Kyron

Annual Financial Report

For the year ended 30 June 2026

Kyron Capital Group

Comprising the stapling of units in Kyron Investment Fund (ARSN 169 450 926) and ordinary shares in Kyron Capital Limited (ABN 33 169 308 187)

Level 5, 255 George Street,
Sydney NSW 2000
GPO Box 1511,
Sydney NSW 2001

kyroncapital.com

Contents

Director's Report

The Directors of Kyron Capital Limited (KCL or Company) (formerly Elanor Investors Limited), and the Directors of Kyron Group RE Limited (Responsible Entity or Manager), as responsible entity of the Kyron Investment Fund, present their report together with the consolidated financial report of Kyron Capital Group (the 'Group', 'Consolidated Group' or 'Kyron') (formerly Elanor Investors Group) and the consolidated financial report of the Kyron Investment Fund (the 'KIF Group') (formerly Elanor Investment Fund) for the year ended 30 June 2026 (year).

The annual financial report of Kyron Capital Group comprises the Company and its controlled entities, including Kyron Investment Fund (Trust) and its controlled entities. The consolidated financial report of the KIF Group comprises Kyron Investment Fund and its controlled entities.

Kyron Capital Limited is a company limited by shares, incorporated and domiciled in Australia. Its registered office and principal place of business is Level 5, 255 George Street, Sydney NSW 2000. The Trust was registered as a managed investment scheme on 21 May 2014, and the Company was incorporated on 1 May 2014.

The units of the Trust and the shares of the Company are combined and issued as stapled securities in the Group. The Group's securities are traded on the Australian Securities Exchange (ASX: KYN). The units of the Trust and shares of the Company cannot be traded separately and can only be traded as stapled securities. Although there is no ownership interest between the Trust and the Company, the Company is deemed to be the parent entity of the Group under Australian Accounting Standards.

The Directors' report is a combined Directors' report that covers both the Company and the Trust. The financial information for the Group is taken from the consolidated financial reports and notes.

1. Change of Names

With effect from 24 July 2026, Elanor Investors Limited changed its name to Kyron Capital Limited, following registration by ASIC of the change of name.

On the same day, in accordance with clause 2.1 of its constitution and section 601GC(1)(b) of the Corporations Act, Elanor Investment Fund changed its name to Kyron Investment Fund.

From 29 July 2026, the ASX ticker code for the Group changed from ENN to KYN.

2. Directors and change of Responsible Entity

On 24 July 2026, Kyron Managed Funds RE Limited retired as responsible entity of KIF, and Kyron Group RE Limited was appointed as the new responsible entity in its place.

The following persons have held office as Directors of both Kyron Managed Funds RE Limited and Kyron Group RE Limited (from 9 July 2025) and the Company during the year and up to the date of this report:

- Ian Mackie (Chair)
- Anthony (Tony) Fehon (Managing Director)
- Karyn Baylis
- Kathy Ostin
- Su Kiat Lim (resigned 2 June 2026)

3. Principal activities

The principal activities of the Group are the management of investment funds and the investment in, and operation of, a portfolio of real estate assets and businesses.

4. Distributions

Kyron Group

The Kyron Group did not declare any distributions during the year ended 30 June 2026 and 30 June 2025.

EHAF

EHAF declared distributions of $1.0 million during the year ended 30 June 2026 (2025: $0). Of the distributions declared during the year, $0.27 million was paid to entities within the Consolidated Group and eliminated on consolidation.

EWPF

Prior to its sale in FY26, EWPF did not declare any distributions (2025: $0.1 million). The FY25 distribution was paid in FY26, of which $0.04 million was paid to entities within the Consolidated Group and eliminated on consolidation.

Stirling Street

During the year ended 30 June 2026, Stirling Street returned capital of $6.2 million to unitholders (2025: $0). The return of capital represented a repayment of contributed equity. Of the returned capital during the year, $2.7 million was paid to entities within the Consolidated Group and eliminated on consolidation.

5. Going Concern

In the financial year ended 30 June 2026, the Consolidated Group incurred a net loss before tax of $52.1 million (loss of $57.0 million in 2025) and an operating cash outflow of $4.9 million (outflow of $16.0 million in 2025). The Consolidated Group had net assets of $140.9 million and net current asset deficiency of $41.8 million as at balance date.

In the financial year ending 30 June 2026, the KIF Group incurred a net loss before tax of $15.1 million (loss of $20.3 million in 2025) and an operating cash outflow of $11.8 million (outflow of $9.9 million in 2025). The KIF Group had net assets of $139.2 million and net current asset deficiency of $57.6 million as at balance date.

Going Concern of the Kyron Group

The following information discusses events and conditions relating to a material uncertainty in relation to the Kyron Group's (which includes the KIF Group) ability to continue as a going concern.

Senior facility refinancing

On 28 July 2025, Kyron entered into binding terms with Rockworth, whereby Rockworth would invest up to $125 million into Kyron to recapitalise the business, stabilise the balance sheet and reduce gearing. This recapitalisation was completed on 17 April 2026.

The recapitalisation comprised:

- the provision of a $70.0 million senior debt facility ("Senior Debt Facility");
- the issue of $55.0 million in perpetual, subordinated, unsecured notes ("Perpetual Notes"); and
- the issue of 30.0 million unlisted warrants to acquire Securities at a nominal exercise price of $0.01 per warrant ("Penny Warrants").

The proceeds of the Rockworth recapitalisation were used to:

- Repay the Keyview senior facility, in full;
- Redeem the $40.0 million of Capital Notes, in full;
- Repay a substantial portion of the outstanding commercial arrangements; and
- Provide for additional working capital.

Interest on the Senior Debt Facility and distributions on the Perpetual Notes (which are at Kyron's discretion) are payable quarterly in arrears. No distributions to other securityholders are permitted until the accumulated distributions on the Perpetual Notes are repaid in full. The Senior Debt Facility is subject to a make whole in the event the facility is repaid prior to the maturity date at a rate of 3% p.a. on any prepaid amounts. The Rockworth senior debt facility provides Kyron with the ability to redraw any amounts repaid up to $10.0 million.

On 27 August 2026, the Senior Debt Facility was varied such that the Gearing Ratio Covenant is 70% and the Interest Cover Ratio Covenant is 1.10x. No default can occur on these covenants prior to 30 June 2027.

The Group and Rockworth continue to work constructively together on new business opportunities. If there is a material improvement to the financial forecast for the Group, the parties agree to negotiate in good faith to amend the financial covenants at that time.

Going Concern of Elanor Hotel Accommodation Fund (EHAF)

On 21 August 2026 EHAF received credit-approved terms with Commonwealth Bank of Australia for a new two-year, $74.5 million debt facility (inclusive of a $5.0 million capex tranche) maturing 31 August 2028. The new facility is currently being formally documented with financial close to occur on or before 31 August 2026.

As part of EHAF's ongoing divestment strategy, the following asset sales have been completed during the period:

- Mayfair Hotel (completed in August 2025 for a net sale price of $72.9 million);
- Panorama Retreat (completed in September 2025 for a net sale price of $5.2 million); and

5. Going concern (continued)

- Mantra Wollongong (completed in December 2025 for a net sale price of $10.2 million).

In addition to the above, Sanctuary Inn Tamworth exchanged on 24 April 2026 and settled on 22 July 2026 for a net sale price of $15.9 million that was applied to reduce the secured facility. Proceeds from the expected sale of the Eaglehawk asset will be applied to debt reduction, with the facility forecast to reduce to a total of $63.1 million.

A subdivided parcel of land at Barossa Weintal Hotel was exchanged on 17 June 2026 for a gross sale price of $0.45 million. Settlement is expected to occur in September 2026.

Material uncertainty over ability to continue as a going concern

The ability of the Kyron Group and KIF Group to continue as a going concern remains dependent on a number of factors including:

- compliance with the Senior Debt Facility loan covenants;
- progress on the orderly asset divestment program within EHAF, with sales proceeds sufficient to provide required capital returns to fund investors, including the Kyron Group, and to repay loans and trade receivables due to the Kyron Group;
- the ability of the Kyron Group to retain management of funds and mandates, grow assets under management and take necessary steps to achieve sufficient profitability and ensure adequacy of working capital going forward; and
- execution of the EHAF refinancing (refer to above).

As a result of the above events and conditions, there is a material uncertainty which may cast significant doubt as to whether the Kyron Group and the KIF Group will be able to pay its debts as and when they become due and payable and therefore continue as a going concern.

Should the Kyron Group and the KIF Group be unable to continue as a going concern, they may be required to realise assets and extinguish liabilities other than in the ordinary course of business, and at amounts that differ from those stated in the financial statements.

These consolidated financial statements do not include any adjustments relating to the recoverability and classification of recorded asset amounts or the amounts or classification of liabilities and appropriate disclosures that may be necessary should the Kyron Group and the KIF Group be unable to continue as a going concern.

6. Operating and financial review

Overview and Strategy

References to the Kyron Group refer to the Consolidated Group adjusted to present Elanor Hotel Accommodation Fund (EHAF), Elanor Wildlife Park Fund (EWPF) until its sale in February 2026, Bluewater Square Syndicate (until all but one unit in the fund was redeemed in June 2026) and Stirling Street Syndicate (Stirling) (until the fund was wound up in June 2026) on an equity accounted basis. A reconciliation of the Consolidated Group result to the Kyron Group result is provided on page 16.

