728	273,311,965
Intersegment eliminations			(4,959,558)
Total liabilities			268,352,407

Note 2. Operating segments (continued)

Consolidated Group - 2025	Financial service $	Other $	Total $
Revenue			
Revenue	19,659,890	34,670	19,694,560
Interest income	300,050	215	300,265
Other income	(31)	122,843	122,812
Total revenue	19,959,909	157,728	20,117,637
Segment profit/(loss) before income tax	4,382,688	(3,526,862)	855,826
Profit/(loss) before income tax benefit	4,382,688	(3,526,862)	855,826
Income tax benefit			-
Profit after income tax benefit			855,826
Material items include:			
Interest expense calculated using the effective interest method	(13,075,390)	(36,324)	(13,111,714)
Depreciation and amortisation	(240,368)	(20,837)	(261,205)
Consolidated Group - 30 June 2025			
Assets			
Total Segment assets	143,636,604	25,217,334	168,853,938
Intersegment eliminations			(38,445,534)
Total assets			130,408,404
Liabilities			
Total Segment liabilities	131,528,678	24,423,199	155,951,877
Intersegment eliminations			(27,785,734)
Total liabilities			128,166,143

Note 3. Revenue

Disaggregation of revenue
The disaggregation of revenue from contracts with customers is as follows:

	Consolidated 2026 $	Consolidated 2025 $
Mortgage broking and commercial lending origination commission	446,073	357,733
Mortgage broking trail commission	298,055	326,169
Net movement in trail commission asset valuation	(124,634)	(54,643)
Commercial lending interest income	18,540,203	17,650,359
Other services relating to commercial lending	2,230,450	1,382,772
Migration service	-	34,670
Advisory service	261,380	(2,500)
	21,651,527	19,694,560

Note 3. Revenue (continued)

Geographical regions

	Consolidated 2026 $	Consolidated 2025 $
Australia	21,651,527	19,694,560

Timing of revenue recognition
Revenue is recognised either at a point in time or over time, when (or as) the Group satisfies performance obligations based on the services rendered for its real estate service and the interest earned over time for its commercial lending interest income. The analysis of the revenue recognition point is as below:

	2026 At point in time $	2026 Over time $	2025 At point in time $	2025 Over time $
Commercial lending interest income	-	18,540,203	-	17,650,359
Other service fees relating to commercial lending	2,230,450	-	1,382,772	-
Mortgage origination commission	446,073	-	357,733	-
Mortgage broking trail commission	298,055	-	326,169	-
Net movement in trail commission asset valuation	(124,634)	-	(54,643)	-
Advisory service	261,380	-	(2,500)	-
Migration service	-	-	34,670	-
	3,111,324	18,540,203	2,044,201	17,650,359

Commercial lending interest income
Commercial lending interest income (including loan establishment fee received) from commercial loan receivables is recognised using the effective interest method.

Other service fees relating to commercial lending
Other service fees include management fee, loan processing and administration service fee, discharge fee, break fee, and monthly line fee. Other service fees are recognised when the services are delivered.

Mortgage broking services
The Group provides a service of introducing applicants to lenders as part of the process to originate a loan and receive commissions for the service provided. The service activities that form part of this process are interrelated and interdependent of each other and form a single performance obligation. The Group recognises commission as revenue upon the settlement of loans, which is when the performance obligation is completed.

The deferral of a portion of the commission as trail commission is a mechanism by which lenders incentivise brokers to introduce quality applicants that will not refinance their loans and therefore maximise the life of the loan. This mechanism affects the transaction price, but it does not give rise to a separate performance obligation. As a result, trail commission is also recognised as revenue upon settlement of loans and at the same time, the right to trail commission is recognised as a contract asset on the statement of financial position. The contract asset will only become a financial asset (i.e. a receivable) when the right to the consideration is unconditional. This is expected to be as each month's entitlement to the trail commission is established, i.e. when an invoice is raised to the aggregator.

The Group recognises trailing commission as revenue only if it is highly probable that a change in the estimate of the variable consideration would not result in a significant reversal of the cumulative revenue already recognised.

The upfront origination commission is recognised at its transactions price and the trailing commission is recognised by using the expected value approach constrained by avoiding possible future downward revenue adjustments (i.e., revenue reversals).

Note 3. Revenue (continued)

The Group is a principal because it controls its service activities during the loan application process and is entitled to gross commissions from lenders/aggregators. As a result, the revenue for commission earned is presented on a gross basis. The portion payable to commission-based brokers is recorded separately and recognised as trail commission liabilities at reporting date.

