



The Trust Company (RE Services)
Limited
ACN 003 278 831
AFSL 235150
Level 14, 123 Pitt Street
Sydney, NSW, 2000

31 August 2026

ASX Limited
ASX Market Announcement Office
Level 27, 39 Martin Place
Sydney NSW 2000

METRICS REAL ESTATE MUTLI-STRATEGY FUND
Appendix 4E Preliminary Final Report

The Trust Company (RE Services) Limited (the **Responsible Entity**) in its capacity as responsible entity of the Metrics Real Estate Multi-Strategy Fund (ASX: **MRE**), a stapled structure consisting of the Metrics Real Estate Multi-Strategy Passive Trust ARSN 679 413 293 and the Metrics Real Estate Multi-Strategy Active Trust ARSN 679 413 695 (**Fund**), hereby lodges the Appendix 4E Preliminary Final Report with the ASX for the financial year ended 30 June 2026.

The financial information in the Appendix 4E Preliminary Final Report has been prepared taking into account information provided by the Fund's manager, Metrics Credit Partners Pty Ltd (**Metrics**). The Responsible Entity has considered that information and notes that the financial information contained in the Appendix 4E Preliminary Final Report is unaudited and remains subject to completion of audit procedures and Board approval of the 2026 financial statements.

KPMG (the auditor for the Fund) has notified the Responsible Entity that as of 31 August 2026, KPMG's audit of the 30 June 2026 Financial Report for the Fund is incomplete and that KPMG continues to work through remaining audit procedures required to bring the audit to completion, noting the statutory deadline as required by the Corporations Act 2001 (Cth), 30 September 2026.

Accordingly, it is possible that amounts shown in the Preliminary Final Report may differ materially from the final audited 30 June 2026 Financial Report for the Fund.

The Responsible Entity will immediately make a further announcement if it becomes aware any circumstance is likely to materially affect the results or other information contained in this Preliminary Final Report.

For any enquiries, please contact invest@metrics.com.au.

This announcement was authorised for release by the Board of the Responsible Entity.

Sylvie Dimarco
Company Secretary

Appendix 4E – Preliminary Final Report

Metrics Real Estate Multi-Strategy Fund

A stapled structure consisting of the
Metrics Real Estate Multi-Strategy Passive Trust (ARSN 679 413 293)
and the Metrics Real Estate Multi-Strategy Active Trust (ARSN 679 413 695)

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The Preliminary Financial Report covers the Metrics Real Estate Multi-Strategy Fund comprising of the two Australian registered schemes listed below (collectively referred to as the Stapled Trusts):

- ▶ *The Metrics Real Estate Multi-Strategy Passive Trust (MREPASS) (ARSN 679 413 293)*
- ▶ *The Metrics Real Estate Multi-Strategy Active Trust (MREACT) (ARSN 679 413 695)*

The Trust Company (RE services) Limited (ABN 45 003 278 831) (AFSL 235 150) is the responsible entity of the Stapled Trusts. The Responsible Entity's registered office is:

*Level 14 Angel Place
123 Pitt Street
Sydney NSW 2000*

Metrics Real Estate Multi-Strategy Fund

Appendix 4E – Preliminary Financial Report

For the year ended 30 June 2026

Details of Reporting Year

Current: For the year ended 30 June 2026

Previous Corresponding*: For the period 31 July 2024 to 30 June 2025

* This was the first annual reporting period for Metrics Real Estate Multi-Strategy Fund.

The Directors of the Trust Company (RE Services) Limited, the Responsible Entity of the Metrics Real Estate Multi-Strategy Fund (the **Fund** or **MRE**), comprising of the two Australian registered schemes listed below (collectively referred to as the Stapled Trusts).

- ▶ The Metrics Real Estate Multi-Strategy Passive Trust (**MREPASS**) (ARSN 679 413 293); and
- ▶ The Metrics Real Estate Multi-Strategy Active Trust (**MREACT**) (ARSN 679 413 695).

Announce the preliminary results of the Fund for the year ended 30 June 2026 as follows:

Audit Work Ongoing

The financial information in this Preliminary Final Report has been prepared taking into account information provided by the Fund's Investment Manager, Metrics Credit Partners Pty Ltd (Metrics). The Responsible Entity has considered that information and notes that the financial information contained in this Preliminary Final Report is unaudited and remains subject to completion of audit procedures and Board approval of the 2026 financial statements.

