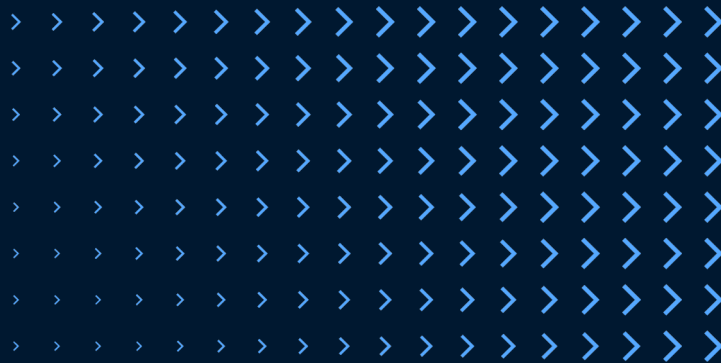




Quarterly Report

For the period ending
30 September 2026

248 Emerging Companies Fund II

Market Update

In response to persistent inflation, the RBA continued its tightening cycle, lifting the cash rate by a further 25 basis points to 4.60% in late September. This was the fourth increase of 2026 and takes the cash rate to its highest level since 2011. Higher rates lift both the cost of capital and the return available on cash, raising the hurdle private assets must clear to attract liquidity.

IPOs were again in the headlines with the build-up and subsequent withdrawal of Firmus' ASX listing. The Nvidia-backed AI data centre operator was the most anticipated Australian IPO of the year and would have been the largest ASX listing since Telstra in 1997. During the book-build the offer price was cut from \$11.00 to \$8.25 per share, and the company ultimately withdrew its application, citing market volatility and prevailing conditions. It is unclear how far this reflects broader risk aversion vs mispricing of the offer. The outcome echoes the experience of two early Fund II exits, Xpansiv and Mason Stevens, both of which had well advanced IPO processes halted by "market conditions". They ultimately delivered successful outcomes for the Fund through alternative exit routes. Time will tell for Firmus.

We expect liquidity to remain tight into year end. Rate expectations are skewed towards further tightening, and inflation looks to be a persistent trend. In this environment we expect trade sales and secondary transactions to be more likely exit routes than IPOs.

Update of Activities During the Quarter

As outlined above, we are starting to see some warning signs in the domestic economy as interest rates pressure demand and inflation remains a factor. Automotive Superstore is again proving its countercyclical capabilities, with demand growing year on year in excess of 70% for the September quarter. On the other hand, our property exposed investee companies, Lendi and DBC and have seen volumes decrease sharply but are accommodating with an increase in valued added services outside the core.

It is unfortunately likely that we will be taking a write down in the Boost Media International (Boost) position in the December quarter. In August 2026, Boost undertook a small capital raise under a convertible loan structure to fund ongoing working capital requirements, and the Fund contributed to this raise. Following a detailed review and cash forecast by Boost's new CFO, it was evident further funding was required. A restructure and refinancing plan has been developed that requires a contribution of approximately \$500,000 by the Fund, alongside other shareholders also making respective contributions. The Fund's participation is intended to protect its position. The financing details are still being finalised but it will result in a write down to the Boost holding value once completed which will be reflected in the October NAV and updated in the December quarterly.

Prior to our investment, Boost had operated profitably in three main geographical markets for over 15 years. Working capital and profitability difficulties arose after a push to sign new clients in unproven territories. Compounding this, the outbreak of instability in the Middle East in March significantly impacted collections from events held in the region. The company's working capital profile meant an outsized impact on liquidity. Boost has appointed a new CFO and advisers, who have commenced structural changes to consolidate around core clients and markets and improve their contracting structure. We are working closely with the Board and new management to improve performance, manage cash and restore the value of the position in the Fund. We will keep unitholders updated with any material changes to this position.

Company Updates

A summary of activities undertaken during the quarter for each of the portfolio companies is provided in the table below.