Advisory service fee
Advisory service fee are recognised at the point in time when the services are delivered.

Note 4. Other income

	Consolidated	
	2026 $	2025 $
Interest income	469,744	300,265
Others	137,459	71,613
Gain on write-off of ROU/Lease liabilities of old lease	-	51,199
	607,203	423,077

Note 5. Trade and other receivables

	Consolidated	
	2026 $	2025 $
Current assets		
Trade receivables	1,032,612	1,059,370
Interest receivable	4,524,103	5,411,244
Agent commission clawback receivable	47,833	38,078
	5,604,548	6,508,692

Trade and other receivables are initially recognised at their transaction price (as defined in AASB 15) and subsequently measured at amortised cost (on the basis that the Group's business model is to hold and collect contractual cash flows which are solely for payments of trade and other receivables).

The impairment assessment required by AASB 9 for financial assets is based on the forward-looking expected credit loss ('ECL') model.

The simplified approach is adopted to assess the impairment of trade and other receivables. Under the simplified approach, life time expected credit losses are estimated based on historically incurred and forward expected credit losses, both of which are examined and assessed to determine the amount of impairment as at reporting date. Specifically, the Group applies credit loss factors determined from estimation of customer default probability and loss percentage on current observable data which include:
• forecasts of economic conditions such as unemployment, interest rates, gross domestic product and inflation;
• financial difficulties of a counterparty or probability that a counterparty will enter bankruptcy; and
• conditions specific to the asset to which the receivable relates.

Debts that are known to be uncollectable are written off when identified.

Credit risk

The Group has credit risk exposure in relation to commercial lending interest and fees receivable from multiple companies.

On a geographic basis, the Group has significant credit risk exposures in Australia only.

Note 5. Trade and other receivables (continued)

As at 30 June 2026, the Group has recorded a provision of $45,108 (30 June 2025: $45,108) for trade and other receivables assessed to be impaired.

As at 30 June 2026, the amount of all trade and other receivables past due but not impaired is $256,212 (30 June 2025: $4,648,151).

Note 6. Contract assets

	Consolidated	
	2026 $	2025 $
Current assets		
Contract assets	249,490	260,214
Non-current assets		
Contract assets	798,272	877,366

The contract asset relates to future trail income for the mortgage broking service. It is recognised and measured by using the expected cashflow approach. The contract asset will only become a financial asset (i.e. a receivable) when the right to the consideration is unconditional. This is at the point when monthly trail commission is invoiced to the aggregator.

Reconciliation of the contract assets at the beginning and end of the current financial year are set out below:		
Opening balance	1,137,580	1,119,789
Expected trail commission from new loans and commission step up and effect of the change in the valuation model	208,237	343,960
Trail commission received	(298,055)	(326,169)
	1,047,762	1,137,580

The Group receives trailing commissions from lenders on settled loans over the life of the loan based on the loanbook balance outstanding subject to the loan continuing to perform. The Group also makes trailing commission payments to brokers based on their individual loanbook balance outstanding.

The contract assets and the corresponding payable to brokers are determined by using the discounted cash flow valuation technique.

The expected cashflow approach requires the use of key assumptions to determine the amortised cost at balance sheet date including the future run-off rate of the underlying loan portfolio, the discount rate and the percentage paid to individual brokers working under the Group's management. The future run-off rate used is actually a series of rates applied to the underlying loans based primarily on their age at the date of valuation. The weighted average life shown below is the result of the series of future run-off rates applied to the specific loan data at the balance sheet date.

The determination of the assumptions to be used in the valuation is made by Management based primarily on a variety of contributing factors including: an annual assessment of the underlying loan portfolio, historical run-off rate analysis and consideration of current and future economic factors. These factors are complex and the determination of assumptions requires a high degree of judgement.

	Consolidated	
	2026 %	2025 %
Discount rate	8.32%	8.32%
Average percentage of trailing commission entitled by the Group	48.11%	55.20%
Weighted average loan life (in years)	5.42	5.35

Note 6. Contract assets (continued)

Sensitivity
The sensitivity of contract asset value is mainly raised from discount rate used in the valuation. The sensitivity analysis is shown as below:

	2026 $	2025 $
Discount rate - increase 2% (2025: 2%)	1,006,414	1,065,849
Discount rate - decrease 2% (2025: 2%)	1,092,811	1,179,033

Note 7. Commercial loan receivables

	Consolidated	
	2026 $	2025 $
Current assets		
Commercial loan receivables	231,234,625	108,821,531
Non-current assets		
Commercial loan receivables	8,409,549	-

Recognition and measurement
Loan receivables are initially recognised at fair value plus or minus transaction costs that are directly attributable to the acquisition or issue of the loan and subsequently measured at amortised cost (on the basis that the Group's business model is to hold and collect contractual cash flow that are solely for payments of principals and interest on principal amounts outstanding.