Kyron Capital is a funds management group with an investment focus on acquiring and unlocking value in real estate assets to generate returns for investors. Kyron's key real estate investment sectors of focus include the commercial office, retail, healthcare, and hotels and leisure sectors.

Strategic Review and Recapitalisation

The Group's strategic focus is to:

- Strengthen the balance sheet to increase capacity for growth through an orderly divestment of assets and other capital management initiatives;
- Simplify the business to focus on the opportunities within core real estate sectors of retail, office, healthcare, and hotels and leisure; and

6. Operating and financial review (continued)

- Execute cost management initiatives to drive profitability in the funds management platform.

These strategic actions were implemented to create a capital light, scalable and focused funds management business that is well placed to deliver value to securityholders.

On 28 July 2025, the Group entered into binding terms to expand its strategic alliance with Rockworth Capital Partners ("Rockworth"), and on 17 April 2026 the recapitalisation transaction was completed (as outlined in the Going Concern section above) in order to stabilise the balance sheet and reduce gearing.

The expanded strategic alliance with Rockworth provides the balance sheet flexibility to enable Kyron to execute its growth strategy, while enabling the business to continue to actively manage the real estate assets of its capital partners.

The strategic alliance is a catalyst to deliver on a Pan Asian growth strategy that retains a focus on the Group's core business sectors of retail, office, healthcare and hotels and leisure while building on Asian-based, capital led, growth opportunities in select markets across the region.

It has positioned Kyron to capitalise on future funds management opportunities and has enhanced the Group's capital raising capabilities.

ASX quotation

Following completion of the Rockworth recapitalisation, together with other stabilisation measures, the Group recommenced trading on the ASX on 11 June 2026.

Asset realisation program

As announced to the ASX on 23 August 2024, the Group commenced an orderly asset realisation program to seek to release the Group's balance sheet co-investment capital and repay debt, while working towards achieving outcomes which in management's view achieved the best outcomes for the fund investors, Group securityholders and other stakeholders.

Key asset realisation transactions that returned capital to the Kyron Group during the year included:

- The sale of the Waverley Gardens Shopping Centre, Victoria in July 2025 on behalf of the Waverley Gardens Fund investors for a gross sales price of $163.0 million;
- The sale of Stirling Street in August 2025 for a gross sale price of $27.5 million;
- The sale of Bluewater Square in September 2025 for a gross sales price of $32.0 million with $2.9 million of the proceeds recoverable under a vendor financing arrangement repayable 12 months after settlement;
- Following Elanor Commercial Property Fund (ECF) securityholder approval on 30 January 2026, Kyron was replaced as the Responsible Entity and manager of ECF effective 4 February 2026. As a result, Kyron terminated its investment management agreement and property management agreement and received a compensation amount of $8.5 million;
- The Group's co-investment in the Elanor Wildlife Park Fund ("EWPF") together with the management rights for this fund and related management fee receivables were sold in February 2026 for a combined purchase price of $13.0 million; and
- Kyron also sold its 10% share of the Elanor Mulgrave Logistics Venture on 19 June 2026 for a gross amount of $1.55 million.

Collectively, during the year, proceeds of $35.4 million were applied to repayment of the Keyview debt facility from the Group's share of the proceeds of these divestments and other sources.

Streamlining the operating model

A key priority throughout the year was to reset the Group to a simpler, more efficient operating model aligned to a funds management-led business. A range of cost management initiatives have been implemented that have delivered material and sustainable reductions in the Group's corporate cost base. These initiatives are designed to improve profitability as the business stabilises and returns to growth, while preserving our core

6. Operating and financial review (continued)

real estate investment management capability across the retail, commercial office, healthcare, and hotels and leisure sectors.

Growth in Assets Under Management

Kyron aims to grow assets under management through pairing domestic capital with Pan-Asian partnerships, investing in high quality office, retail, healthcare and hotels and leisure assets across Australia and New Zealand. We are currently re-engaging with domestic investors and expanding our Pan-Asian capital partnerships alongside Rockworth.

During the year, the Group continued to strengthen its corporate governance framework, including through the implementation of an independent managed fund trustee and responsible entity board for the Group's managed funds. This initiative followed the Group's broader business reset and was designed to establish clearer separation between the Group's interests as manager and the interests of investors in its managed funds. As disclosed in the Group's ASX materials, the governance changes included establishing a dedicated responsible entity for the Group's head trust and facilitating the trustee and responsible entity of the Group's existing and future managed funds, to have a majority of new independent directors appointed to its board.

The new governance model is intended to strengthen governance and accountability, safeguard the interests of managed fund investors, and assist in managing potential conflicts of interest that may arise where the Group acts in multiple capacities across its funds management platform. The initiative was designed to reinforce impartial decision-making and transparency, support investor confidence, and align the Group's operating model with its objective of building an institutional-grade funds management platform.

CEO Appointment

David McNamara was appointed CEO of the Kyron Group effective 22 June 2026, bringing extensive experience across real estate investment, funds management, asset management and capital transactions, together with significant governance, investor and operational leadership credentials. David's appointment supports the Group's next phase as it executes its targeted, capital-led growth strategy, with a focus on disciplined execution, investor engagement and long-term value creation.

The details of David's remuneration and contract terms can be found in the Remuneration Report.

Anthony Fehon will transition from the interim Managing Director role over a six month period and resume his position as a non-executive director of Kyron. He will focus on supporting the business in the execution of its strategic growth initiatives.

Exit of Challenger Mandate

In July 2025, the Group and Challenger entered into a mutual agreement to unwind the strategic partnership and related investment management arrangements that were announced in July 2023. As part of a transition of arrangements, Kyron continued to manage the Challenger real estate portfolio until 15 October 2025 and support the transition of the portfolio to a new manager. The total Funds Under Management of the Challenger real estate portfolio as at the cessation date was $2.1 billion.

As part of the agreement to unwind the strategic partnership, Challenger agreed to return 20.3 million of Kyron securities held by a subsidiary of Challenger. On 22 October 2025, 12.4 million of these Kyron securities were cancelled and the remaining 7.9 million securities were cancelled on 23 April 2026.

The distribution agreement between Fidante and Kyron was terminated. The retail and hotel assets jointly owned by Abu Dhabi Investment Council (ADIC) and Challenger continued to be managed by Kyron until they were divested, with the Bankstown Central divestment completed in September 2025 and the Surfers Paradise assets settled in April 2026.

6. Operating and financial review (continued)

Managed Funds and Investment Portfolio

The following tables show the Group's Managed Funds and its investment portfolio:

Managed Funds

Funds	Location[2]	Type	Gross Asset Value 30 June $'m
Commercial Office			
Harris Street Fund	Sydney, NSW	Commercial office building	146.2
Elizabeth Street Fund	Brisbane, QLD	Commercial office building	178.9
Healthcare Real Estate			
Elanor Healthcare Real Estate Fund	QLD (4), WA (2)	Commercial healthcare properties	273.8
Retail Real Estate			
Clifford Gardens Fund	Toowoomba, QLD	Neighbourhood shopping centre	178.2
Warrawong Plaza Fund	Warrawong, NSW	Sub-regional shopping centre	196.4
Fairfield Centre Syndicate	Fairfield, NSW	Neighbourhood shopping centre	89.2
Riverside Plaza Syndicate	Queanbeyan, NSW	Neighbourhood shopping centre	92.7
Belconnen Markets Syndicate	Canberra, ACT	Specialty retail	46.5
Hunters Plaza Syndicate	Auckland, NZ	Sub-regional shopping centre	50.7
Riverton Forum Fund	Riverton, WA	Sub-regional shopping centre	122.5
Tweed Mall Syndicate	Tweed Heads, NSW	Sub-regional shopping centre	103.3
Hotels, Tourism and Leisure			
Elanor Hotel and Accommodation Fund	NSW (5), SA (3), ACT (2), VIC (1) and TAS (1)	Luxury and regional accommodation hotels	271.5
Industrial and Logistics			
Broadmeadows	Broadmeadows, VIC	Industrial and Logistics assets	81.2
Total Managed Funds[1]			**1,831.1**

Note 1: The assets under management of $1.8 billion represent the gross asset value of the Group's Managed Funds as at 30 June 2026, including those funds that have been consolidated in the Group's financial statements. As at 30 June 2026, Elanor Hotel and Accommodation Fund (EHAF) has been consolidated in the Group's financial statements.

Note 2: The numbers included in brackets under the 'Location' column represent the number of assets within each state for the Group's multi-asset funds.

6. Operating and financial review (continued)

Managed Funds and Investment Portfolio (continued)

Investment Portfolio

Managed Fund Co-Investments				30 June Co-Investment Value $'m
Elanor Hotel and Accommodation Fund	NSW (5), SA (3), ACT (2), VIC (1) and TAS (1)	Luxury and regional accommodation hotels	1,3	52.8
Hunters Plaza Syndicate	Auckland, NZ	Sub-regional shopping centre	2	1.4
Belconnen Markets Syndicate	Canberra, ACT	Shopping centre	2	–
Harris Street Fund	Sydney, NSW	Commercial office building	2	3.3
Elanor Healthcare Real Estate	QLD (4), WA (2)	Commercial healthcare properties Fund	2	5.6
Riverton Forum Fund	Riverton, WA	Sub-regional shopping centre	2	–
Elizabeth Street Fund	Brisbane, QLD	Commercial office building	2	1.6
Total Investment Portfolio				**64.7**

Note 1: All owner-occupied properties in the Hotel, Tourism and Leisure business are held for use by the Group for the supply of services and are classified as property, plant and equipment or assets held for sale and measured at fair value in the financial statements.