Company	Update
Automotive Superstore	AMS's very strong growth continued for the September quarter. With sales for the quarter growing in excess of 70% year-on-year, AMS is the standout performer in its category. AMS is now settling in to its new Sydney premises and trading is improving in the Brisbane facility opened last year. The company is currently conducting a capital raise to assist initiatives in anticipation of continued strong growth.
Boost	As described above and revenue and earnings have been impacted from the Middle East unrest in 1H CY26, affecting cash receipts in the second half of the year. The company is working through a 100-day plan to 'right size', secure the funding it needs to offset the difficult working capital structure and recapitalise the balance sheet to support growth in the year ahead.
Cloudwerx	Cloudwerx has won a number of large client contracts in the past 6 months which underwrite baseline revenue in FY27. In addition, there is a strong focus on earnings in FY27 at a Board and senior management level.
Deep Blue Company	After a strong 2026 and the second year of consistent profits, Deep Blue Company's latest numbers reflect the broader residential property market, with transaction volumes down ~ 15% year-on-year. The business has more than offset the drop in conveyancing revenue through new value-added services alongside its core.
EncompaaS	Closing out a large, material contract has been a key focus for the business, as has cementing key partnerships for driving FY27 growth.
Future Group	Future Group released its annual report during the quarter, confirming its best year on record in FY26 with revenue +19% and underlying EBITDA +36%. Over the past 5 years, Future Group has evolved from a niche impact super fund into a profitable financial services platform. Operating revenue has grown from \$35.3m to \$104.8m and superannuation FUM has doubled to \$14 billion.
Lendi	Similar to DBC, Lendi will be feeling the impact of reduced volumes, though customer refinancing has been a consistent driver for the company and a recent catchup with management reinforced that this remains the case. Lendi is releasing its 2026 financials later in October and we'll provide unitholders with an update in the next Quarterly Investment Report.
Moneytech	Moneytech has had a record start to FY27 with very strong financial performance in Q1. Conversations with potential acquirors and merger partners remain ongoing and growth and new product lines combined with relatively low bad debtors supports the above initiatives.
Monoova	Monoova welcomed Bianca Bates as the new CEO in July. Bianca has a strong history in financial services, bringing experience as CCO of Smartgroup (ASX:SIQ) and Cuscal (ASX:CCL) to the role. Monoova continues to perform strongly, with its account to account services particularly in frame given the recent ban on credit card surcharging.

> Fund Performance

As at 30 September 2026, the Fund had called 100% or \$1.80 per unit of the ~\$85 million capital committed by unitholders and has made total distributions of \$0.3492 per unit (a distribution of \$0.05 was offset against the third capital call). All return information is net of fees and uses holding valuations at the time of reporting.

As at 30 September 2026	Value (m)	Per Unit	Return (%)
Committed capital	\$84.2	\$1.800	
Distributions*	\$16.3	\$0.349	
Net Asset Value as at 30 September 2026	\$83.9	\$1.794	
Distributions plus Net Asset Value as at 30 September 2026	\$100.2	\$2.143	
Fund Net Profit Based on NAV	\$16.0	\$0.343	
3-month performance (net of fees)^			+0.41%
Since inception (net of fees)^*			+19.59%
Since inception (net of fees)^** annualised (IRR)			+4.01%

^ Adjusted and inclusive for all capital calls, * Fund inception date 1 May 2021, ^^ Internal rate of return inclusive of all capital calls, distributions paid and current NTA, net of all fees and costs, calculated using the time of inflows and outflows.

Ten companies remain in the Fund's portfolio. Four are still held at cost. We continue to explore and pursue liquidity and value realisation options for all investments held by the Fund.

