ARK CAPITAL™

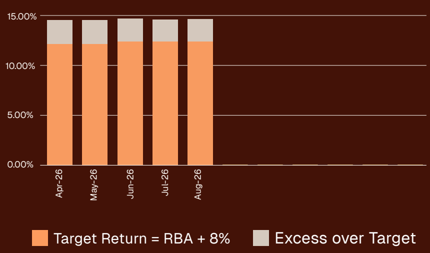
Fact Sheet: August 2026

SUMMIT HIGH YIELD FUND

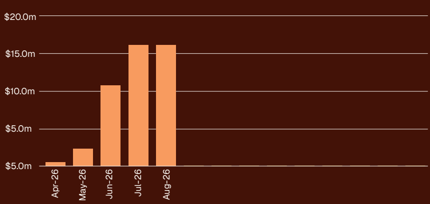
August Annualised Return	Funds under Management
14.63%	$16.1m

Avg. Loan-To-Value Ratio	Avg. Cash Deployment
72.4%	99.9%

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

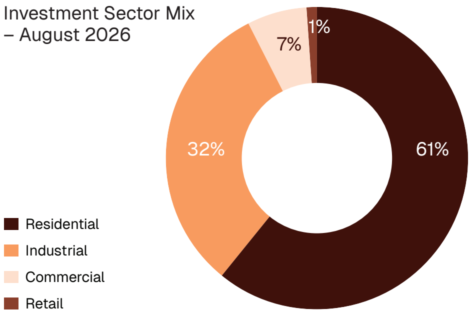
Fund Performance (Net of Fees)	Period	P.A.
1 Mth	1.24%	14.63%
3 Mths	3.67%	14.57%
6 Mths	N/A	N/A
Fin YTD	2.48%	14.60%
Since Inception (April 26)	6.10%	14.55%

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

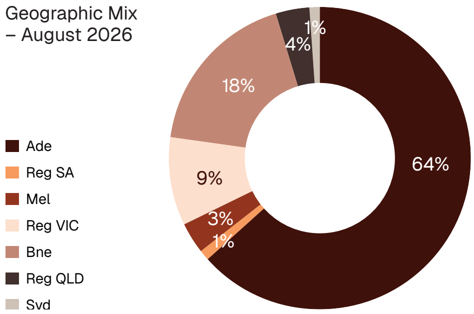
Fund Details	Jun26	Jul26	Aug26
FUM	$10.7m	$16.1m	$16.1m
Number of Unitholders	31	37	37
Number of Borrowers	23	21	23
Number of Loans	25	25	27
Average Loan Size	$0.42m	$0.64m	$0.60m
Average Loan Maturity	7.5	7.3	7.3
Loans in Arrears	Nil	Nil	Nil
Loans with Prepaid Interest	100%	100%	100%

Portfolio Diversity

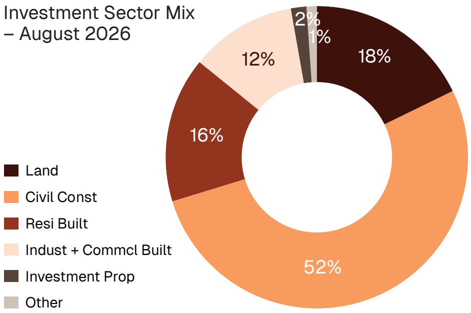
Investment Sector Mix
– August 2026



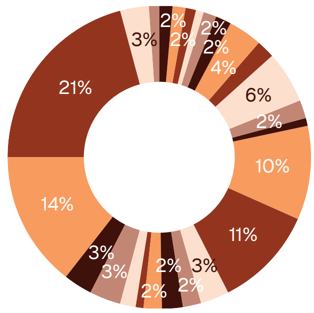
Geographic Mix
– August 2026



Investment Sector Mix
– August 2026

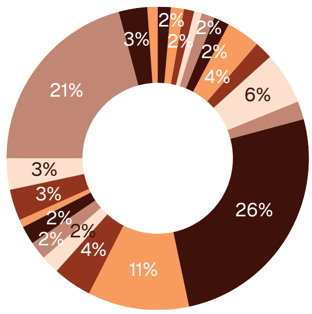


Loan Mix
– August 2026



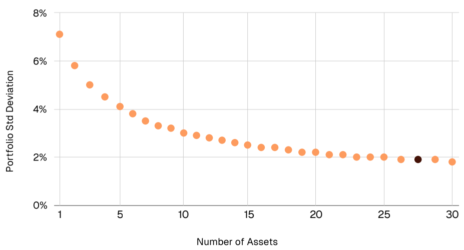
Loans: 27

Borrower Mix
– August 2026



Borrowers: 23

Standard Deviation (Illustrative)
– August 2026



Commentary

- *August Return 14.63% annualised:* The fund delivered an annualised distribution of 14.63% in the month, maintaining consistency with prior months. At the end of August the portfolio comprises interests in 27 discreet loans to 23 borrowers, and had a weighted average LVR of 72.4%.
- *Fund Diversity Benefit:* We reiterate that a key benefit to investors in this fund is that being a pooled fund of T2 interests, the heightened risk of subordinated-interest investing is reduced through diversity. The pooling effect will naturally enhance risk reduction as the fund grows.
- Several interests held by the fund are larger than would be preferred in a mature fund, and as the fund grows these exposures will be naturally reduce as a percentage of the fund total. All interests held are in performing loans.

ARK CAPITAL™

Fact Sheet: August 2026

SUMMIT HIGH YIELD FUND

Investor Contacts

David Charles

Head of Funds
david.charles@arkcapital.com.au
0417 557 783

Shane Wakelin

Executive Director – Head of Distribution
shane.wakelin@arkcapital.com.au
0409 985 986

Stephan De Silva

Capital and Fund Forecasting Manager
stephan.desilva@arkcapital.com.au
0455 554 120

Commentary Cont

- *Subordinated interests but not second-mortgages:* The subordinated interests held by the Summit fund are not second mortgages, rather are subordinated tranches of Ark-held First Mortgage loans. This is significant, as in the event of default and security enforcement, it is Ark managing all investors interests. Summit investors will not be subject to the behaviour or actions of a third-party mortgagee. Ark's approach is to protect interests of all investors – first ranking and subordinated.
- *The nuance is this:* Despite the subordination of Summit investments, Ark has a duty to act in the best interests of investors collectively, not any one class. This doesn't mean treating all investors identically — it means the process must be defensible to all of them. This isn't the case with a first mortgagee where a second mortgage exists, and it is not uncommon to see a first mortgagee disregard the interests of a second mortgagee.
- 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.