Note 2: Managed Fund co-investments are associates and accounted for using the equity method in the statutory financial statements.

Note 3: The co-investment in EHAF has been consolidated in the financial statements. The amount shown assumes that the investment was accounted for using the equity method.

6. Operating and financial review (continued)

Managed Funds and Investment Portfolio (continued)

Update on the Group's Managed Funds

The Group is continuing to focus on funds management initiatives across the real estate sectors of retail, office, healthcare, and hotels and leisure.

Commercial Office

The total assets under management of the Group's commercial office managed fund asset portfolio decreased by $1,855.5 million during the year from $2,180.6 million as at 30 June 2025 to $325.1 million as at 30 June 2026. The decrease in asset under management was mainly due to the termination of the Challenger management agreement, the change in management of ECF, and the divestment of Stirling Street as outlined above.

Healthcare Real Estate

The Elanor Healthcare Real Estate Fund (EHREF) continues to perform well.

The value of the healthcare real estate asset portfolio increased by $7.6 million during the period to $273.8 million as at 30 June 2026, reflecting improved asset fundamentals driven by positive leasing outcomes offsetting softer capitalisation rates across the portfolio.

Retail and Mixed-Use Real Estate

The Group's retail and mixed-use real estate managed funds continue to focus on investments in non-discretionary-focused neighbourhood and sub-regional shopping centre assets.

The total asset under management of the Group's retail managed fund asset portfolio decreased by $1,364.5 million during the year to $879.5 million at 30 June 2026. The decrease in assets under management was due to the termination of the Challenger management agreement, the sale of the assets within the ADIC portfolio including the sale of Bankstown Central for a gross sale price of $323.0 million, and the Paradise Centre for a gross sale price $267.7 million, the sale of Waverley Gardens for a gross sale price of $163.0 million and the sale of Bluewater Square for $32.0 million.

Industrial and Logistics

The total asset under management of the Group's industrial and logistics managed fund asset portfolio decreased by $242.1 million during the year from $323.3 million as at 30 June 2025 to $81.2 million as at 30 June 2026. The decrease in asset under management was mainly due to the termination of the Challenger management, offset by the completion of the development works on the Broadmeadows logistics asset.

Hotels and Leisure

The Group's co-investment in the Elanor Wildlife Park Fund ("EWPF") together with the management rights for this fund and related management fee receivables were sold in February 2026 for a combined purchase price of $13.0 million.

During the year from 1 July 2025 to 30 June 2026, EHAF completed the following asset sales:

- Mayfair Hotel (completed in August 2025 for gross sale price of $75.0 million);
- Panorama Retreat (completed in September 2025 for a gross sale price of $6.2 million);
- Mantra Wollongong (completed in December 2025 for a gross sale price of $10.8 million).

A subdivided parcel of land at Barossa Weintal Hotel was exchanged on 17 June 2026 for a gross sale price of $0.45 million. Settlement is expected to occur in September 2026.

Paradise Novotel in the ADIC portfolio also settled in April 2026 for a gross sale price of $82.3 million.

The value of the hotels, tourism and leisure portfolio decreased by $291.0 million during the year to $271.5 million at 30 June 2026, mainly driven by the asset sales outlined above.

6. Operating and financial review (continued)

Review of Financial and Operating Results

Statutory results

The Consolidated Group recorded a net statutory loss after tax of $51.9 million for the year ended 30 June 2026 (30 June 2025: $57.0 million loss).

At balance date, Kyron held a 32.46% (30 June 2025: 32.46%) interest in the Elanor Hotel Accommodation Fund (EHAF). Kyron held a 42.82% interest in Elanor Wildlife Park Fund (EWPF) until its sale in February 2026 and a 42.98% interest in Stirling Street Syndicate (Stirling) until the units in the fund were redeemed in June 2026. Kyron held a 42.27% interest in Bluewater Square Syndicate (Bluewater) until June 2026 until all but one unit was redeemed, with the remaining unit held by Kyron. For accounting purposes, Kyron is deemed to have a controlling interest in EHAF and Bluewater for the full financial year given its level of ownership and role as manager of the funds and in EWPF and Stirling until the sale and redemption dates respectively. This requires that the financial results and financial position of EHAF, Bluewater and Stirling are consolidated into the financial statements of the Group and the financial results of EWPF until the sale date.

All other managed fund co-investments are accounted for using the equity method in the Group's consolidated financial statements.

Revenue from operating activities for the Consolidated Group for the year ended 30 June 2026 was $99.3 million (30 June 2025: $132.8 million).

The Consolidated Group's balance sheet as at year end reflects net assets of $140.9 million (30 June 2025:

$159.1 million) and cash on hand of $14.8 million (30 June 2025: $13.0 million).

A summary of the Consolidated Group and KIF Group's statutory results for the year is set out below:

Summary Financial Results	Consolidated Group 30 June 2026	Consolidated Group 30 June 2025	KIF Group 30 June 2026	KIF Group 30 June 2025
Net loss after tax ($'000)	(51,867)	(56,977)	(15,121)	(20,372)
Net loss attributable to KYN securityholders ($'000)	(47,797)	(40,188)	3,067	(4,325)
Statutory loss attributable to KYN securityholders per stapled security (cents)	(36.23)	(26.41)		
Statutory loss attributable to KYN securityholders per weighted average stapled security (cents)	(33.61)	(26.41)		
Net tangible assets ($ per stapled security)	1.03	1.00	0.98	1.24
Gearing (net debt / total assets less cash less Intangibles) (%)	44.6	62.4	29.9	44.9

Adjusted Statement of Profit and Loss

The table below provides a reconciliation from the Group's statutory net loss after tax to the adjusted net loss after tax, presented on the basis that EHAF, EWPF, Bluewater and Stirling are equity accounted throughout the year, rather than consolidated in accordance with Accounting Standards. Kyron considers that presenting the operating performance of the Group on this adjusted basis gives the most appropriate representation of the Group which is consistent with the management and reporting of the Group and to provide a comparable basis for the presentation of prior period results. The results provided on this basis are presented as the 'Kyron Group'.

6. Operating and financial review (continued)

Review of Financial and Operating Results (continued)

	Kyron Group 30 June 2026 $'000	Kyron Group 30 June 2025 $'000
Statutory net loss after tax	**(51,867)**	**(56,977)**
Adjustment to remove the impact of the consolidated statutory results of EHAF, EWPF, Stirling and Bluewater	5,845	53,782
Adjustment to include the impact of recognising the investments in EHAF, EWPF, Stirling, and Bluewater using the equity method	(4,218)	(32,642)
Adjusted net loss after tax	**(50,240)**	**(35,837)**

Set out below is a build up by component of the adjusted net loss after tax.

Funds management income[1]	24,129	39,061
Share of loss from equity accounted investments	(3,474)	(2,169)
Revenue from investment portfolio	–	38
Impairment expense	–	(2,075)
Operating expenses	(43,041)	(46,580)
EBITDA	**(22,386)**	**(11,725)**
Depreciation and amortisation	(7,734)	(6,131)
EBIT	**(30,120)**	**(17,856)**
Fair value revaluation on financial assets and liabilities	(1,372)	250
Gain on sale of investments	–	259
Interest income	525	1,141
Borrowing costs	(19,273)	(19,631)
Net loss before tax expense	**(50,240)**	**(35,837)**
Income tax (expense)/benefit	–	–
Adjusted net loss after tax	**(50,240)**	**(35,837)**

[1] Funds management income includes $27.1 million, offset by $2.9 million of non-cash payments to customers.

