

9.08% Current rate per annum*

*As at 30 September 2026

Millbrook Income Fund Enhanced

For Wholesale Investors Only

A Property Credit Investment that Ticks all the Boxes

- ☑ **Security** – A proven track record of over 15 years. Since 2017 we have advanced in excess of $1.42bn in loans and repaid our investors $1.12bn.
- ☑ **Reliability** – Interest paid monthly.
- ☑ **Conservative** – The average LVR of loans will not exceed 70%.

Build wealth.
Personal service.
Proven performance.

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Fact Sheet
30 September 2026

Millbrook Income Fund Enhanced

Millbrook Group

Millbrook Group is a specialist property credit fund manager. Established in 2005, Millbrook has a proven track record in providing investors with attractive capital stable returns. With a genuine focus on building personal relationships, we consistently deliver on our core values of trust, integrity, innovation, and teamwork. We co-invest alongside our investors and since 2017 we have advanced in excess of $1.42bn in loans and repaid our investors $1.12bn.

Millbrook Income Fund Enhanced

Millbrook Income Fund Enhanced targets monthly income payments 4.5% p.a. above the RBA Cash Rate (net of fees and costs) together with a focus on preservation of capital for investors. The fund is actively managed and uses strict loan criteria to build a quality portfolio of diversified loans secured by registered 1st mortgages and registered/unregistered 2nd mortgages over real property assets in Australia.

Millbrook Income Fund

Fund Name	Millbrook Income Fund
Fund Size	$185,422,698*
Structure	Unregistered Contributory Mortgage Fund limited to wholesale and sophisticated investors
Responsible Entity Manager	Millbrook Asset Management Ltd ABN 81 123 219 732 AFSL/ACL 335001.
Commenced	Fund: 2011

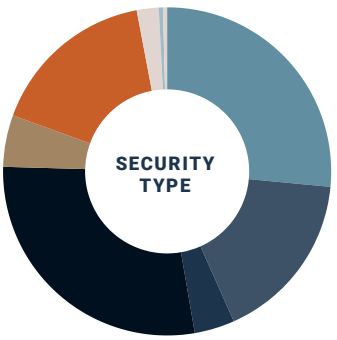
Millbrook Income Fund Enhanced

Enhanced Option Size	$25,602,511*	**Commenced**	2022
No. of Loans Invested in	45	**Application/Withdrawal fees**	Nil
Minimum Investment	$100,000	**Management Fee**	1.435%
Distributions	Monthly	**Unit Value**	$1.0000

*As at 30 September 2026

Loan Book Analysis

MILLBROOK INCOME FUND ENHANCED — KEY METRICS AS AT 30/09/26



- **26.6%** Residential
- **16.9%** Construction - Residential
- **4.0%** Construction - Industrial/Commercial
- **28.3%** Land - Residential
- **5.1%** Land - Industrial/Commercial
- **16.5%** Commercial Improved
- **2.2%** Industrial
- **0.4%** Cash



- **44.5%** VIC - Melbourne
- **14.4%** VIC - Regional
- **10.7%** NSW - Sydney
- **11.9%** NSW - Regional
- **8.9%** QLD - Brisbane/GC
- **6.8%** QLD - Regional
- **0.3%** WA - Perth
- **2.0%** ACT- Canberra
- **0.4%** CASH

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Millbrook Income Fund Enhanced

Investment Features

Investor Return	Returns are variable. As at **30 September 2026 the quarterly return was 9.08% (annualised) p.a.** Target return is 4.5% above the RBA cash rate.
Investment Term	A minimum of 12 months. Investments will be rolled into a further 12-month term at maturity. Withdrawals require 60 days written notice prior to maturity.
Loan To Value Ratios (LVR's)	As at 30 September 2026 weighted average LVR 63.04%
Security Type	90.76% 1st mortgage & 9.24% 2nd mortgage
Valuations	First mortgage valuations conducted by a licensed independent valuer instructed by the Manager
Reliability	Since 2017 we have advanced in excess of $1.42bn in loans and repaid our investors $1.12bn.
Compliance	Annual financial audits plus ongoing oversight by an internal Compliance Officer and ASIC oversight of the Manager's AFSL
Custodian	Perpetual Corporate Trust Limited (ABN 99 000 341 533 AFSL 392673)
Information Memorandum	https://millbrookgroup.com.au/investment-funds/millbrook-enhanced

Fund Reporting & Performance

MILLBROOK INCOME FUND ENHANCED — KEY METRICS AS AT 30/09/26

Quarterly Return (Jul-Sep 2026)	9.08% p.a. (variable)
Fund Target	RBA Cash rate + 4.5%
Weighted Average LVR	63.04%
No. of loans invested in	45
Security ranking breakdown	90.76% 1st mortgage & 9.24% 2nd mortgage
Average weighted loan maturity	13.87 months
Current Enhanced Fund size	$25,602,511
Overall Income Fund size	$185,422,698

Key Investment Guidelines

- Weighted average LVR of Loans will not exceed 70%.
- Value of loans secured by second mortgages will not exceed 20% of total loans
- Value of construction loans will not exceed 50% of total loans.
- Exposure to any one borrower (or related borrowers) will not exceed 15% of total loans.
- The fund will have no borrowings
- No related party lending

Investing in property credit funds made easy for wholesale investors. Invest for a minimum 12-month term in our pooled option which is invested across a range of 1st and 2nd mortgages to enhance the return while keeping the risks low.

CALL (03) 8663 1800

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Important Information

This document does not constitute financial advice. It is also not comprehensive as it is intended to be an overview only, providing a summary of points usually of interest to investors. Intending investors must obtain a copy of the Fund's Information Memorandum (IM and an investment can only be made by completing the application form included in the IM. Intending investors should seek independent financial advice on whether an investment in the Fund is appropriate for them. All investments, including that of the Millbrook Income Fund, involve the risk of losing all or part of investors investment capital and/or interest. Past performance is not necessarily a guide to future performance.

MIF31/12/25

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