Credit risk management
The loans are secured with established real property or land in line with the Group’s lending requirements. The Group continuously monitors the credit quality of the borrowers based on a credit rating scorecard. The Group assesses each of its commercial loans by using a credit scoring model that is based on current and historical past due statuses, indebtedness, loan-to-value measures (‘LTV measures’), and the loan size. The forecasted business default rates, price of property and mortgage default rates may be factored into the Credit Scoring. The Credit Scoring Level and corresponding Probability of Default is documented and reviewed regularly by both Accounting and Credit Management Department.

Credit quality - Security held against loans

	Consolidated	
	2026 $	2025 $
Secured by mortgage over real estate	239,644,174	108,821,531
	239,644,174	108,821,531

	Consolidated	
	2026 $	2025 $
First mortgage	236,498,202	105,209,688
Second mortgage	3,145,972	3,611,843
	239,644,174	108,821,531

Note 7. Commercial loan receivables (continued)

	Consolidated	
	2026	**2025**
	$	**$**
LVR buckets		
0-60%	23,809,882	27,174,273
60.01%-70%	186,304,083	53,516,808
70.01%-75%	28,570,180	24,744,085
75.01%-80%	595,565	3,017,352
Other *	364,464	369,013
	239,644,174	108,821,531

* The security property of this default loan will be listed on market for sale. Following the completion of this potential sale, the entire remaining loan balance reduced by any credit enhancement received will be sold via a nonrecourse assignment. The credit enhancement includes financial guarantees from the directors of the borrower's parent entity. The Group's board of directors has reviewed and approved the potential transaction.

Concentration of loans
Concentration risk is a measurement of the Group's exposure to an individual counterparty (or a group of related parties). Concentration exposures to counterparties are closely monitored.

Loans receivable pledged as security
The Group raises funds to lend money to commercial entities on a short-term basis and earns interest income. A total loan receivable of $228 million (30 June 2025: $96 million) are pledged as security for loans from financial institutions by the general security deed.

	Consolidated	
	2026	**2025**
	$	**$**
Geographical concentrations		
New South Wales	181,704,076	68,441,715
Victoria	40,317,596	32,337,861
Queensland	9,719,323	5,261,171
South Australia	6,522,154	1,484,747
Tasmania	540,286	-
Western Australia	840,739	1,296,037
	239,644,174	108,821,531

Impairment assessment
The impairment assessment required by AASB 9 for financial assets are based on a forward-looking expected credit loss ('ECL') model.

The general approach is adopted to assess the impairment of loan receivables.

Stage 1 – 12 months ECL (Performing loans):
Loans are classified as Stage 1 when there has not been a significant increase in credit risk since origination. This includes loans within their contractual term. An allowance is recognised for credit losses expected over the next 12 months.

Stage 2 – Lifetime ECL (Underperforming loans):
Loans move to Stage 2 when a significant increase in credit risk has occurred, even if not credit-impaired. This includes cases where a loan has exceeded its contractual term, and no interest payments have been received. Lifetime expected credit losses are recognised on these exposures.

Note 7. Commercial loan receivables (continued)

Stage 3 – Lifetime ECL (Credit-impaired loans):
Loans are classified as Stage 3 when credit-impaired, such as where the borrower is in default and repayment is unlikely without recourse to collateral. Lifetime expected credit losses are recognised, with interest income accrued on the net carrying amount.

At each reporting date, the Group assesses whether financial assets carried at amortised cost are 'credit-impaired'. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

The Group recognises loss allowances at an amount equal to lifetime (3-24 months) ECL on loan receivables. Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

Lifetime ECLs are the ECLs that result from all possible default events over the expected life of the loan receivable and are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the Group in accordance with the contract and the cash flows that the Group expects to receive).

Debts that are known to be uncollectable are written off when identified.

Credit risk stage	Gross carrying amount	Impairment loss allowance	Credit impaired
30 June 2026			
Credit risk stage 1	228,992,380	-	No
Credit risk stage 2	12,764,464	-	No
Credit risk stage 3	-	-	Yes
30 June 2025			
Credit risk stage 1	98,977,517	-	No
Credit risk stage 2	9,844,014	-	No
Credit risk stage 3	-	-	Yes

The loan receivables have been assessed at individual loan level for ECL by the Group where the estimated recoverable amounts from disposal of the security held against the loans are all higher than the losses given default. Therefore, the Group assessed that the expected credit loss provision is $nil at 30 June 2026 (30 June 2025: $nil).