KPMG has notified the Responsible Entity that as of 31 August 2026, KPMG's audit of the 30 June 2026 Financial Report for the Fund is incomplete and that KPMG continues to work through remaining audit procedures required to bring the audit to completion, noting the statutory deadline as required by the *Corporations Act 2001* (Cth), 30 September 2026.

Accordingly, it is possible that amounts shown in the Preliminary Final Report may differ materially from the final audited financial statements for the Fund.

There will be a further announcement to the market if we become aware any circumstance is likely to materially affect the results or other information contained in this Preliminary Final Report.

Further Information

The audited Annual Report is expected to be made available in September 2026.

This document comprises the information as required by Listing Rule 4.3A. This Preliminary Final Report does not include all the notes of the type normally included in the Annual Report. Accordingly, this report is to be read in conjunction with the Annual Report, when released, and any public announcements made in accordance with the continuous disclosure requirements of the ASX Listing Rules.

Results for Announcement to the Market

Extracted from the preliminary Annual Report for the year ended 30 June 2026.

FOR THE PERIOD ENDED 30 JUNE	2026 CONSOLIDATED \$'000	2025 CONSOLIDATED \$'000	% INCREASE/ (DECREASE) OVER CORRE- SPONDING PERIOD
Revenue from ordinary activities	113,439	44,666	153.98%
Profit/(loss) for the period after income tax	70,605	38,308	84.31%
Total comprehensive income/(loss) for the period	70,605	38,308	84.31%

Details of Distributions

	YEAR ENDED 30 JUNE 2026		PERIOD ENDED 30 JUNE 2025	
	\$'000	CPU*	\$'000	CPU*
The distributions for the period declared by MREPASS were as follows	15,884	10.48	12,431	8.21

Refer to Note 4 for further details.

* Distribution is expressed as the cents per unit (CPU) amount in Australian Dollars.

Subsequent to the year end, on 31 July 2026, MREPASS declared a distribution of 0.91 cents per ordinary unit which amounted to \$1,377,888 and was paid on 10 August 2026. On 25 August 2026, MREPASS declared a distribution of 0.92 cents per ordinary unit which amounts to \$1,393,030 and will be paid on 8 September 2026.

MREACT did not declare any distributions in its own right.

Net Tangible Assets

	2026 CONSOLIDATED \$'000	2025 CONSOLIDATED \$'000
Total Net Assets attributable to unitholders (\$'000)	383,430	328,709
Units on issue ('000)	151,416	151,416
Net Assets attributable to unitholders per unit (cents)	2.53	2.17

Control Gained or Lost Over Entities During the Year

There were no entities over which control was gained or lost during the year ended 30 June 2026.

Details of Associates and Joint Venture Entities

The Fund does not have any direct interests in associates and joint venture entities. Indirect interests in associates and joint venture entities arising from investment into MREACT will be detailed in note 6 of the Financial statements.

Other Information

The Fund and the Stapled Trusts are not foreign entities.

Investment Manager Report

The Metrics Real Estate Multi-Strategy Fund (**MRE** or **Fund**) comprises stapled units in two Australian managed investment schemes, being the:

- ▶ Metrics Real Estate Multi-Strategy Passive Trust (**Passive Trust**); and
- ▶ Metrics Real Estate Multi-Strategy Active Trust (**Active Trust**).

The Fund seeks to provide investors with the opportunity to obtain broad exposure to commercial real estate (CRE) investments predominantly in Australia and New Zealand. The Active Trust also has the ability, if determined by Metrics, to invest in developed Asia.

Metrics has maintained a consistent investment approach in FY26 despite heightened global geopolitical uncertainty and public market volatility.

Through its investment in the Passive Trust, the Fund has delivered consistent income to investors, with a distribution return of 4.57% over the last twelve months and 5.09% p.a. for the MCP Real Estate Debt Fund since inception. The Active Trust has provided growth returns that have contributed to the overall net return for the Fund of 23.57% over the last twelve months, and 20.61% for the Metrics Real Estate Equity Opportunities Fund since inception. These returns are reflective of the continued progress on the various CRE projects within the Active Trust.

