ASX Announcement

29 October 2026

September 2026 Quarterly Activity Report and Appendix 4C

Key Highlights

- Continued balance sheet stabilisation, with focus on liquidity management, receivables recovery, disciplined capital allocation and planned asset realisations.
- Ongoing review of operating model to reduce corporate costs and create a scalable and capital-light funds management platform.
- Rebranding changes completed, including the transition to Kyron Capital Group and ASX code KYN.
- Governance enhancements continuing, with Geoff McIntyre appointed to the Group's independent managed fund trustee board, with effect from 1 October 2026.
- Improving Elanor Hotel Accommodation Fund ("EHAF") operating performance, supporting co-investment value growth and recovery of historic receivables.
- Strategic growth activity continues, with a disciplined focus on domestic institutional and Pan-Asian capital partnerships aligned to current acquisition opportunities in the Group's core real estate sectors.

Overview

Kyron Capital Group ("Kyron" or the "Group") provides the following update for the quarter ended 30 September 2026.

During the September 2026 quarter, the Group focused on:

- continued execution of the orderly asset realisation program across selected managed funds
- disciplined capital management and balance sheet strengthening
- streamlining the business to focus on its core real estate sectors
- improving the profitability of the funds management platform

Disciplined capital management planned asset realisations and business simplification continue to support balance sheet strengthening, operational stability and the transition to an efficient, capital-light funds management platform, with the aim of improving profitability and scalability across the platform.

These asset realisations returned capital to investors, including Kyron, with funds released supporting working capital and balance sheet strengthening. In parallel, cost reduction and process improvement initiatives remained focused on improving platform profitability and efficiency across the core office, retail, healthcare and hotel sectors.

These activities build on the April 2026 Rockworth recapitalisation and support the Group's ongoing stabilisation and strategic growth priorities.

Cashflow and Capital Management

Disciplined capital management has supported the Group's ongoing stabilisation activities and provided working capital for longer-term initiatives and growth opportunities.

Cashflow and liquidity

During the quarter, Kyron remained focused on liquidity management, receivables recovery and disciplined capital allocation. The Group's cash at 30 September 2026 was approximately $5.5 million, with $4.0 million of redraw capacity available to the Group under the senior secured loan note facility.

The Group's working capital during the period was impacted by certain one-off costs relating to stabilisation initiatives, fund asset realisations and wind-up activities, auditor transition, enhancements to governance arrangements, and other transaction-related costs together with annual technology and insurance renewal payments.

The Group continues to monitor these costs as part of its working capital management strategy, while cost initiatives are beginning to deliver longer-term reductions to the cost base.

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

- Balance sheet strengthening from capital releases
- Improved platform profitability
- Growth in AUM and associated future revenue streams

Co-Investments and Capital Realisations

$1.4 million was released to the Group from the Bluewater Square Syndicate during the period, with the final $3.0 million realised in early October 2026. The Group also settled an existing commercial arrangement during the quarter to acquire $1.9 million of securities in the 55 Elizabeth Street Fund.

In the 12 months to September 2026, approximately $27.0 million in capital was released to the Group, supporting overall stabilisation activities and capital management strategies.

EHAF Outlook

The Kyron managed Hotel Fund has achieved a significant improvement in operational performance with seven consecutive quarters of revenue growth over the prior corresponding period. This ongoing growth has outperformed the comparable hotel sets and the regional industry markets. The Group is actively working with EHAF's hotel operator, 1834 Hotels, to continue to drive operating performance improvements and implement strategic capital initiatives to increase distributions to EHAF investors, including the Group, and drive a substantial recovery in underlying hotel asset values. As a result, the Group's material co-investment in EHAF is expected to contribute to further balance sheet strengthening through the growth in the capital value of the fund over time.

On 31 August 2026, EHAF entered a new $74.5 million two-year debt facility with Commonwealth Bank of Australia, maturing on 31 August 2028. Proceeds from the sale of the Sanctuary Inn, Tamworth hotel in July 2026 have been applied to debt reduction.

Balance Sheet Strengthening

Following the April 2026 balance sheet recapitalisation, the near-term focus is on liquidity management, disciplined capital allocation and further balance sheet strengthening — creating capacity, over time, for growth as well as for debt and perpetual note repayments.

