STACKS FINANCE

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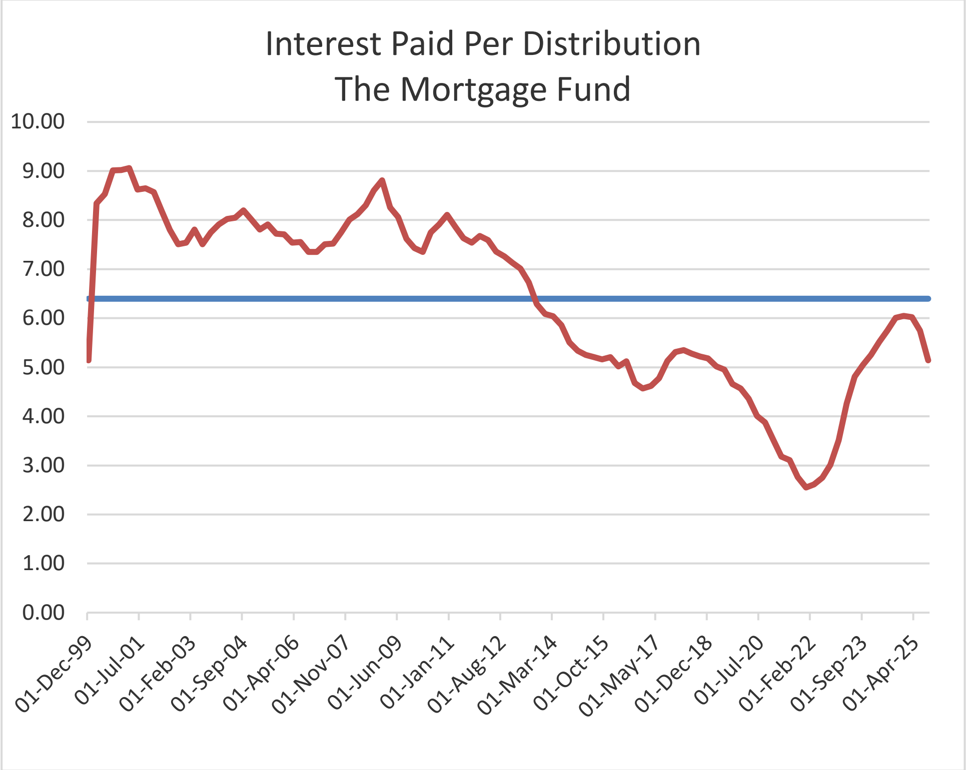
Historical Returns

The income earned by The Mortgage Fund ARSN 088 928 081 (the Fund) is calculated and distributed quarterly. Distributions from the Fund are calculated on the 1st of March, June, September and December in each year and paid within 7 days of the calculation date. In most cases the distribution is paid directly into your bank account but you can also choose a reinvestment option.

The Investment Rates for the Fund are outlined below for the last four quarters:

Quarter	Rate
1 June 2025 to 1 September 2025	5.14%pa
1 March 2025 to 1 June 2025	5.75%pa
1 December 2024 to 1 March 2025	6.02%pa
1 September 2024 to 1 December 2024	6.05%pa



Advice in this presentation does not take account of your objectives, financial situation, or needs. It is important for you to consider these matters and you should read the relevant Target Market Determination, Product Disclosure Statement and Benchmark Report before making any decisions. The Mortgage Fund is NOT a bank deposit. Investment in The Mortgage Fund is subject to INVESTMENT RISK, including possible delays in repayment and loss of income or principal invested. The income paid by The Mortgage Fund varies from quarter to quarter and The Mortgage Fund may achieve lower than expected returns in future quarters.

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Our interest is in people