As of 30 June 2026, the Passive Trust had exposure to 168 debt assets (compared to 144 at 30 June 2025), 98% of the portfolio was comprised of senior ranking loans (including cash), and the debt investments in the portfolio had a weighted average credit rating of BB+. 100% of the Fund's loans were made to Australian borrowers. The Passive Trust has a credit duration of 1.1 years and a weighted average LVR of 72%.

As at financial year end, the Active Trust was diversified across the Residential (77%), Industrial (13%) and Commercial (10%) sectors, and diversified across NSW (65%), VIC (21%) and QLD (14%), and had 16 equity assets, compared to 14 at 30 June 2025.

Statements of Profit or Loss and Other Comprehensive Income

For the year ended 30 June 2026

	NOTES	CONSIDERED FOR THE YEAR ENDED 30 JUNE 2026 \$'000	METRICS REAL ESTATE MULTI- STRATEGY PASSIVE TRUST FOR THE YEAR ENDED 30 JUNE 2026 \$'000	CONSIDERED FOR THE PERIOD 31 JULY 2024 TO 30 JUNE 2025 \$'000	METRICS REAL ESTATE MULTI- STRATEGY PASSIVE TRUST FOR THE PERIOD 31 JULY 2024 TO 30 JUNE 2025 \$'000
Investment income					
Interest income		36	13	350	192
Distribution income		15,902	15,902	11,789	11,789
Net gains/(losses) on financial instruments at fair value through profit or loss		96,630	(45)	31,918	(151)
Other income		871	871	609	609
Total investment income		113,439	16,741	44,666	12,439
Expenses					
Responsible Entity and Custodian fees		163	83	88	43
Management fees		4,719	–	2,441	–
Performance fees		8,851	–	–	–
Administration and other expenses		603	254	228	111
Total expenses		14,336	337	2,757	154
Profit for the period before income tax		99,103	16,404	41,909	12,285
Income tax expense		28,498	–	3,601	–
Profit for the period after income tax	3	70,605	16,404	38,308	12,285
Other comprehensive income for the period		–	–	–	–
Total comprehensive income for the period		70,605	16,404	38,308	12,285
Attributable to:					
Parent (Metrics Real Estate Multi-Strategy Active Trust)		54,201	–	26,023	–
Non-controlling interest – NCI (Metrics Real Estate Multi-Strategy Passive Trust)		16,404	–	12,285	–
Total		70,605	–	38,308	–
		CENTS		CENTS	
Basic and diluted gain/(loss) per unit (cents)		46.63	–	25.30	–

The financial information presented in this Appendix 4E has been prepared on a condensed basis. Accordingly, the above Statements of Profit or Loss and Other Comprehensive Income should be read in conjunction with the accompanying notes, which contain selected disclosures relevant to an understanding of the period's results.

Statements of Financial Position

As at 30 June 2026

	NOTES	CONSOLIDATED AS AT 30 JUNE 2026 \$'000	METRICS REAL ESTATE MULTI-STRATEGY PASSIVE TRUST AS AT 30 JUNE 2026 \$'000	CONSOLIDATED AS AT 30 JUNE 2025 \$'000	METRICS REAL ESTATE MULTI-STRATEGY PASSIVE TRUST AS AT 30 JUNE 2025 \$'000
Assets					
Cash and cash equivalents		4,293	39	400	227
Distribution receivable		1,564	1,564	1,779	1,779
Other receivables		681	566	280	203
Financial assets	2	430,014	151,269	333,334	151,265
Total assets		436,552	153,438	335,793	153,474
Liabilities					
Distribution payable	4	1,605	1,605	2,180	2,180
Responsible Entity and Custodian fees payable		36	18	17	7
Management fee payable		454	–	308	–
Performance fee payable		8,851	–	–	–
Deferred tax liability		30,935	–	3,601	–
Current tax liability		1,164	–	–	–
Intercompany loan payable		10,000	–	–	–
Other payables		77	25	978	17
Total liabilities		53,122	1,648	7,084	2,204
Net assets attributable to unitholders – equity	3	383,430	151,790	328,709	151,270
Attributable to:					
Parent (Metrics Real Estate Multi-Strategy Active Trust)		231,640		177,439	
Non-controlling interest – NCI (Metrics Real Estate Multi-Strategy Passive Trust)		151,790		151,270	
Total		383,430		328,709	

The financial information presented in this Appendix 4E has been prepared on a condensed basis. Accordingly, the above Statements of Financial Position should be read in conjunction with the accompanying notes, which contain selected disclosures relevant to an understanding of the period's results.

