ARK CAPITAL

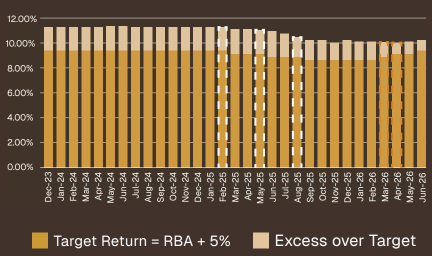
## Fact Sheet: June 2026

# BEDROCK MORTGAGE FUND

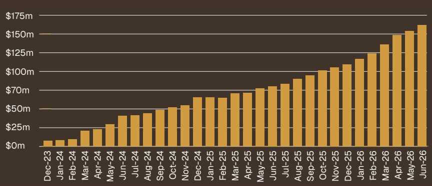
| June Annualised Return | Outperformance vs RBA + 5% Target |
|---|---|
| 10.20% | +9.0% |

| Avg. Loan-To-Value Ratio | Avg. Cash Deployment |
|---|---|
| 64.5% | 96.0% |

### Reliable Returns




### Fund Size (FUM $m)




### Fund Details

| | |
|---|---|
| FUND COMMENCED | December 2023 |
| TARGET RETURN | RBA cash rate + 5% |
| MINIMUM SUBSCRIPTION | $50,000 |
| MINIMUM INVESTMENT TERM | 6 months |
| DISTRIBUTIONS | Paid Monthly |
| DISTRIBUTION REINVESTMENT AVAILABLE | Yes |
| REDEMPTION | Quarterly |
| APPLICATION & REDEMPTION FEE | NIL |
| PERFORMANCE FEE | NIL |
| PLATFORMS | Mason Stevens<br>Netwealth<br>Hub24<br>BT Panorama |
| TRUSTEE | Ark Capital Funds Ltd<br>ACN 604 775 573<br>AFSL 476209 |
| FUND MANAGER | Ark Capital Funds Management Pty Ltd<br>ACN 649 243 881 |

## Key Metrics

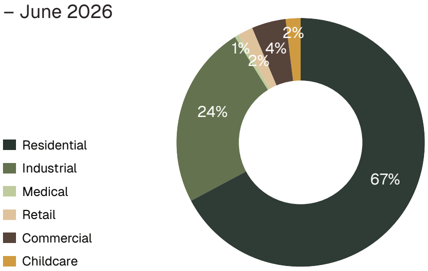
| Fund Performance (Net of Fees) | Period | P.A. |
|---|---|---|
| 1 Mth | 0.84% | 10.20% |
| 3 Mths | 2.52% | 10.10% |
| 6 Mths | 5.01% | 10.10% |
| Fin YTD | 10.21% | 10.21% |
| Since Inception | 27.98% | 10.83% |

| Fees (Comprised of) | 1.00% |
|---|---|
| Fund Management Fee | 0.75% |
| Direct Cost Recovery | 0.25% |

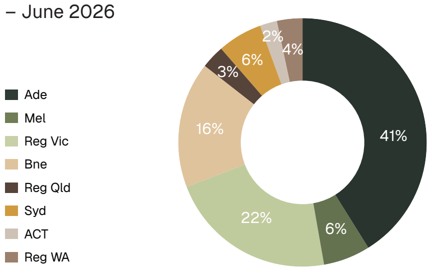
| Fund Details | Apr26 | May26 | June26 |
|---|---|---|---|
| FUM | $148.1m | $153.5m | $161.8m |
| Number of Unitholders | 271 | 272 | 269 |
| Number of Borrowers | 33 | 34 | 35 |
| Number of Loans | 48 | 52 | 50 |
| Average Loan Size | $3.1m | $2.9m | $3.2m |
| Average Loan Maturity | 7.2mths | 7.2mths | 6.8mths |
| Loans in Arrears | 2 | 2 | 2 |
| Loans with Prepaid Interest | 95.6% | 96.0% | 96.1% |

