

8 October 2025

Dear Member,

SWIMM Pooled Mortgage Fund

Financial Statements

The financial report for the Fund for the period ended 30 September 2025 is in the process of being completed and a copy will eventually be uploaded to our website [SWIMM Pooled Mortgage Fund \(sydneywyde.au\)](https://www.sydneywyde.au). If you would like a copy of the completed financial report posted to you, please contact us.

During the last six-month period from 1 April 2025 to 30 September 2025 the annualised return to unit holders was 9.29% p.a., compared to the previous annualised six-month return of 9.21% p.a. from 1 October 2024 to 31 March 2025.

The number of units issued by the Fund over the 6-month period from 1 April 2025 to 30 September 2025 increased by 12,711,000 units to a total of 197,631,500 units. During the same period loans on mortgages increased by \$11,754,000 to a value \$196,270,000. The Fund held \$11,340,302 in cash as at 30 September 2025.

Your distribution statement for the six-month period ended 30 September 2025 will be sent to you separately from this letter. Units have been issued to those who selected to reinvest their distribution and interest has also been distributed to your nominated bank account, for those of you who selected cash distributions, on 9 October 2025.

As always if you have any queries in regard to your investment in the Fund, please let me know. I also take this opportunity to thank you for your continued support.

Kind regards,



Tim Stoyles
Managing Director