Statements of Changes in Equity

For the year ended 30 June 2026

	NOTES	PARENT (METRICS REAL ESTATE MULTI-STRATEGY ACTIVE TRUST) FOR THE YEAR ENDED 30 JUNE 2026 \$'000	NCI-(METRICS REAL ESTATE MULTI-STRATEGY PASSIVE TRUST) FOR THE YEAR ENDED 30 JUNE 2026 \$'000	CONSOLIDATED THE YEAR ENDED 30 JUNE 2026 \$'000
Total equity at the beginning of the period		177,439	151,270	328,709
Profit/(loss) for the period after income tax		54,201	16,404	70,605
Other comprehensive income/(loss) for the period		–	–	–
Total comprehensive income for the year		54,201	16,404	70,605
Transactions with unitholders:				
Distributions paid and payable	3, 4	–	(15,884)	(15,884)
Total transactions with unitholders			(15,884)	(15,884)
Total equity at the end of the year		231,640	151,790	383,430

For the period 31 July 2024 to 30 June 2025

	NOTES	PARENT (METRICS REAL ESTATE MULTI-STRATEGY ACTIVE TRUST) FOR THE PERIOD 31 JULY 2024 TO 30 JUNE 2025 \$'000	NCI-(METRICS REAL ESTATE MULTI-STRATEGY PASSIVE TRUST) FOR THE PERIOD 31 JULY 2024 TO 30 JUNE 2025 \$'000	CONSOLIDATED FOR THE PERIOD 31 JULY 2024 TO 30 JUNE 2025 \$'000
Total equity at the beginning of the period		–	–	–
Profit/(loss) for the period after income tax		26,023	12,285	38,308
Other comprehensive income/(loss) for the period		–	–	–
Total comprehensive income for the period		26,023	12,285	38,308
Transactions with unitholders:				
Capital raising – Initial Public Offering (IPO)	3	151,416	151,416	302,832
Distributions paid and payable	3, 4	–	(12,431)	(12,431)
Total transactions with unitholders		151,416	138,985	290,401
Total equity at the end of the period		177,439	151,270	328,709

The financial information presented in this Appendix 4E has been prepared on a condensed basis. Accordingly, the above Statements of Changes in Equity should be read in conjunction with the accompanying notes, which contain selected disclosures relevant to an understanding of the period's results.

Statements of Cash Flow

For the year 30 June 2026

	CONSOLIDATED FOR THE YEAR ENDED 30 JUNE 2026 \$'000	METRICS REAL ESTATE MULTI-STRATEGY PASSIVE TRUST FOR THE YEAR ENDED 30 JUNE 2026 \$'000	CONSOLIDATED FOR THE PERIOD 31 JULY 2024 TO 30 JUNE 2025 \$'000	METRICS REAL ESTATE MULTI-STRATEGY PASSIVE TRUST FOR THE PERIOD 31 JULY 2024 TO 30 JUNE 2025 \$'000
Cash flows from operating activities				
Purchase of financial assets at fair value through profit or loss	(50)	(50)	(301,416)	(151,416)
Interest received on financial assets at amortised cost	17	12	349	193
Distribution income received	16,117	16,117	10,009	10,009
Other income	696	696	199	199
Management fees paid	(4,573)	–	(2,133)	–
RE Fees paid	(120)	(72)	(71)	(36)
Administrative and other expenses paid	(1,549)	(246)	666	(103)
Net cash inflow/(outflow) from operating activities	10,538	16,457	(292,397)	(141,154)
Cash flows from financing activities				
Proceeds from applications by unitholders	–	–	302,832	151,416
Intercompany loan	10,000	–	–	–
Distributions paid to unitholders (net of withholding tax)	(16,645)	(16,645)	(10,035)	(10,035)
Net cash inflow/(outflow) from financing activities	(6,645)	(16,645)	292,797	141,381
Net increase in cash and cash equivalents	3,893	(188)	400	227
Cash and cash equivalents at the beginning of the period	400	227	–	–
Cash and cash equivalents at the end of the period	4,293	39	400	227

The financial information presented in this Appendix 4E has been prepared on a condensed basis. Accordingly, the above Statements of Cash Flow should be read in conjunction with the accompanying notes, which contain selected disclosures relevant to an understanding of the period's results.