## Portfolio Diversity

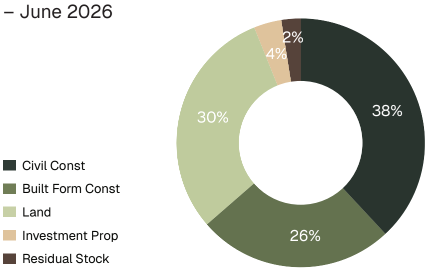
### Investment Sector Mix – June 2026



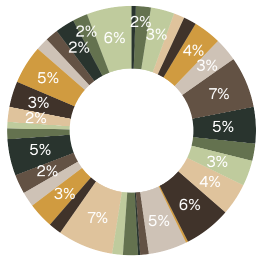

### Geographic Mix – June 2026




### Loan Type/Purpose – June 2026

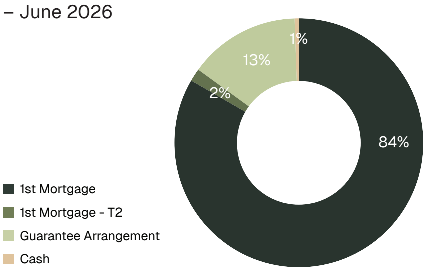



### Borrower Mix – June 2026

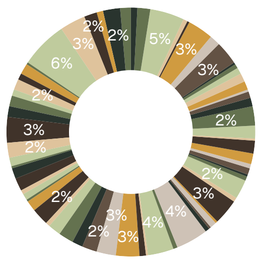


Borrowers: 35

### 1st Mortgage / Subordinated Mix – June 2026




### Loan Mix – June 2026



Loans: 50

## Commentary

- **June Fund Performance:** The Fund delivered a monthly annualised return of 10.20% (RBA + 5.85%), continuing its long run of consistent, predictable returns. Portfolio LVR rose marginally to 64.5%.
- June closes out FY26, in which the Fund returned 10.21% in aggregate. We're pleased with this result and the investor feedback it has generated — achieved while holding firm on our absolute commitment to risk-lowering diversification discipline, and whilst promptly meeting every (albeit few) redemption request during the year in full.
- **Diversification metrics:** At June month-end the Fund held 50 loans (-2) across 35 borrowers (+1), averaging $3.2m per exposure. The portfolio spans eight geographies, with the largest individual loan and borrower exposures at 6.1% and 7.1% respectively.
- **Competitive environment and Outlook:** We expect FY27 to be a highly competitive year in the ≤$50m "mid-market" segment we operate in. Deals this size have traditionally sat below larger managers' radar, but that's changing — institutional capital is increasingly backing competitors, and banks are re-entering the space. Offsetting this, we continue to benefit from a growing base of sponsors who value a trusted, repeat-lending partner, and from the ongoing growth of our quality broker network.
- **Loan-type focus:** Land and land sub-division lending remains our FY27 priority — a loan type that has proven reliably lower-risk for investors over more than a decade. We'll also continue to cautiously assess infill, moderate-scale townhouse opportunities across several capital cities.

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# BEDROCK MORTGAGE FUND

Investor Contacts


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## Commentary Continued

- **Loans in arrears:** As previously noted, two investments remain in interest arrears, located in Newport (NSW) and Box Hill (Melbourne). The Newport exposure is progressing toward third-party refinancing, and whilst taking longer than anticipated, is expected to complete at end of July, with full recovery including penalty interest. The Box Hill exposure continues to progress under a mortgagee-led strategy, with full repayment also expected within the coming months.
- **Legacy second mortgage investment and guarantee:** Following our exit from second-mortgage lending behind third-party mortgagees, Bedrock's one remaining second-mortgage exposure (Morwell, VIC) has operated under a guarantee arrangement since November 2025. The Fund receives 8% p.a. cash interest monthly, with the balance of the higher contracted rate deferred until the loan's revised maturity of approximately December 2026.

## ABOUT THE FUND MANAGER

Ark Capital is a boutique property fund manager established in 2015, specialising in private real estate debt and equity, and led by owners and executives with long experience through numerous credit and property development cycles.

Ark's primary business is its Ark Wholesale Mortgage Fund, a contributory fund originating mid-market syndicated loans, primarily to property developers and development land investors. Throughout its 10+ year history Ark Capital has transacted over 200 real estate loan and equity deals valued at over $1.5 billion.

Ark's executive team has long experience in the important disciplines, including property development, project and loan due-diligence, loan execution, investment management, default management and recovery, and funds management.

Preservation of investor capital is the key principle around which our risk analysis process is built, and around which our approval committee's decision making is centred. Informed by external research and market analyses developed and delivered bi-annually by Urbis, we continually recalibrate Ark's investment settings to avoid the riskiest segments and regions in the market. This laser focus on risk is behind Ark's 99.6% recovery of investor's capital over our 10+ year history.

Due Diligence: To protect investor capital we rigorously, meticulously assess every aspect of a borrower's proposed project, the borrower's background, their contractors, advisors and consultants, their financial position and performance, the markets they develop in and sell into, and the security they are providing. Our screening process sees us typically reject approximately 75% of loan opportunities we assess.

Ark Capital has a growing family of loyal investors encompassing family offices, high net wealth investors, and increasingly, financial advice firms and wealth management firm clients attracted by our performance, transparency and a growing suite of investment products designed to meet their needs.

## ABOUT THE BEDROCK FUND

Bedrock was created to offer a "pooled" version of Ark's Wholesale Mortgage Fund to our investors, to provide an investment diversity option for our investors seeking to avoid concentration risk.

Bedrock invests exclusively in Ark Wholesale Mortgage Fund loans, in syndicate alongside other contributing investors. Bedrock takes positions in multiple loans in order to deliver an ever-reducing concentration risk as measured by the portfolio standard deviation, and essentially making it a proxy for the greater Ark Capital investment universe.

Bedrock's diversity targets include increasing the number of loans, limiting single borrower exposure, and spreading investments across multiple regions and development sectors. The portfolio is constantly calibrated to deliver its returns with as much diversity as is practicable.

Bedrock's investments include a minimum 85% 1st mortgage loans with up to 15% able to be invested in subordinated loan positions. The Fund Manager's judicious use of subordinated loan positions has added approximately 70 basis points to Bedrock's YTD annualised returns.

Bedrock's returns are determined by reference to the interest rate paid by borrowers on the loans, plus a 1% rebate from the Fund Manager of its line fee income on the loans, less the Fund Manager's 0.75% fee and direct costs capped at 0.25%.

## AVAILABLE ON THESE PLATFORMS

BT Panorama | netwealth | HUB24 | MASON STEVENS