6 November 2026

Company Announcements
Australian Securities Exchange

CLIME CAPITAL LIMITED (ASX: CAM)

- **Refinance of Industrial Loan**
- **Releases $8.5 million to portfolio**

The Board of Clime Capital Limited (CAM) is pleased to advise shareholders that today a loan related to a Victorian industrial development has been refinanced by the borrower and $8.5 million has settled to CAM's account.

As at 30 June the outstanding loan was valued at approximately $7 million. The settlement today will result in a capital gain of approximately $0.6 million with the balance of $0.9 million received by CAM as interest and associated fees. The total gain of approximately $1.5 million will be reflected in CAM's FY27 accounts.

This loan comprised approximately 18% of $36.2 million in unlisted asset/unit trust investments held by Clime Capital that was subject to the FY26 audit qualification.

CAM has appointed independent valuers for the remainder of the unlisted credit book and will update shareholders on the outcomes prior to the end of 2026.

This announcement is approved by the Board of Directors of CAM for release to the ASX.

For further information please contact:

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