Notes to the Financial Statements

For the year ended 30 June 2026

1 Summary of Material Accounting Policies

Basis of Preparation

The Preliminary Financial Report is unaudited and has been prepared in accordance with the Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board (**AASB**) and the *Corporations Act 2001* in Australia to meet the requirements of the Australian Securities Exchange listing rule 4.3A – Appendix 4E Preliminary Final Report. The Fund is a for profit entity for the purpose of preparing the financial statements.

The Annual Report is in the process of being audited and is expected to be made available in September 2026. The Preliminary Final Report should also be read in conjunction with any public announcements made by The Trust Company (RE Services) Limited (Responsible Entity) on behalf of the Fund during the year in accordance with the continuous disclosure requirements arising under the *Corporations Act 2001* (Cth) and ASX Listing Rules.

The financial statements are prepared on the basis of fair value measurement of assets and liabilities except where otherwise stated.

The statement of financial position is presented on a liquidity basis. Assets and liabilities are presented in decreasing order of liquidity and are not distinguished between current and non-current. All balances are generally expected to be recovered or settled within twelve months, except for investments in financial assets and net assets attributable to unitholders. The amount to be recovered or settled in twelve months in relation to these balances remain subject to the performance of the Fund and its operations in accordance with the Constitution. Investors in the Fund have no rights to redeem and can only sell units on the ASX.

Items included in the Fund's financial statements are measured using the currency of the primary economic environment in which it operates (the **functional currency**). This is the Australian dollar, which reflects the currency of the economy in which the Fund competes for funds and is regulated. The Australian dollar is also the Fund's presentation currency.

Investment Entity

The Fund has been deemed to meet the definition of an investment entity, as the following conditions exist:

- ▶ the Fund has obtained funds for providing investors with investment management services;
- ▶ the Fund's business purpose, which was communicated directly to investors, is investing solely for returns from capital appreciation and investment income;
- ▶ the performance of investments made through the Fund are measured and evaluated on a fair value basis.
- ▶ the Fund indirectly holds more than one investment because the wholesale funds into which the Metrics CRE Multi-Strategy (Debt) Trust and the Metrics CRE Multi-Strategy (Equity) invest, hold portfolios of investments; the Metrics CRE Multi-Strategy (Debt) Trust and Metrics CRE Multi-Strategy (Equity) Trust are capitalised by the Stapled Trusts, the stapled Trust's are funded by more than one investor who are not related to the Stapled Trusts; and ownership in the Fund and the Stapled Trusts are represented by the Fund interests to which a proportion of the net assets of the investment entity are attributed.

Compliance with International Financial Reporting Standards (IFRS); The financial statements of the Fund also comply with International Financial Reporting Standards and Interpretations as issued by the International Accounting Standards Board (**IASB**).

Rounding

The Fund is an entity of a kind referred to in ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2026/183 relating to the "rounding off" of amounts in the financial statements. Amounts in the financial statements have been rounded to the nearest dollar, unless otherwise indicated.