Growing both the operating performance and the capital value of the managed fund co-investments is a key element of the Group's balance sheet strategy, supporting the Group's trajectory toward sustainable positive operating cash flow as it approaches its refinancing opportunity in April 2028, in line with the end of the initial term of the secured loan note facility.

The Group's balance sheet strategy is focused on:

- Releasing targeted balance sheet capital to reduce borrowings
- Enhancing co-investment value and earnings through active asset management
- Growing AUM and recurring management fee income to strengthen cash generation
- Creating platform resilience and flexibility for future sustainable growth

Assets Under Management ("AUM")

The Group's AUM at 30 September 2026 was approximately $1.8 billion (30 June 2026: $1.8 billion).

As part of EHAF's selective divestment strategy, Sanctuary Inn, Tamworth was sold in July for a gross sale price of $16.5 million, with all proceeds applied to reduce the EHAF secured facility.

Kyron continues to pursue new AUM through domestic institutional and Pan-Asian capital relationships, subject to disciplined pricing, underwriting and capital availability. The Group is currently assessing potential new acquisitions and opportunities to grow AUM.

Measured growth in Kyron's core sectors of retail, office, healthcare, and hotels alongside key relationships, including Rockworth, is intended to increase third-party funds management income while maintaining disciplined use of balance sheet capital.

Operating Model

The Group continues to explore and execute cost management initiatives and is reviewing the operating platform in line with delivering a simpler, more efficient funds management platform. Priorities include aligning the business structure with core funds management activities, improving scalability, driving process efficiencies, enhancing cyber and IT security protections, and maintaining cost discipline.

Management remains focused on implementing cost-saving initiatives while preserving the capability required to complete asset realisations, maintain governance obligations and execute disciplined growth opportunities.

Further business simplification and process improvements are intended to improve operating leverage and profitability, supporting the Group's transition to a scalable, capital-light funds management platform.

Governance Enhancements

During the quarter, the Group progressed its governance enhancements and the rebranding changes approved by securityholders on 22 July 2026:

- The listed Group name and ASX code changed to Kyron Capital Group and KYN from 29 July 2026.
- Elanor Investors Limited and Elanor Investment Fund became Kyron Capital Limited and Kyron Investment Fund, respectively, from 24 July 2026.
- Kyron Group RE Limited became responsible entity of Kyron Investment Fund on 24 July 2026.
- Geoff McIntyre was appointed to the Group's independent managed fund trustee board, with effect from 1 October 2026.

These changes support the alignment of the Group's governance, responsible entity arrangements and market identity under the Kyron platform.

Events subsequent to 30 September 2026

The following developments occurred after 30 September 2026:

- On 12 October 2026 contracts were exchanged for the sale of the Eaglehawk hotel, within EHAF, with settlement expected in November 2026. Proceeds are to be applied to debt reduction with potentially up to $4.0 million to be retained by EHAF and available to support further investment in the EHAF hotel portfolio and for working capital.
- A subdivided parcel of land at Barossa Weintal Hotel, within EHAF, settled in October for a gross sale price of $0.45 million.
- Following the exchange of contracts for the sale of Fairfield Central shopping centre, settlement of the property is now expected in November 2026 with a return of capital to fund investors and the repayment of historical receivables to the Group.
- On 23 October 2026, the Group announced the appointment of Sabrina Condello as Joint Company Secretary alongside Symon Simmons, effective 1 November 2026. From that date, Ms Condello will also become General Counsel and join the Kyron Executive Committee.

Outlook

Kyron remains focused on strengthening the balance sheet, stabilising recurring earnings and improving operating efficiency. Asset realisations, disciplined capital management and business simplification are intended to support the transition to a scalable, capital-light funds management platform.

Building on the April recapitalisation and July governance changes, the Group is pursuing growth opportunities through domestic institutional engagement and Pan-Asian partnerships alongside Rockworth and other capital partners, consistent with the capital-light approach of growing AUM and recurring management fee income without increasing reliance on balance sheet capital. The pace of growth will depend on liquidity, available investment opportunities and progress against the Group's stabilisation priorities.

In the near term, Kyron will focus on improving co-investment performance and value, executing planned asset realisations and recovering historical receivables owed to the Group, while acting in the best interests of fund investors and KYN securityholders. These activities are intended to build a more resilient earnings base and balance sheet capacity that underpin the Group's objective of delivering sustainable long-term value to securityholders.

ENDS.