6. Operating and financial review (continued)

Review of Financial and Operating Results (continued)

Core Earnings

Core Earnings represents an estimate of the underlying recurring cash earnings of the Group. Core Earnings is used by the Board to make strategic decisions and as a guide to assessing appropriate distribution declarations. A summary of the Group Core Earnings results for the year is set out below:

Summary Financial Results	Kyron Group 30 June 2026	Kyron Group 30 June 2025
Net loss after tax ($'000)	(51,867)	(56,977)
Adjusted net loss after tax ($'000)	(50,240)	(35,837)
(EHAF, EWPF, Stirling and Bluewater equity accounted)		
Core Earnings ($'000)	(30,329)	(8,861)
Distributions paid / payable to Security holders ($'000)	-	-
Core earnings per stapled security (cents)	(23.00)	(5.83)
Core earnings per weighted average stapled security (cents)	(21.32)	(5.83)
Distributions (cents per stapled security / unit)	-	-
Net tangible assets ($ per stapled security) (EHAF, EWPF, Stirling and Bluewater equity accounted)	0.26	0.11
Gearing (net debt / total assets less cash) (%) (EHAF, EWPF, Stirling and Bluewater equity accounted)	54.2	72.4

6. Operating and financial review (continued)

Review of Financial and Operating Results (continued)

The table below provides a reconciliation from adjusted net loss after tax to distributable Core Earnings:

	Note	Kyron Group 30 June 2026 $'000	Kyron Group 30 June 2025 $'000
Adjusted net loss after tax		**(50,240)**	**(35,837)**
Adjustments for items included in statutory profit / (loss)			
Adjustment in equity accounted investments to reflect distributions received / receivable	2	4,003	2,534
Net (gain) / loss on disposals of equity accounted investments	3	82	(659)
Impairment of equity accounted investments	4	284	(710)
Impairment of contract asset		–	2,587
Net reversal of impairment of related party loans and receivables	5	(886)	(1,304)
Fair value movement of derivatives	6	900	-
Amortisation amounts	7	11,026	12,538
Corporate transactions	8	5,725	9,154
Tax and other non-cash adjustments	9	(1,223)	2,836
Core Earnings	**1**	**(30,329)**	**(8,861)**

Note 1: Core Earnings represents the Directors' view of underlying earnings from ongoing operating activities of the group level for the year, being net profit / (loss) after tax, adjusting for one-off realised items (being formation or other transaction costs that occur infrequently or are outside the course of ongoing business activities), non-cash items (being fair value movements, depreciation charges on the buildings held by the Trust, amortisation of intangibles, straight lining of rental expense, and amortisation of equity settled STI and LTI amounts), and restating share of profit from equity accounted investments to reflect distributions received / receivable in respect of those investments.

Note 2: Share of profit from equity accounted investments (including equity accounting of EHAF, EWPF, Stirling and Bluewater) of the Group's consolidated funds on an equity accounted basis includes depreciation and amortisation and fair value adjustments on investment property that were added back in the determination of distributable earnings for those managed funds. The Group's share of those adjustments to distributable earnings in the relevant managed funds have been added back for the purposes of calculating Core Earnings so that the Group's Core Earnings reflects the distribution received / receivable by the Group from those investments in Kyron managed funds.

Note 3: Net (gain) / loss on disposals of equity accounted investments includes adjustments for realised non-cash accounting (gains) / losses on the sale of equity accounted investments during the year, so as to only include net cash profit for the purposes of calculating Core Earnings.

Note 4: During the year, the Group impaired the value of its equity investment in Hunters Plaza and 55 Elizabeth Street.

Note 5: During the year, the Group reversed prior period impaired related party loans and receivables for a net of $0.9 million.

Note 6: The fair value movement of derivatives reflects the revaluation movement on the Penny Warrants.

Note 7: During the year, the Group incurred non-cash profit and loss charges in respect of the amortisation of certain amounts including the equity component of the Group's Short Term Incentive (STI), Long Term Incentive (LTI) amounts, payment to customer as part of the Challenger transaction, intangibles and borrowing costs. These amounts have been added back for the purposes of calculating Core Earnings.

Note 8: During the year, the Group incurred non-recurring profit and loss charges in respect of corporate transaction costs, including in respect of the stabilisation of the business. These amounts have been added back for the purposes of calculating Core Earnings.

Note 9: Tax and other adjustments include tax effect during the year $6.4 million offset by gain on disposal of ECF management rights (-$7.3 million) and other non-cash profit and loss charges impacting the Group's result for the year (-$0.3 million).

6. Operating and financial review (continued)

Review of Financial and Operating Results (continued)

Funds Management Income

The table below provides a breakdown of Kyron Group's funds management income.

	Kyron Group 30 June 2026 $'000	Kyron Group 30 June 2025 $'000
Management fees and related cost recoveries	22,919	40,351
Leasing and development management fees	3,148	5,726
Acquisition fees and related cost recoveries	1,005	1,050
	27,072	**47,127**
Payments to customers related to Funds Management activities[1]	(2,943)	(8,066)
Total funds management income[2]	**24,129**	**39,061**

[1] Payments to customers related to Funds Management activities are non-cash and represent the amortisation of contract assets, see Note 21 of the financial statements.

[2] Total funds management income includes $3.1 million (30 June 2025: $6.7 million) relating to the Group's consolidated funds (EHAF, EWPF, Bluewater and Stirling), which is eliminated upon consolidation into the Group's consolidated financial results. In FY26 it also includes $4.6 million of fees related to the management of the Challenger mandate (excluding ADIC).

The Group's recurring funds management fees have decreased during the year as a result of the exit of the Challenger mandate, the ECF change of manager, and the sale of assets within various managed funds. The exit of the Challenger mandate has reduced the amortisation impact of the contract asset, with the securities issued to Challenger as part of the agreement being returned to the Kyron Group and cancelled.

Distributions from Co-Investments

The Group measures the performance of its co-investments based on distributions received / receivable from these co-investments. The table below provides a breakdown of the Group's distributions received and / or receivable from its Managed Funds for the year ended 30 June 2026.

	Kyron Group 30 June 2026 $'000	Kyron Group 30 June 2025 $'000
Elanor Healthcare Real Estate Fund	334	363
Elanor Hotel Accommodation Fund	272	-
Riverton Forum Fund	1	2
Hunters Plaza Syndicate	4	-
Total distributions received / receivable from Managed Funds	**611**	**365**

Note: As the Group consolidates Stirling, EHAF, EWPF and Bluewater into its consolidated financial results, the distributions receivable from these funds are eliminated on consolidation. The distributions receivable relating to the other funds that are equity accounted are contained within the equity accounted investments balance and will reduce the equity accounted investments balance when the distribution is received.

6. Operating and financial review (continued)

Review of Financial and Operating Results (continued)

Risk Management

Kyron regularly assesses the key business risks and opportunities that could impact performance and the ability to deliver on the Group's strategy. Risks to the Group for the 2027 financial year primarily relate to capital management including repayment and management of the Rockworth Senior Debt Facility; managing fund performance including and the success of the orderly asset divestment programs for various managed funds; and reputation risk including management of the relationship with major mandate clients and investors.

Capital Management

During the 2026 financial year, Kyron completed the recapitalisation transaction with Rockworth. This transaction substantially reduced the cost of debt capital within the business. The focus has now shifted to the reduction of the level of both the Senior Debt Facility and the perpetual notes, while ensuring that covenants under the debt facility are met. This risk is managed by undertaking an orderly divestment and asset realisation program to reduce debt, while seeking to grow funds under management to increase revenue. Kyron maintains continuous contact with the lender to provide updates on estimated repayments.

Management also undertakes detailed cashflow modelling, including scenario analysis, to manage cashflow risks and has implemented a cost reduction program to tightly manage working capital.

Fund Performance

The performance of Kyron's managed funds (and the Kyron Group through its co-investment in the funds and management fees) is impacted by macroeconomic factors, interest rates, sector disruptors as well as management's investment decisions.

These risks are managed through active asset management, scenario modelling and stress testing, and a robust investment process which includes Kyron's Investment Committee and as required, mandate related investment committees. Interest rate risk is managed through interest rate hedging where appropriate. The Funds are managed by appropriately qualified and experienced staff.

Reputational Risk

As a result of the material uncertainty to Going Concern as outlined earlier in this report, this risk is elevated. Maintaining the support of key investors in both the Kyron Group and its managed funds is key to future business growth. To mitigate this risk management has maintained regular communication with Kyron securityholders, lenders, managed fund investors and mandate clients. Management has ensured that any queries from investors and mandate clients have been answered promptly.

To ensure that conflicts or potential conflicts between the Kyron Group and its managed funds are appropriately managed, the Kyron Group has established a dedicated responsible entity for the Group's managed funds. The Group's conflict management policies and internal information barrier protocols are also followed to ensure that the Kyron Group meets its fiduciary obligations to investors of both the Kyron Group and the managed funds.

Climate-related financial disclosure

As the owner and manager of a large portfolio of office, retail, industrial, healthcare, and hotel and leisure assets across Australia and New Zealand, Kyron recognises the impact that climate change is having on the environment and the importance of contributing to climate change mitigation initiatives.

6. Operating and financial review (continued)

Review of Financial and Operating Results (continued)

Specifically, Kyron is advancing its understanding of climate-related risks and opportunities in line with leading practice frameworks and standards.

As part of Kyron's commitment to sustainability and responsible business practices, the Group continues to progress disclosure on measuring, monitoring, and reporting of climate-related risks and opportunities.

The following sections outline the progress Kyron is making on climate change initiatives and climate-related financial disclosure covering the areas of governance, strategy, risk management, and metrics and targets.

Governance

The Kyron Group Board recognises the importance of Sustainability to the future of the Group and its importance to key stakeholders. The Group's ESG Management Committee is chaired by the CEO and reports to the Board Sustainability Committee. The ESG Management Committee assesses and oversees the implementation of important and impactful ESG initiatives across the Group. The Sustainability Committee assists the Kyron Group Board in relation to sustainability strategy, ESG integration and climate-related matters.

Strategy

The Group's ESG strategy review has identified nine material ESG topics. Short, medium and long-term goals have been identified against the five material environment topics including energy and carbon management, ecological impacts, water management, waste impacts and climate change vulnerability. Portfolio-wide identification of decarbonisation opportunities, including net zero modelling continue to be priorities.