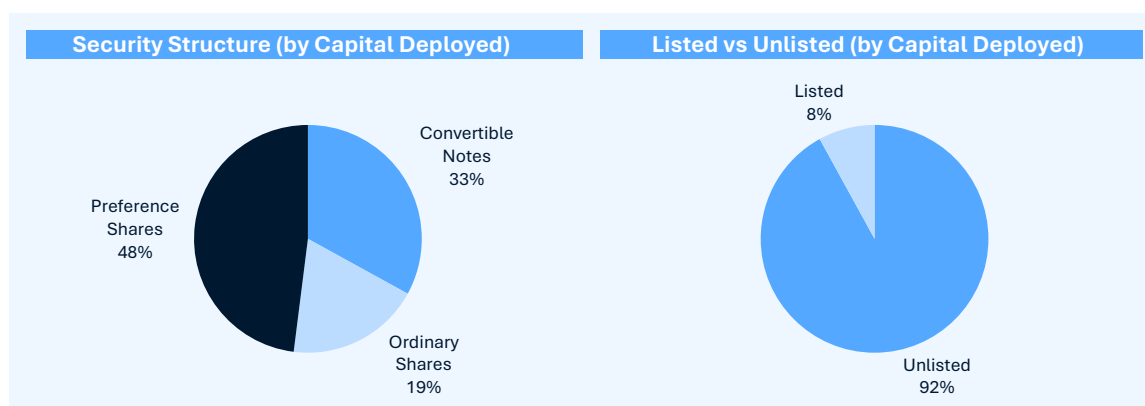
> Fund Investments

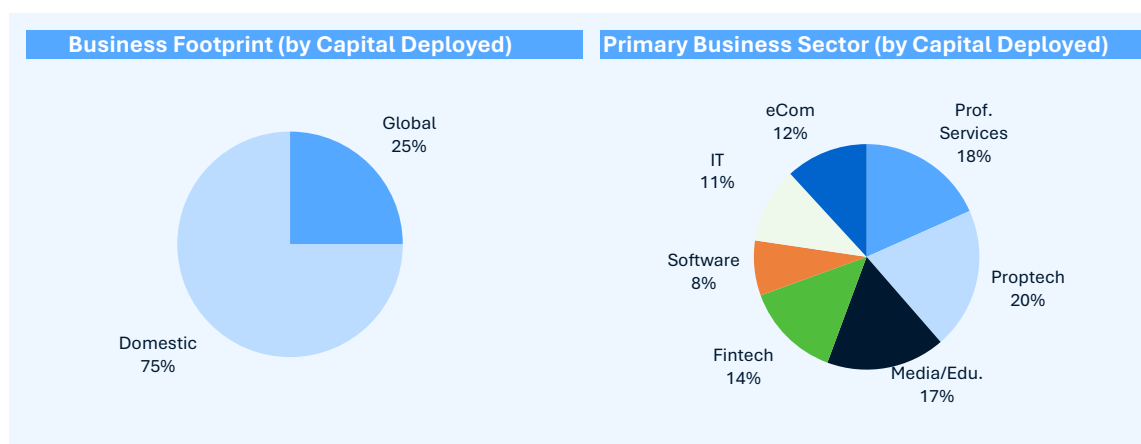
Remaining Investments



* The list above includes one investment that is not disclosed

> Portfolio Characteristics





> About the Fund

The Fund is a wholesale unit trust which invests in unlisted and listed emerging companies and is managed by 248 GP Managers Pty Ltd (ACN 644 213 221, AFSL 541681).

> Fund Details

Investment Vehicle

Unlisted wholesale unit trust.

Redemptions

Fund subject to lock-up period. All redemptions are at the sole discretion of the Trustee and Investment Manager. Transfers can be facilitated by the Trustee.

Distributions

The Trustee is expected to determine distributions semi-annually or more frequently subject to availability.

Investor Eligibility

Wholesale investors only.

Other Fees and Costs

Expense recovery for audit, legal, Trustee & custodian fees, administration, registry, tax and external investment due diligence advice. Overall Expense Ratio capped at 2.50% (plus GST, excluding performance fees).

Management Fee

1.75% p.a. on committed capital during Investment Period and on invested capital thereafter (plus GST and before accrued fees).

Performance Fee

20% p.a. (plus GST) subject to an 8.0% per annum cumulative (non-compounded) pre-tax preferred return.

> Investment Team



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248 Growth Partners is the trading name of 248 GP Managers Pty Limited (ACN 644 213 221, Australian Financial Services Licence 541681). One Fund Services Ltd (OFSL) (ACN 615 523 003) (AFSL 493421) is the trustee of the 248 Emerging Companies Fund I and 248 Emerging Companies Fund II. The information contained in this document was not prepared by OFSL but was prepared by 248 Growth Partners, the trading name of 248 GP Managers Pty Limited (ACN 644 213 221, Australian Financial Services Licence 541681), the Investment Manager. While OFSL has no reason to believe that the information is inaccurate, the truth or accuracy of the information in this document cannot be warranted or guaranteed. Anyone reading this presentation must obtain and rely upon their own independent advice and inquiries. Investors should consider the Information Memorandum (IM) relevant to the Fund before making any decision to acquire, continue to hold or dispose of units in the Fund. You should also consult a licensed financial adviser before making an investment decision in relation to the Fund. This document may contain general advice. Any general advice provided has been prepared without taking into account your objectives, financial situation or needs. Before acting on the advice, you should consider the appropriateness of the advice with regard to your objectives, financial situation and needs. Past performance is not a reliable indicator of future performance. This announcement may contain statements, opinions, projections, forecasts and other material (forward looking statements), based on various assumptions. Those assumptions may or may not prove to be correct. The Investment Manager and its advisers (including all their respective directors, consultants and/or employees, related bodies corporate and the directors, shareholders, managers, employees or agents of any of them) (Parties) do not make any representation as to the accuracy or likelihood of fulfilment of the forward-looking statements or any of the assumptions upon which they are based. Actual results, performance or achievements may vary materially from any projections and forward-looking statements and the assumptions on which those statements are based. Readers are cautioned not to place undue reliance on forward looking statements, and the Parties assume no obligation to update that information.