2 Financial Assets

	CONSOLIDATED AS AT 30 JUNE 2026 \$'000	METRICS REAL ESTATE PASSIVE TRUST AS AT 30 JUNE 2026 \$'000	CONSOLIDATED AS AT 30 JUNE 2025 \$'000	METRICS REAL ESTATE PASSIVE TRUST AS AT 30 JUNE 2025 \$'000
Financial assets at fair value through profit or loss				
Investments in units issued by: Metrics CRE Multi-Strategy (Debt) Trust	151,269	151,269	151,265	151,265
Investments in units issued by: Metrics CRE Multi-Strategy (Equity) Trust	278,745	–	182,069	–
	430,014	151,269	333,334	151,265

3 Net Assets Attributable to Unitholders – Equity

Movements in number of units and net assets attributable to unitholders during the year were as follows:

	CONSOLIDATED AS AT 30 JUNE 2026		METRICS REAL ESTATE MULTI-STRATEGY PASSIVE TRUST AS AT 30 JUNE 2026	
	UNITS '000	\$'000	UNITS '000	\$'000
Net assets attributable to unitholders:				
Opening balance	151,416	328,709	151,416	151,270
Distributions paid and payable	–	(15,884)	–	(15,884)
Profit/(Loss) after income tax	–	70,605	–	16,404
Closing balance	151,416	383,430	151,416	151,790

	CONSOLIDATED AS AT 30 JUNE 2025		METRICS REAL ESTATE MULTI-STRATEGY PASSIVE TRUST AS AT 30 JUNE 2025	
	UNITS '000	\$'000	UNITS '000	\$'000
Net assets attributable to unitholders:				
Opening balance	–	–	–	–
Capital raise – IPO	151,416	302,832	151,416	151,416
Distributions paid and payable	–	(12,431)	–	(12,431)
Profit/(Loss) after income tax	–	38,308	–	12,285
Closing balance	151,416	328,709	151,416	151,270

As stipulated within the Fund's Constitution, each unit represents a right to an individual share in the Fund and does not extend to a right to the underlying assets of the Fund. There are no separate classes of units and each unit has the same rights attaching to it as all other units of the Fund.

Capital Risk Management

The Fund is a closed-end vehicle and accordingly there are no redemptions by investors. Instead, while the Fund is listed, unitholders who wish to exit their investment will be able to do so via the ASX.

Units in the Fund are listed on the ASX and traded by unitholders. The units can be traded on the ASX at any time for cash based on the listed price. While the Fund is listed and liquidity is generally expected to exist in the secondary market (ASX), there are no guarantees that an active trading market with sufficient liquidity will be available. The Fund is not subject to any externally imposed capital requirements.

4 Distributions to Unitholders

Distributions are determined by reference to the net taxable income of the Fund, as determined by the Responsible Entity. The distributions paid/payable during the reporting year were as follows:

	CONSOLIDATED FOR THE YEAR ENDED 30 JUNE 2026		METRICS REAL ESTATE MULTI-STRATEGY PASSIVE TRUST FOR THE YEAR ENDED 30 JUNE 2026		CONSOLIDATED FOR THE PERIOD 31 JULY 2024 TO 30 JUNE 2025		METRICS REAL ESTATE MULTI-STRATEGY PASSIVE TRUST FOR THE PERIOD 31 JULY 2024 TO 30 JUNE 2025	
	\$'000	CENTS PER UNIT	\$'000	CENTS PER UNIT	\$'000	CENTS PER UNIT	\$'000	CENTS PER UNIT
Distributions								
31 July	1,317	0.87	1,317	0.87	–	–	–	–
31 August	1,317	0.87	1,317	0.87	–	–	–	–
30 September	1,349	0.88	1,349	0.88	–	–	–	–
31 October	1,272	0.84	1,272	0.84	954	0.63	954	0.63
30 November	1,166	0.77	1,166	0.77	1,212	0.80	1,212	0.80
31 December	1,348	0.89	1,348	0.89	1,605	1.06	1,605	1.06
31 January	1,317	0.87	1,317	0.87	1,454	0.96	1,454	0.96
28 February	1,136	0.75	1,136	0.75	1,211	0.80	1,211	0.80
31 March	1,317	0.87	1,317	0.87	1,211	0.80	1,211	0.80
30 April	1,302	0.86	1,302	0.86	1,226	0.81	1,226	0.81
31 May	1,438	0.95	1,438	0.95	1,378	0.91	1,378	0.91
30 June (payable)	1,605	1.06	1,605	1.06	2,180	1.44	2,180	1.44
	15,884	10.48	15,884	10.48	12,431	8.21	12,431	8.21

Distribution is expressed as the cents per unit (CPU) amount in Australian Dollars.

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FOR THE YEAR ENDED 30 JUNE 2026