Kyron is continuing to develop its strategy for managing its climate-related risks and opportunities as an integral part of Kyron's strategic considerations. Kyron continues to work with key internal and external expert stakeholders to understand the current and anticipated effects of those climate-related risks and opportunities on the business model and value chain. The Group is monitoring developments in the ASRS reporting requirements and thresholds which will determine the reporting requirements of the Group.

Risk management

To ensure coordinated management, climate-related risks and opportunities are embedded within Kyron's Risk Management Framework and Risk Appetite Statement, alongside broader ESG, business-related and macro-economic matters.

To ensure the Group addresses climate-related risks and opportunities more effectively, a climate change vulnerability analysis process has been integrated into due diligence procedures for all new asset acquisitions.

During the year, the Group progressed a project to analyse Kyron's long-term portfolio, evaluating climate-related risks and opportunities thoroughly from both a physical risk and transition risk perspective.

6. Operating and financial review (continued)

Review of Financial and Operating Results (continued)

Metrics and targets

Kyron is committed to reducing its environmental impact on the planet and understanding its climate-related financial impact.

Energy usage data and scope 1 and 2 carbon emissions data has been collected for all Kyron-managed assets from 2022. This data will help to inform energy consumption and carbon emission reduction targets for Kyron's managed funds real estate portfolio.

Kyron is currently evaluating the impact of its business operations on the environment and exploring ways to minimise its carbon footprint. These efforts include:

- Energy efficiency improvements;
- On-site renewable energy generation; and
- Long term generation credits procurement.

The Group's Sustainability Report 2025 was released in 2025 and provided details on the Group's energy and carbon management initiatives, achievements, and plans across the portfolio to enhance its climate-related financial disclosure. The 2026 Sustainability Report is expected to be released in September 2026.

By enhancing the Group's understanding of climate-related risks and opportunities, Kyron aims to foster sustainable and responsible business practices that benefit the Group's shareholders, key stakeholders and the environment.

Summary and Outlook

The Group's recapitalisation with Rockworth has delivered balance sheet flexibility to enable Kyron to execute its growth strategy, while enabling the business to continue to actively manage the real estate assets of its capital partners.

The Group's strategic focus remains on continued execution of its asset realisation program, disciplined capital management and balance sheet optimisation, streamlining the business to focus on core real estate sectors, improving the profitability of its funds management platform, and expanding the platform through measured and disciplined growth, including re-engagement with domestic institutional investors and expansion of Pan-Asian capital partnerships alongside Rockworth.

The financial statements for the year ended 30 June 2026 contain an independent auditor's report which highlights the existence of a material uncertainty that may cast significant doubt about the Group's ability to continue as a going concern. For further information, refer to the 'Going Concern' subsection in the 'About this report' section of the financial statements, together with the auditor's report.

7. Interests in the Group

The movement in stapled securities of the Group during the year is set out below:

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Stapled securities on issue at the beginning of the year	152,202	152,202
Stapled securities cancelled[1]	(20,280)	–
Stapled securities on issue at the end of the year	**131,922**	**152,202**

[1] Securities cancelled after being returned by Challenger under the termination agreement. 12.4 million securities were cancelled on 22 October 2025, with a further 7.9 million securities cancelled on 23 April 2026.

8. Directors

Name	Particulars
Ian Mackie	Independent Non-Executive Chair (appointed as Chair on 1 January 2024, appointed as Director on 25 August 2023) Member, Remuneration and Nomination Committee (Chair from 9 September 2024 to 30 June 2026) Chair, Transaction Approval Committee Member, Audit & Risk Committee Ian has been a Director of the Group since August 2023. Ian has more than 40 years' experience in real estate investment and funds management across Australia and Asia Pacific. He has overseen extensive property investments and developments throughout the region across office, retail, residential, logistics, and hotels and resorts, including pioneering logistics development programs in Japan, China, and South Korea. For more than two decades, Ian led private equity and strategic partnerships at LaSalle Investment Management Asia and has directed regulated entities in Singapore, South Korea, and Japan, while based out of Singapore. He currently serves as Lead Independent Director of Keppel REIT Management, listed on the Singapore Exchange, and sits on the Investment Committee of the Keppel MMP Indonesian Logistics Fund. He previously chaired ULI Australia and was a Board Member of ULI Asia Pacific and is also currently a Global Trustee of ULI. Ian holds a BA (Economics & Law) and an Associate Diploma in Valuation. Former listed directorships in the last three years: Elanor Commercial Property Fund (ASX: ECF) (RE changed on 4 February 2026) Interest in stapled securities: 172,069 Qualifications: B. Arts (Econ & Law)
Anthony (Tony) Fehon	Executive Director (from 1 August 2026) Managing Director (from 9 September 2024 to 31 July 2026) Member, Remuneration and Nominations Committee Member, Transaction Approval Committee Tony has been a Director of the Group since August 2019 and served as Interim Managing Director from September 2024 to July 2026 until the Board recruited a new CEO for the Group. Tony has 40 years' experience working in senior roles with some of Australia's leading financial services and funds management businesses. He has broad experience in operational leadership roles across many industries. Previously, Tony was an Executive Director of Macquarie Bank Limited, where he was involved in the formation and listing of several of Macquarie's listed property trusts, including being a director of the listed leisure trust. Among his other roles, Tony serves as a Director of enLighten Australia Pty Limited and Taldumande Youth Services Limited. Tony holds a Bachelor of Commerce (Accounting & Finance) from the University of New South Wales and is a Fellow of the Chartered Accountants Australia & New Zealand. Former listed directorships in the last three years: Elanor Commercial Property Fund (ASX: ECF) (RE changed on 4 February 2026) Interest in stapled securities: 700,000 Qualifications: B. Com, FCA

Name	Particulars
Karyn Baylis	Independent Non-Executive Director (appointed on 1 November 2021) Chair, Sustainability Committee Member, Audit and Risk Committee Chair, Remuneration and Nominations Committee (appointed Chair 1 July 2026, Member from 26 November 2021 to 30 June 2026) Karyn has been a Director of the Group since November 2021. Karyn has led a distinguished business career in Australia and internationally, having held a range of senior management and C-suite executive roles in multinational businesses, including at Optus, Insurance Australia Group and Senior Vice President The Americas at Qantas Airways. Karyn was also CEO and Managing Director of leading 'Not For Profit', Jawun Indigenous Corporate Partnerships. Karyn has received a number of awards, notably a Member in the General Division of the Order of Australia (AM) for significant service to the Indigenous community in the 2018 Queen's Birthday Honours and The Australian Financial Review and Westpac 100 Women of Influence Award in Diversity in 2015. Karyn is a Non-Executive Director of Save the Children Australia. Karyn is also a current member of Australian Institute of Company Directors (AICD) and Chair, National Place Governance Council, Commonwealth Government and Member, The Bridge International Advisory Board. Former listed directorships in the last three years: Elanor Commercial Property Fund (ASX: ECF) (RE changed on 4 February 2026) Interest in stapled securities: 210,000
Kathy Ostin	Independent Non-Executive Director (appointed on 1 January 2024) Chair, Audit and Risk Committee Member, Remuneration and Nominations Committee (since 2 June 2026) Kathy has been a Director of the Group since January 2024. Kathy is an experienced Non-Executive Director and Chair of Audit and Risk Committees. Kathy spent 24 years with KPMG in Australia, the United States, Asia and the United Kingdom across the audit, risk consulting and advisory divisions. She was Audit, Assurance & Risk Consulting Partner at KPMG for 12 years and retired from the partnership in December 2017. Kathy currently serves as a Non-Executive Director and Chair of the Audit and Risk Committee of each of 3P Learning Limited (ASX: 3PL), Dusk Group Limited (ASX: DSK), a Non-Executive Director and Chair of the Audit Committee of Healius Ltd (ASX:HLS) and a Non-Executive Director and Member of the Group Audit and Risk Committee of Bid Corporation Limited (JSE:BID). Kathy holds a Bachelor of Commerce (Accounting & Finance) from the University of New South Wales. She is a graduate and member of the Australian Institute of Company Directors, Chartered Accountants Australia & New Zealand and Fellow of the Financial Services Institute of Australasia. Former listed directorships in the last three years: Elanor Commercial Property Fund (ASX: ECF) (RE changed on 4 February 2026); Next Science Limited (delisted 11 February 2026); and Capral Limited (ASX: CAA) until 8 May 2025. Interest in stapled securities: 2,085,714 Qualifications: B. Com, GAICD, CA ANZ, FINSIA

Name	Particulars
Su Kiat Lim	Non-Executive Director (appointed October 2021, resigned 2 June 2026) With over 18 years' of diverse real estate experience, Su Kiat is currently CEO of Firmus Capital. Prior to joining Firmus, Su Kiat was the Chief Investment Officer of Rockworth Capital Partners. Prior to Rockworth, Su Kiat was the Investment Manager at Frasers Commercial Trust and Director of Funds Management at Allco Finance Group. Su Kiat started his career at Urbis as a retail economics consultant in Australia. Su Kiat was appointed as a non-executive Director of Aspen Group Holdings Limited, a SGX main board listed developer since 2016. Former listed directorships in the last three years: Elanor Commercial Property Fund (ASX: ECF) (RE changed on 4 February 2026) Interest in stapled securities: Nil. Qualifications: B.Bus, PhD (Econ) Su Kiat Lim was the appointed director under the Rockworth Strategic Alliance Agreement. Following his resignation, Rockworth retain the right to nominate a replacement director to the Kyron Group Board.