This announcement has been authorised for release by the Kyron Capital Group Board. For further information regarding this announcement, 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 funds under management across Australia and New Zealand. Kyron's key real estate sectors of focus are retail, office, healthcare and the hotels and leisure sectors. 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.

Appendix 4C

Quarterly cash flow report for entities subject to Listing Rule 4.7B

Name of entity	
Kyron Capital Group (The Consolidated Group)	
ABN	**Quarter ended ("current quarter")**
33 169 308 187	30 September 2026

Basis of Preparation: This cashflow report is prepared in accordance with the Group's statutory financial statements, which consolidate the financial results and financial position of EHAF, into the financial statements of the Group. Under the Accounting Standards Kyron is deemed to have a controlling interest, and therefore consolidate this fund given its level of ownership and role as a manager of the fund.

Consolidated statement of cash flows		**Current quarter $A'000**	**Year to date (3 months) $A'000**
1.	**Cash flows from operating activities**		
1.1	Receipts from customers	17,134	17,134
1.2	Payments for		
	(a) research and development	-	-
	(b) product manufacturing and operating costs	-	-
	(c) advertising and marketing	(276)	(276)
	(d) leased assets	-	-
	(e) staff costs	(10,566)	(10,566)
	(f) administration and corporate costs	(9,271)	(9,271)
1.3	Dividends received (see note 3)	-	-
1.4	Interest received	49	49
1.5	Interest and other costs of finance paid	(2,796)	(2,796)
1.6	Income taxes paid	-	-
1.7	Government grants and tax incentives	-	-
1.8	Other	-	-
1.9	**Net cash from / (used in) operating activities**	**(5,726)**	**(5,726)**

Consolidated statement of cash flows		Current quarter $A'000	Year to date (3 months) $A'000
2.	**Cash flows from investing activities**		
2.1	Payments to acquire or for:		
	(a) entities	-	-
	(b) businesses	-	-
	(c) property, plant and equipment	(1,660)	(1,660)
	(d) investments	-	-
	(e) intellectual property	-	-
	(f) other non-current assets	-	-
2.2	Proceeds from disposal of:		
	(a) entities	-	-
	(b) businesses	-	-
	(c) property, plant and equipment	15,915	15,915
	(d) investments	1,000	1,000
	(e) intellectual property	-	-
	(f) other non-current assets	-	-
2.3	Cash flows from loans to other entities	-	-
2.4	Dividends received (see note 3)	95	95
2.5	Other (Corporate transaction costs)	-	-
2.6	**Net cash from / (used in) investing activities**	**15,350**	**15,350**

3.	**Cash flows from financing activities**		
3.1	Proceeds from issues of equity securities (excluding convertible debt securities)	-	-
3.2	Proceeds from issue of convertible debt securities	-	-
3.3	Proceeds from exercise of options	-	-
3.4	Transaction costs related to issues of equity securities or convertible debt securities	-	-
3.5	Proceeds from borrowings	1,318	1,318
3.6	Repayment of borrowings	(17,917)	(17,917)
3.7	Transaction costs related to loans and borrowings	-	-
3.8	Dividends paid	-	-
3.9	Other (Lease Liability)	(121)	(121)
3.10	**Net cash from / (used in) financing activities**	**(16,720)**	**(16,720)**

Consolidated statement of cash flows	Current quarter $A'000	Year to date (3 months) $A'000
4. Net increase / (decrease) in cash and cash equivalents for the period		
4.1 Cash and cash equivalents at beginning of period	14,825	14,825
4.2 Net cash from / (used in) operating activities (item 1.9 above)	(5,726)	(5,726)
4.3 Net cash from / (used in) investing activities (item 2.6 above)	15,350	15,350
4.4 Net cash from / (used in) financing activities (item 3.10 above)	(16,720)	(16,720)
4.5 Effect of movement in exchange rates on cash held	-	-
4.6 Cash and cash equivalents at end of period	**7,729**	**7,729**

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5. Reconciliation of cash and cash equivalents at the end of the quarter (as shown in the consolidated statement of cash flows) to the related items in the accounts	Current quarter $A'000	Previous quarter $A'000
5.1 Bank balances	7,729	7,729
5.2 Call deposits	-	-
5.3 Bank overdrafts	-	-
5.4 Other (provide details)	-	-
5.5 Cash and cash equivalents at end of quarter (should equal item 4.6 above)	**7,729**	**7,729**

6. Payments to related parties of the entity and their associates	Current quarter $A'000
6.1 Aggregate amount of payments to related parties and their associates included in item 1	1,127
6.2 Aggregate amount of payments to related parties and their associates included in item 2	-

Item 6.1 represents payments of directors' fees, remuneration of key management personnel and other related party transaction.

