ARK CAPITAL™

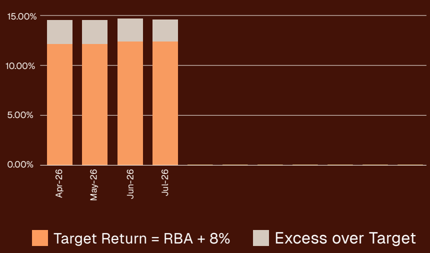
Fact Sheet: July 2026

SUMMIT HIGH YIELD FUND

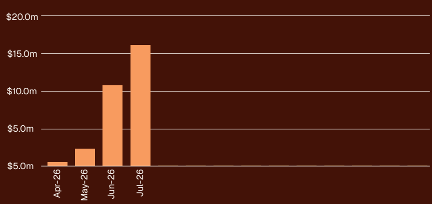
July Annualised Return	Outperformance vs RBA + 8% Target
14.57%	+18.0%

Avg. Loan-To-Value Ratio	Avg. Cash Deployment
72.1%	95.0%

Return History



Fund Size (FUM $m)



Fund Details

FUND COMMENCED	April 2026
TARGET RETURN	RBA cash rate + 8%
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
TRUSTEE	Ark Capital Funds Ltd ACN 604 775 573 AFSL 476209
FUND MANAGER	Ark Capital Funds Management Pty Ltd ACN 649 243 881

Key Metrics

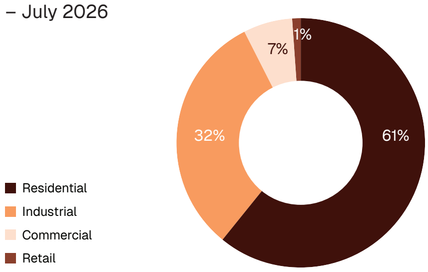
Fund Performance (Net of Fees)	Period	P.A.
1 Mth	1.24%	14.57%
3 Mths	3.66%	14.53%
6 Mths	N/A	N/A
Fin YTD	4.86%	14.53%
Since Inception	4.86%	14.53%

Costs & Charges	Period	P.A
Manager Cost Recovery	0.25%	N/A
Direct Costs Approx.	0.76%	N/A

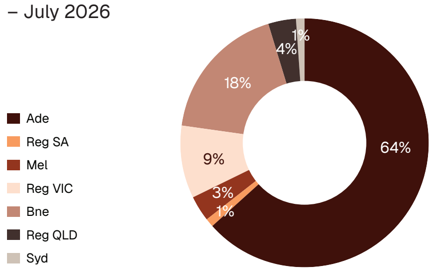
Fund Details	May26	Jun26	Jul26
FUM	$2.3m	$10.7m	$16.1m
Number of Unitholders	11	31	37
Number of Borrowers	18	23	21
Number of Loans	19	25	25
Average Loan Size	$0.12m	$0.42m	$0.57m
Average Loan Maturity	9.0	7.5	7.3
Loans in Arrears	Nil	Nil	Nil
Loans with Prepaid Interest	100%	100%	100%

Portfolio Diversity

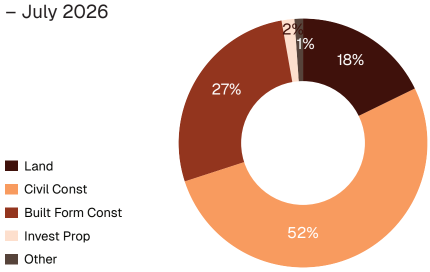
Investment Sector Mix
– July 2026



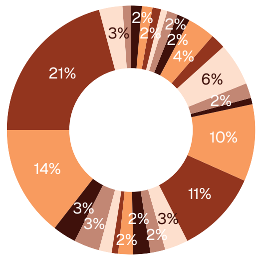
Geographic Mix
– July 2026



Loan Type/Purpose
– July 2026

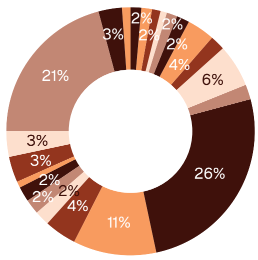


Loan Mix
– July 2026



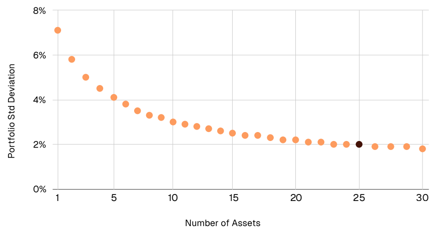
Loans: 25

Borrower Mix
– July 2026



Borrowers: 21

Standard Deviation (Illustrative)
– July 2026



Commentary

- *Fund Diversity Benefit:* A key benefit to investors of investing in a pool of T2 interests is that the heightened risk of subordinated-interest investing is reduced through diversity. Whereas previously T2's were offered on a single-loan basis, we believe the pooling strategy reduces risk to investors considerably whilst not materially impacting returns.
- *July fund performance:* The fund delivered an annualised distribution of 14.57% in July, largely in line with (slightly higher than) the preceding 3 months. At the end of July the portfolio comprises interests in 25 discrete loans to 21 borrowers, with an average LVR of 72.1%. During July the fund grew by ~ $5m to $16.1m.
- We recognise there are several interests held by the fund that are larger than would be preferred in a mature fund. As the fund grows these exposures will naturally reduce as a percentage of the fund total.

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SUMMIT HIGH YIELD FUND

Investor Contacts

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Commentary Cont

- ***Subordinated positions, but not second-mortgages:*** When discussing the Summit High Yield Fund with investors, we stress the significant nuance of the fund, namely that whilst subordinated, the funds investments are in second tranches of Ark-held first mortgage loans. They are not second mortgages, and in the event of security enforcement it is Ark managing all investors interests. Summit investors will not be subject to the interests of a third-party mortgagee.
- ***Ark's intention with Summit is to offer new units in the fund*** to coincide with new investments, to essentially maintain as close to 100% cash utilisation as possible. With a strong pipeline of upcoming investments we expect we will increasingly meet investor's appetite for new units.
- If you wish to find out more about investing in Summit, please contact our Investor Relations team.

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 committees' 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 SUMMIT HIGH YIELD FUND

Summit was created to offer a "pooled" version of Ark's subordinated Tranche 2 or "T2" investments, previously offered to investors only on a contributory basis. Summit offers higher-yield investors the ability to diversify their investment whilst remaining exposed to the higher yield interests. This naturally reduces concentration risk as measured by the fund's standard deviation, improving further as the diversity within Summit grows.

Ark Capital creates these T2 interests by structuring many of its investment loans into a first ranking "T1" interest and a subordinated T2 interest. The T1 carries a lower LVR and interest rate, and the T2 a higher interest rate to account for the subordination.

Ark's T2 interests are analogous to second-mortgages in that they are subordinated to the T1 interest in the event of enforcement by the mortgagee. The benefit to Ark's T2 investors is that Ark Capital is the mortgagee for both the first ranking and T2 interests, with motivation to manage optimal outcomes for both in the event enforcement is required. This is significantly different (and beneficial) to a second mortgagee's position behind another first mortgagee.