9. Directors' relevant interests

	Stapled securities at 1 July 2025	Securities at the date of this report
Ian Mackie	–	172,069
Anthony Fehon	68,912	700,000
Su Kiat Lim[1]	–	–
Karyn Baylis	35,000	210,000
Kathy Ostin	–	2,085,714

[1] Resigned on 2 June 2026.This table states the number of stapled securities held at the time of their resignation

10. Meetings of Directors

During the year, the Board met 18 times including special purpose meetings in relation to various funds management related initiatives.

	Kyron Group Board (Responsible Entity & the Company)		Audit & Risk Committee		Remuneration and Nomination Committee		Sustainability Committee	
	Held	Attended	Held	Attended	Held	Attended	Held	Attended
Ian Mackie	18	18	14	13	9	9	3	3
Anthony (Tony) Fehon	18	18	–	–	9	9	–	–
Su Kiat Lim[1]	17	14	–	–	8	8	–	–
Karyn Baylis	18	18	14	14	9	9	3	3
Kathy Ostin	18	18	14	14	1	1	–	–

[1] Resigned as a Board member on 2 June 2026.

11. Remuneration Report

The remuneration report for the year ended 30 June 2026 outlines the remuneration arrangements, philosophy and framework of the Kyron Capital Group (Group) in accordance with the requirements of the *Corporations Act 2001* (Cth) and its regulations.

The remuneration report details both the remuneration arrangements in place for the Group in respect of the financial year ended 30 June 2026, and the remuneration framework and arrangements established by the Board for the current and future periods for its Key Management Personnel (KMP). KMP includes the directors, and executives who have authority for planning, directing and controlling the major activities of the Group, directly or indirectly.

The information provided in the Remuneration Report has been audited as required by section 308 (3C) of the *Corporations Act 2001* (Cth).

The remuneration report is set out under the following main headings:

a. Remuneration Policy and Approach
b. Key Management Personnel
c. Group Performance Summary
d. Executive Remuneration Arrangements
e. Non-Executive Director Remuneration Arrangements and Outcomes
f. Additional Disclosures Relating to Short Term Incentive Plans and Long Term Incentive Plans
g. Loans to Key Management Personnel
h. Other Transactions and Balances with Key Management Personnel and their Related Parties

11. Remuneration Report (continued)

a. Remuneration Policy and Approach

Kyron's remuneration framework is designed to attract, motivate and retain exceptional people to help the Group execute on its strategic objectives.

Over the year, Kyron has made significant progress in executing its strategy to stabilise the business, enhance its governance and establish a sustainable foundation for growth. The Group has:

- Executed the Rockworth recapitalisation transaction to reduce gearing and the Group's cost of debt, while positioning the Group for growth;
- Continued the orderly divestment of assets to reduce gearing;
- Implemented an orderly leadership transition with the appointment of David McNamara as Group CEO;
- Established a majority independent Trustee Board to improve governance; and
- Executed cost management initiatives to drive profitability in the funds management platform.

The diagram below represents the connection between Kyron's strategic objectives and the remuneration framework.

OUR VISION AND MISSION

Vision: Bridging the world of investment through people, place and shared prosperity.

Mission: To create better ways to invest through a platform with greater access and insight.

OUR VALUES

Choose the right path Even when its harder	**Make 'better' your barometer** Even if only incremental	**Agile in execution** Even when care is required	**Do what you say you'll do** Even when no-one is watching

OUR BUSINESS STRATEGY

The key strategic objective of the Group is to identify and originate high investment quality real estate assets and deliver strong investment returns for both Kyron's funds management capital partners and Kyron's securityholders.

OUR REMUNERATION PRINCIPLES

Deliver long term results for securityholders	Attract, retain and motivate exceptional people	Be simple, transparent and consistent	Drive appropriate risk culture and employee conduct

Remuneration Governance

The Board oversees Kyron's remuneration framework. The Group has a formally constituted Remuneration and Nomination Committee (RNC or Committee) which comprises the following members: Mr Ian Mackie (Chair); Mr Anthony Fehon; Mrs Karyn Baylis; Mr Su Kiat Lim (until his resignation on 2 June 2026); and Ms Kathy Ostin (from 2 June 2026). As a result of the recent leadership and governance model transition, the Board determined that it was appropriate for all directors to be members of the RNC.

The Group's RNC is responsible for overseeing the remuneration policy and practices of the Group and making recommendations to the Board. The RNC also oversees the process for the annual review by the Board of the performance of the Chief Executive Officer and the Executive KMP. Members of the RNC have the requisite experience and expertise in human resources, remuneration and risk to enable them to achieve effective governance of the remuneration framework.

Significant oversight and governance are applied by the Board and the RNC to ensure remuneration outcomes are aligned with both individual and Group financial and non-financial performance that drives superior risk-adjusted outcomes for Securityholders and capital partners.

11. Remuneration Report (continued)

a. Remuneration Policy and Approach (continued)

Governance of the Group's remuneration framework is illustrated below.

SECURITYHOLDERS

BOARD
The Board reviews, challenges and approves the recommendations of the Committee in respect of policy, performance, the remuneration arrangements for the Managing Director and CEO and the Executive Management Committee (together 'Executives') and Non-Executive Directors (NEDs) and the remuneration policies and processes for the Group.

Risk Management
The Committee has access to the Group's personnel including those in the Risk, Finance and People teams. The Committee considers updates from these teams, External Auditors and other Board Committees, on relevant risk matters, including remuneration outcomes, adjustments, and alignment of remuneration with the Group's strategy, values, risk appetite and expected standards of conduct.

Risk is also managed at various points in the executive remuneration framework including throughout the performance management process and ultimately through Board and Committee intervention if required.

Remuneration and Nominations Committee
Members
Karyn Baylis (Chair)
Ian Mackie
Tony Fehon
Kathy Ostin (from 2 June 2026)
Su Kiat Lim (until 2 June 2026)

Role
Oversees the Group's remuneration approach while considering strategic objectives, culture and values, risk management frameworks and long-term financial sustainability.

Reviews and provides guidance and, as appropriate, considers management recommendations on remuneration matters (including FAR, STI, LTI and termination arrangements for Executives), fees for the NEDs and recommends these to the Board.

Charter
Specific responsibilities are detailed in the Committee's Charter and reviewed annually.

External Advisors
The Board and the Committee may seek advice from independent experts and advisors.

The Committee independently appoints its remuneration consultants and external advisors and engages with them in a manner which ensures that any information provided is not subject to undue influence by management

CEO and Management
The CEO (and formerly the Managing Director) makes recommendations to the Committee regarding Executives' remuneration in accordance with the remuneration framework. These recommendations consider performance, culture and values. The Managing Director and CEO's remuneration is considered separately, to manage conflicts of interest.

Specifically, the Board approves the remuneration arrangements recommended by the RNC for the Managing Director, CEO and the Senior Executives and all aggregate and individual awards made under the short-term incentive (STI) and long-term incentive (LTI) plans. The Board also approves the recommendations of the RNC in setting the aggregate remuneration of NEDs, the overall maximum for which is subject to securityholder approval. The RNC Chair may engage with securityholders and proxy advisors from time to time to seek feedback on the Group's remuneration framework.

Remuneration Benchmarking

The RNC reviews relevant markets for key executive talent to ensure the Group's remuneration strategy and frameworks are appropriate to attract, motivate and retain exceptional people.

The Committee utilises a peer group for benchmarking purposes that represent appropriate reference points for assessing the appropriate remuneration levels for the Group's executives. The Committee considers companies in the broader real estate sector and companies that the Group competes with for executive talent.

The responsibilities of the RNC are outlined in its Charter, which is reviewed annually by the Board. The RNC's Charter can be viewed at www.kyroncapital.com.

11. Remuneration Report (continued)

a. Remuneration Policy and Approach (continued)

Remuneration Framework

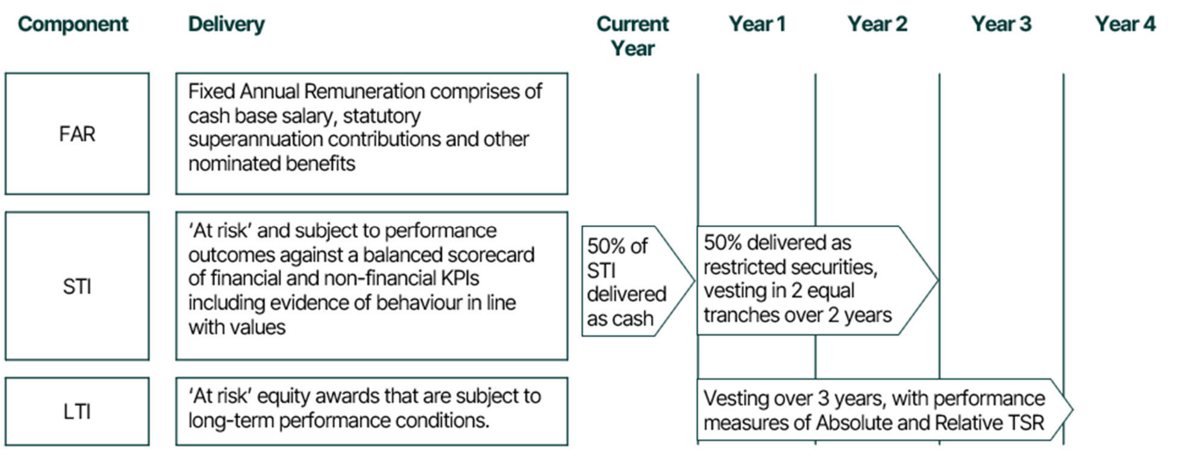
The Group's remuneration framework has three components:

- Fixed Annual Remuneration (FAR);
- Short Term Incentive (STI); and
- Long Term Incentive (LTI).

