Ingwersen & Lansdown SECURITIES LIMITED
ACN 088 636 220

Latest Asset Portfolio Figures

updated quarterly after the end of
March, June, September & December each year

4.1 Historical Performance of Fund to 30 September 2026

Since the establishment of the Fund in 1999 loans in excess of $2,294,668,023 have been made by the Fund to various Borrowers. The Manager has concentrated on moderate, sensible growth to avoid problems that may arise with rapid expansion.

4.3 Loan Profiles as at 30 September 2026

Fund Assets			$ 109,032,192	
Value of Loans			$ 126,616,700	
Number of Loans				8
Number of Borrowers				5
Loans which represent in excess of 5% Fund Assets				6
Those 5 loans being for	- $ 30,300,000	- representing	27.79% of Fund Assets	
	- $ 17,600,000	- representing	16.14% of Fund Assets	
	- $ 15,889,500	- representing	14.57% of Fund Assets	
	- $ 8,665,000	- representing	7.95% of Fund Assets	
	- $ 7,895,000	- representing	7.24% of Fund Assets	
	- $ 6,972,000	- representing	6.41% of Fund Assets	

Number of loans secured by first mortgage……	8
Number of loans secured by second mortgage or other	0

Type of Security Property	By percentage of:	Loan Value	Managed Funds
Residential:- Vacant residential land		12.41%	17.17%
Houses		-	-
Multi-storey units		-	-
Townhouses		-	-
Industrial		-	-
Commercial			
Development and/or construction (by purpose of development loan): Vacant residential land		14.15%	8.68%
Houses		21.01%	21.28%
Multi-storey units		24.37%	33.30%
Townhouses		28.06%	19.57%
Commercial		-	-
Industrial		-	-
Locality of Assets secured by loans	Queensland	39.08%	36.75%
	New South Wales	39.91%	43.91%
	Victoria	21.01%	19.34%
	Western Australia	-	-

Interest rates payable on loans…… 8.50% to 10.50%

Loan Maturity dates	In default prior to 30/09/2026	3
	From 1/10/2026 to 31/10/2026	0
	From 1/11/2026 to 30/12/2026	4
	From 1/01/2027 to 30/09/2027	0
	From 1/10/2027	1

4.4 Loans in Default as at 30 September 2026

Term	Principal in Arrears	Interest in Arrears	No. of Loans
0 - 90 days	$0.00	$0.00	0
90 - 180 days	$30,300,000	$0.00	1
270- 365 days	$0	$0.00	0
more than 365 days	$0	$0.00	0
Neither past due or impaired	$95,761,700	$0.00	7

4.5 The distribution rate on funds held in scheme (not on a loan) is 4.6% (previously 4.00%), where the amount of interest is greater than $20 per month, from **1 October 2026.**

4.6 As at 30 September 2026 the Ingwersen & Lansdown Securities Ltd as responsible entity and trustee of the Ingwersen & Lansdown Securities Fund have multiple borrowing agreements that total of $15,153,000 with an annual interest rate of 10% payable monthly in arrears.

The advances will be used to complete the construction and manage a loan in default at this time. This advance will assist in the completion of the Development, maintaining Loan costs and orderly sale of the completed units at the Property. The advance may be used to fund distributions and will not be used to fund any investor withdrawals.

While these advances are fully drawn however the Fund intends to obtain further advances from several sources for the same purpose. The repayment of the advance as well as the Investors' principal is anticipated to be recouped from the proceeds of the sales of the completed units which is expected to occur within two years.

The amount owing to the lender of the scheme rank before an investor's interests in the scheme relating to this mortgage investment and recourse is limited to the Mortgage Security.

The Fund is not in breach of any lending covenants under the facilities.

4.7 Benchmark disclosures as required under RG 45 are as disclosed in the current and supplementary PDS (see link on website).