Critical accounting estimates and judgements - Expected credit losses on commercial loans receivables

The Group reviews individually commercial lending loans at each reporting date to assess whether an impairment loss should be recorded in the income statement. Judgement by management is required in the estimation of the amount and timing of future cash flows when determining the impairment loss. In estimating these cash flows, the Group makes judgements about the borrower's financial situation and the net realisable value of collateral. These estimates are based on assumptions about a number of factors including forward looking information available at the time. Actual results may differ, resulting in future changes to the allowance.

Note 8. Intangible assets

	Consolidated 2026 $	Consolidated 2025 $
Non-current assets		
Finance licence	99,988	99,988
Website and IT system	357,270	357,270
Less: Accumulated amortisation	(352,652)	(349,627)
	4,618	7,643
	104,606	107,631

Reconciliations
Reconciliations of the written down values at the beginning and end of the current and previous financial year are set out below:

Consolidated	**Finance licence $**	**Website and IT system $**	**Total $**
Balance at 1 July 2024	99,988	14,232	114,220
Amortisation	-	(6,589)	(6,589)
Balance at 30 June 2025	99,988	7,643	107,631
Amortisation	-	(3,025)	(3,025)
Balance at 30 June 2026	99,988	4,618	104,606

Note 9. Loan and borrowings

	Consolidated **2026** $	Consolidated **2025** $
Current		
Loans received for commercial lending (i)	22,190,843	26,387,343
Loans from related parties (ii)	2,300,000	100,000
Loans received in advance for commercial lending (iii)	-	360,000
Loans payable for commercial lending (iv)	-	1,000,000
	24,490,843	27,847,343

	Consolidated **2026** $	Consolidated **2025** $
Non-current		
Loans received for commercial lending (i)	2,794,264	5,918,838
Loans from related parties (ii)	500,000	1,300,000
Loans from financial institution (v)	233,690,927	87,675,796
	236,985,191	94,894,634

Note 9. Loan and borrowings (continued)

i) Loan received for commercial lending
Loans received for commercial lending are the funds being raised for commercial loan lending to customers. They are unsecured. The terms of the loans are from 6 months to 2 years. Interest rates are fixed rate within each loan term, and the interest range is from 7% per year to 12% per year depends on the different loan terms. The outstanding loan balance as at 30 June 2026 is $24,985,107 (30 June 2025: $32,306,181).

ii) Loans from related parties
The outstanding loan balance of unsecured loans from related parties as at 30 June 2026 is $2,800,000 (30 June 2025: $1,400,000). The term of the loans is within 12 to 24 months, and the interest rate is from 8.5% per year to 10% per year.

iii) Loan received in advance for commercial lending
No loans were received in advance as at 30 June 2026. (30 June 2025: $360,000).

iv) Loans payable for commercial lending
No loan matured as at 30 June 2026 and redeemed to investors after 1 July 2026.

v) Loans received from financial institutions
Loans received from financial institutions are the funds being raised for commercial loan lending to customers. As of 30 June 2026, the Company has drawdown a total of $233.69 million (30 June 2025: $88.5 million) of the $355 million (30 June 2025: $195.6 million) debt/warehouse facilities limit. The facilities maturity dates are on from second half year of 2027 to 2028 (30 June 2025: second half year of 2026). Transaction costs directly attributable to the facilities have been capitalised and are amortised over the facility term in the effective interest rate. The interest rates for all facilities are floating at 1-month or 3-month BBSW (Bank Bill Swap Rate as administered by ASX Benchmark Pty Ltd) plus a margin.

All facilities contain a number of undertakings and are secured by a general security deed over the Group’s assets and are operating on an interest-only basis with a term of 24 months.

Note 10. Other commercial lending expenses

	Consolidated	
	2026 $	2025 $
Other commercial lending expenses	38,806	978,900
	38,806	978,900

During the reporting period, the Group incurred expenses related to the enforcement and recovery of certain commercial loan receivables. These expenses primarily consist of legal and professional fees associated with enforcement and recovery activities; Government costs, including land tax and council rates, incurred during the holding or disposal of secured properties; and Agent fees related to property marketing, and sales activities for the recovery of outstanding loan balances. All principals have been fully recovered.

Note 11. Events after the reporting period

No matter or circumstance has arisen since 30 June 2026 that has significantly affected, or may significantly affect the Group's operations, the results of those operations, or the Group's state of affairs in future financial years.