Fixed annual remuneration is designed to provide a base level of remuneration, with the ‘at-risk’ STI and LTI components designed to reward executives when pre-agreed performance hurdles are met or exceeded. These components support Kyron’s remuneration principles of performance-based remuneration, based on a balanced scorecard of financial and non-financial factors, and are designed to reward high performing executives to ensure the Group continues to attract, motivate and retain exceptional people.

Remuneration levels are considered annually through an assessment of each executive based on the individual's performance and achievements during the financial year and taking into account the overall performance of the Group and prevailing remuneration levels for executives in similar positions.

The components of the Group’s remuneration are summarised below:



Fixed Annual Remuneration

The key elements of the Group’s approach to Fixed Annual Remuneration are set out below:

Composition	FAR comprises cash base salary, statutory superannuation contributions and other nominated benefits.
Benchmarking and Review	Base pay is determined by reference to appropriate benchmark information, taking into account an individual's responsibilities, performance, qualifications and experience. The Board and RNC may engage independent remuneration consultants to perform relevant remuneration benchmarking. There are no guaranteed base pay increases in any executive's contracts.

11. Remuneration Report (continued)

a. Remuneration Policy and Approach (continued)

Short Term Incentive

The key elements of the Group's planned STI are set out below:

<table>
<tr><th>Feature</th><th>Approach</th></tr>
<tr><td>Purpose</td><td>The STI is an 'at-risk' component of the remuneration framework, intended to be awarded annually, subject to performance against a balanced scorecard of financial and non-financial performance measures (KPIs) including a values-based behavioural gateway. The STI provides transparency for both executives and securityholders and is managed by the RNC on behalf of the Board.</td></tr>
<tr><td>Performance Period</td><td>12 months operating from 1 July to 30 June each year (the Group's financial year)</td></tr>
<tr><td>Participants</td><td>All executives may be eligible to participate in the STI, however it is primarily directed towards Executive KMP and other select executive employees.</td></tr>
<tr><td>Gateway</td><td>The STI incorporates two gateways that are required to be met for an STI entitlement to be awarded. These are:
<u>Group</u>: A Return on Equity (ROE) hurdle of 10% p.a. must be achieved before any STI entitlement is available, with the Board retaining overall discretion on performance achievement. This is calculated on the Group's results, presented on the basis that EHAF, EWPF, Bluewater and Stirling are equity accounted, rather than consolidated in accordance with Accounting Standards.
<u>Individual:</u> The Board reviews both the performance and behaviours of the Executives in accordance with the Group's values and risk management culture before determining whether individuals are eligible for any STI entitlement.</td></tr>
<tr><td>Performance hurdles</td><td>An important feature of the STI is that it represents an award for outperformance of the business over key performance indicator criteria. Once the Gateway hurdles are met, the STI outcomes are determined on the basis of Group and individual performance through a Balanced Scorecard. These are separate to the Gateway hurdles, however they also comprise financial and non-financial elements. The balanced scorecard is linked to the achievement of the Group's strategic objectives and the delivery of investment returns for investors in Kyron's managed funds and Kyron's securityholders.
The elements of the Balance Scorecard are:
<table>
<tr><th>Scorecard Element</th><th>Weighting</th><th>Measurement</th></tr>
<tr><td>Financial</td><td>70%</td><td></td></tr>
<tr><td>KYN Perspective</td><td>50%</td><td>Return On Equity (ROE) and Earnings Per Share (EPS)</td></tr>
<tr><td>Fund Investor Perspective</td><td>20%</td><td>Managed fund performance</td></tr>
<tr><td>Non-Financial</td><td>30%</td><td></td></tr>
<tr><td>People Perspective</td><td>10%</td><td>Employee engagement score</td></tr>
<tr><td>ESG & Risk Perspective</td><td>10%</td><td>Agreed ESG and Risk priorities</td></tr>
<tr><td>Strategic & Operational Perspective</td><td>10%</td><td>Agreed Strategic or Operational Efficiency Initiatives</td></tr>
</table>
</td></tr>
</table>

Feature	Approach
Determining achievement of STI Outcomes	At the Board's absolute discretion, participants may be provided with the opportunity to receive an STI award. Annually, the RNC assesses the Group's performance against the balanced scorecard of performance measures. The Board determines the percentage achievement of the STI pool based on recommendations from the RNC. The RNC assesses the performance of the Executive KMP against agreed KPIs. The RNC and the Board seek to ensure that STI outcomes are aligned with the financial performance of the Group and reflect the individual contribution of the Executive KMP and the overall pool of STI available based on the Group's financial performance.
Board Discretion	The Board retains the discretion to increase or decrease the percentage of overall STI pool achieved, based on its assessment of the Group's overall performance throughout the year. During the year, the Board used its discretion to offer a Retention Bonus to selected key staff (including KMP). This bonus was paid in two instalments and was subject to the continued service of the participants to key dates. No STI security plans were commenced during the year.
Delivery of STI awards	Following assessment of performance against the gateway hurdles and balanced scorecard, and determination of the STI outcome for each participant, 50% of STI awards are delivered in cash and 50% in the form of deferred securities. The number of securities is determined based on the volume weighted average price of securities. The STI award securities are deferred over two years, with 50% vesting at the end of year one, and 50% vesting at the end of year two. Participants are entitled to receive any distributions paid on these securities during the deferral period. The Board retains the discretion to adjust the allocation of STI awards between cash and deferred securities based on the circumstances of the Group at the time of the determination of any STI awards.

Transaction linked Short Term Incentive Award

During the 2025 financial year the Board approved an incentive program linked to various possible transaction outcomes in relation to the business recapitalisation and stabilisation. Tranche 1 of this incentive was paid during the 2026 financial year.

Long Term Incentive

The Group's Executive Incentive Plan – Rights and Options (Rights and Options Plan) is designed to assist in attracting, motivating and retaining key management and to provide them with the opportunity to participate in the future growth in the value of Securities.

The Rights and Options Plan is the Group's principal vehicle to grant long term incentive awards (LTIs) and forms what the Board considers to be a key element of the Group's total remuneration strategy for Executive KMP and other eligible senior management. Under the Rights and Options Plan, participants may be granted Rights or Options which are rights to acquire Securities, subject to meeting the applicable vesting conditions (which may be performance and / or service-based) and payment of the exercise price (if applicable). For the purposes of any FY26 LTI grants, Rights (with a nil exercise price) subject to performance and service-based vesting conditions were granted.

11. Remuneration Report (continued)

a. Remuneration Policy and Approach (continued)

The key elements of the FY26 approved LTI plan framework are set out below:

Feature	Approach
Purpose	The LTI is an 'at-risk' component of the remuneration framework, awarded annually, subject to performance against targets aligned with securityholder returns. The LTI scheme has been revised and is now based on annual awards that are subject to a three-year vesting period. Over time, the annual awards will lead to executives holding a portfolio of LTIs that will serve as an incentive to remain with the Group. The scheme is intended to attract, retain and reward participating executives for delivering superior securityholder returns.
Performance Period	LTI awards are subject to a three-year performance period, aligned with the Group's financial years.
Participants	Executive KMP and other select executive employees.
Instruments	Participants are granted Rights which are rights to acquire Group securities, subject to meeting the applicable Vesting Conditions. Unless the Board determines otherwise, no trading restriction will be placed on Securities acquired following vesting and exercise of Rights, subject to the Group's Securities Trading Policy. The Group may issue new securities or procure the acquisition of securities on-market to satisfy the exercise of vested Rights. The Group may also operate an employee security trust to acquire, hold and provide securities for the purposes of the Rights and Options Plan.
Performance Targets and Vesting Conditions	The Board has established performance measures linked to the delivery of returns for Kyron's securityholders over the performance period. The Group has established Total Securityholder Return (TSR) based performance targets that are required to be achieved for vesting of the LTI awards at the end of the performance period as follows: • 75% of Rights are subject to an absolute TSR hurdle based on an 8% per annum target; and • 25% of Rights are subject to relative TSR performance over the 3-year performance period (against a comparator group of market peers – refer below for details). Under the relative TSR hurdle, vesting of Rights will be determined based on Kyron's percentile rank relative to the comparator group of companies. Vesting begins where Kyron performs better than median constituent performance (50% vesting at that point) growing to 100% vesting where Kyron outperforms 75% percentile performance.