7.	**Financing facilities** *Note: the term "facility' includes all forms of financing arrangements available to the entity.* *Add notes as necessary for an understanding of the sources of finance available to the entity.*	**Total facility amount at quarter end $A'000**	**Amount drawn at quarter end $A'000**
7.1	Loan facilities	144,501	136,819
7.2	Credit standby arrangements	-	-
7.3	Other (please specify)	-	-
7.4	**Total financing facilities**	144,501	136,819

7.5	**Unused financing facilities available at quarter end**	7,682

7.6 Include in the box below a description of each facility above, including the lender, interest rate, maturity date and whether it is secured or unsecured. If any additional financing facilities have been entered into or are proposed to be entered into after quarter end, include a note providing details of those facilities as well.

Lender	Outstanding Loan $'000	Interest Rate	Latest Maturity	Secured/ Unsecured
1. CBA	$70,819	6.28%	31 Aug 2028	Secured
2. Rockworth	$66,000	7.78%	17 Apr 2029	Secured

8.	**Estimated cash available for future operating activities**	**$A'000**
8.1	Net cash from / (used in) operating activities (item 1.9)	(5,726)
8.2	Cash and cash equivalents at quarter end (item 4.6)	7,729
8.3	Unused finance facilities available at quarter end (item 7.5)	7,682
8.4	Total available funding (item 8.2 + item 8.3)	15,411
8.5	**Estimated quarters of funding available (item 8.4 divided by item 8.1)**	3

Note: if the entity has reported positive net operating cash flows in item 1.9, answer item 8.5 as "N/A". Otherwise, a figure for the estimated quarters of funding available must be included in item 8.5.

8.6 If item 8.5 is less than 2 quarters, please provide answers to the following questions:

8.6.1 Does the entity expect that it will continue to have the current level of net operating cash flows for the time being and, if not, why not?

Answer:

8.6.2 Has the entity taken any steps, or does it propose to take any steps, to raise further cash to fund its operations and, if so, what are those steps and how likely does it believe that they will be successful?

Answer:

8.6.3	Does the entity expect to be able to continue its operations and to meet its business objectives and, if so, on what basis?
Answer:	

Note: where item 8.5 is less than 2 quarters, all of questions 8.6.1, 8.6.2 and 8.6.3 above must be answered.

Compliance statement

1 This statement has been prepared in accordance with accounting standards and policies which comply with Listing Rule 19.11A.

2 This statement gives a true and fair view of the matters disclosed.

Date: 29 October 2026

Authorised by the Board of Directors

Notes

1. This quarterly cash flow report and the accompanying activity report provide a basis for informing the market about the entity's activities for the past quarter, how they have been financed and the effect this has had on its cash position. An entity that wishes to disclose additional information over and above the minimum required under the Listing Rules is encouraged to do so.

2. If this quarterly cash flow report has been prepared in accordance with Australian Accounting Standards, the definitions in, and provisions of, *AASB 107: Statement of Cash Flows* apply to this report. If this quarterly cash flow report has been prepared in accordance with other accounting standards agreed by ASX pursuant to Listing Rule 19.11A, the corresponding equivalent standard applies to this report.

3. Dividends received may be classified either as cash flows from operating activities or cash flows from investing activities, depending on the accounting policy of the entity.

4. If this report has been authorised for release to the market by your board of directors, you can insert here: "By the board". If it has been authorised for release to the market by a committee of your board of directors, you can insert here: "By the [*name of board committee – eg Audit and Risk Committee*]". If it has been authorised for release to the market by a disclosure committee, you can insert here: "By the Disclosure Committee".

5. If this report has been authorised for release to the market by your board of directors and you wish to hold yourself out as complying with recommendation 4.2 of the ASX Corporate Governance Council's *Corporate Governance Principles and Recommendations*, the board should have received a declaration from its CEO and CFO that, in their opinion, the financial records of the entity have been properly maintained, that this report complies with the appropriate accounting standards and gives a true and fair view of the cash flows of the entity, and that their opinion has been formed on the basis of a sound system of risk management and internal control which is operating effectively.