Feature	Approach
Rationale for the Performance Measure	To ensure that LTI performance measures align with securityholder expectations and with the Group's strategic objectives, the Board determined to include both an absolute and relative TSR performance measure for LTI awards. TSR measures the overall returns generated for securityholders, reflecting security price movements and reinvestment of distributions over a specified period. Absolute TSR measures the returns to Securityholders from both distributions and the movement in the Group's security price. The Absolute TSR target is determined by the Board for each year's LTI award with reference to returns from direct investments in a range of asset classes including property, equities and fixed interest, market views on real estate asset values and the broader outlook for financial markets. Relative TSR is the most widely used LTI performance measure in Australia. The Relative TSR performance measure ensures that value is only delivered to LTI participants if the investment return received by Kyron securityholders is sufficiently high relative to the investment returns provided by the comparator group over the same period. By combining a Relative TSR with an Absolute TSR measure, executives can be rewarded for driving positive returns for Securityholders and investors have the confidence that grants are earned when they are aligned with long-term business growth and the creation of shareholder value. The inclusion of an Absolute TSR metric has been designed to counter-balance Relative TSR outcomes which may result in vesting of awards when overall market conditions are down.

<table>
<tr><th>Feature</th><th>Approach</th></tr>
<tr><td>Relative TSR Performance Testing</td><td>For the FY26 LTI award, the Board has determined the following peer comparator group for the relative TSR hurdle:

Abacus Property Group (ABP)
Aspen Group (APZ)
Centuria Capital Group (CNI)
Charter Hall Group (CHC)
Cromwell Property Group (CMW)
Dexus (DXS)
GDI Property Group (GDI)
Goodman Group (GMG)
Growthpoint Properties Australia (GOZ)
GPT Group (GPT)
HMC Capital Limited (HMC)
Ingenia Communities (INA)
Mirvac Group (MGR)
Region RE Limited (RGN)
Stockland Corporation Limited (SGP)
Vicinity Centres (VCX)

The Board will review and determine the composition of the Comparator Group at the time of issue of any LTIs.

Calculation of the Relative TSR performance condition is as follows:

<table>
<tr><th>KYN TSR Ranking to Comparator Group:</th><th>Percentage of LTIs subject to the Relative TSR performance condition that vest:</th></tr>
<tr><td>Exceeds the Comparator Group 75th percentile</td><td>100%</td></tr>
<tr><td>More than the Comparator Group 51st percentile and less than the 75th percentile</td><td>Pro-rata straightline vesting between 50% – 100%</td></tr>
<tr><td>Equal to the Comparator Group 51st percentile</td><td>50%</td></tr>
<tr><td>Less than the Comparator Group 51st percentile</td><td>0%</td></tr>
</table>
</td></tr>
<tr><td>Re-testing</td><td>The performance hurdles are tested once, at the end of the 3-year performance period. There is no further testing of the performance conditions.</td></tr>
</table>

During FY26, the Board exercised its discretion under the Plan Rules, to issue two retention-based tranches of LTIs, with modified vesting conditions.

Rights were issued to select executives, including certain KMP and other employees with a two year vesting period, instead of the three year vesting period as outlined above. All other conditions were in line with the standard three year plan. For the year ended 30 June 2026, 4,575,000 rights were issued under these LTI schemes, of which 950,000 were issued to KMPs.

The Board also exercised its discretion to award a small group of executives, including KMP, retention-based LTI awards which will vest over a two year period and are subject to a service condition only. 150,000 rights were issued to KMP under this award.

FY26 Remuneration Framework and Outcomes

Sections a) to h) of this report provide information on KMP remuneration arrangements and outcomes in respect of the financial year ending 30 June 2026.

11. Remuneration Report (continued)

a. Remuneration Policy and Approach (continued)

FY24 STI Scheme Transaction Incentive Award

Following the Annual General Meeting in October 2023, the Board approved a one-off special grant of 2,061,380 Restricted Securities to certain key executives, including the executive KMP at the time, in respect of the acquisition and integration of the Challenger real estate funds management business in July 2023.

These Transaction Incentive Award restricted securities had vesting conditions and restrictions imposed on the executive KMP and Executive Management Committee (EMC) Transaction Incentive Award securities were aligned with the clawback period under the Challenger Transaction, ending 30 June 2026, and incorporated a proportional forfeiture of Transaction Incentive Award securities aligned to any clawback of securities under the Challenger Transaction.

As noted in Section 6 Operating and Financial Review, as a result of the unwind of the strategic partnership and related investment management arrangements with Challenger, the KMP and EMC Transaction Award Securities were forfeited during the financial year.

FY26 Transaction Incentive Award

In November 2024 the Board approved a cash based incentive program designed to incentivise staff to remain with the Group during the critical business stabilisation period and to complete the business stabilisation activities. The program was a condition required by the Group's financier at the time to ensure that key employees, including the Managing Director and the CFO, were properly incentivised to execute a transaction to sell or recapitalise the business. The outcomes of this award were dependent on the successful completion of the business recapitalisation transaction.

Changes to Key Management Personnel

David McNamara was appointed CEO of the Kyron Group effective 22 June 2026. The details of David's remuneration and contract terms can be found in the Remuneration Report.

Anthony Fehon will transition from the Executive Director role over a six month period and resume his position as a non-executive director of Kyron. He will focus on supporting the business in the execution of its strategic growth initiatives.

11. Remuneration Report (continued)

b. Key Management Personnel

The remuneration report details the remuneration arrangements for Key Management Personnel (KMP), who are defined as those persons having authority and responsibility for planning, directing and controlling the major activities of the Group, directly or indirectly, including the directors (whether executive or otherwise). The KMP of the Group for the year ended 30 June 2026 were:

Non-Executive Directors	Role	Term
Mr Ian Mackie	Independent Chair and Director	Full Year
Mrs Karyn Baylis	Independent Director	Full Year
Mrs Kathy Ostin	Independent Director	Full Year
Mr Su Kiat Lim	Director	Resigned on 2 June 2026

Executives	Role	Term
Mr David McNamara	Chief Executive Officer	Appointed 22 June 2026
Mr Anthony Fehon	Managing Director	Full Year
Mr Symon Simmons	Chief Financial Officer and Company Secretary	Full Year

11. Remuneration Report (continued)

c. Group Performance Summary

The Board's assessment of the performance metrics for the STI and LTI awards is based on the Group's results, presented on the basis that EHAF, EWPF, Bluewater and Stirling are equity accounted, rather than consolidated in accordance with Accounting Standards. Kyron considers that presenting the operating performance of the Group on this adjusted basis gives a representation of the Group that is consistent with the management and Board reporting of the Group.

The table below sets out summary information about the Group's financial performance and movements in Securityholder returns for the last five years:

	30 June 2026	30 June 2025	30 June 2024	30 June 2023	30 June 2022
Net (loss) / profit before tax ($'000)	(52,063)	(57,290)	(158,160)	(26,133)	(7,395)
Adjusted Net (loss) / profit before tax* ($'000)	(50,240)	(35,837)	(112,863)	(19,716)	2,841
(EHAF, EWPF, Stirling and Bluewater equity accounted)					
Net (loss) / profit after tax ($'000)	(51,867)	(56,977)	(157,840)	(30,674)	(4,234)
Adjusted Net (loss) / profit after tax* ($'000)	(50,240)	(35,837)	(112,014)	(19,277)	3,458
(EHAF, EWPF, Stirling and Bluewater equity accounted)					
Core earnings* ($'000)	(30,329)	(8,861)	12,828	12,529	18,259
Security price at start of year	$0.82	$0.99	$1.63	$1.65	$1.89
Security price at end of year	$0.07	$0.82	$0.99	$1.63	$1.65
Interim distribution	–	–	4.90 cents	7.51 cents	9.05 cents
Final distribution	–	–	–	1.62 cents	4.43 cents
Total distributions	–	–	4.90 cents	9.13 cents	13.48 cents
Basic earnings per security	(33.61) cents	(26.41) cents	(81.83) cents	(16.35) cents	0.82 cents
Basic earnings per security*	(35.32) cents	(23.55) cents	(72.26) cents	(16.00) cents	2.95 cents
(EHAF, EWPF, Stirling and Bluewater equity accounted)					

*Refer to previous section on 'Review of Financial and Operating Results' for definition of Adjusted Profit and Core Earnings.

11. Remuneration Report (continued)

d. Executive Remuneration Arrangements

Table 1: Remuneration of Executive Key Management Personnel

		Short-term employee benefits			Post-employment benefits	Other	Long-term benefits	Share-based payments	
Executive KMP	Year	Salary $	STI Cash Bonus[3] $	Annual Leave[1] $	Super $	Termination Payment $	Long Service Leave[1] $	STI Deferred Security $	Total $
D. McNamara	2026	18,712	–	1,801	2,245	–	–	–	22,758
	2025	–	–	–	–	–	–	–	–
A. Fehon[2]	2026	780,069	125,000	46,455	30,000	–	–	–	981,524
	2025	641,723	–	40,186	27,677	–	–	–	709,586
S. Simmons	2026	617,704	100,000	58,800	30,000	–	12,838	(308,725)	510,617
	2025	609,708	–	12,576	29,932	–	35,924	258,392	946,531
Former KMP									
G. Willis[4]	2026	–	–	–	–	–	–	–	–
	2025	516,472	–	27,983	22,449	405,232	8,611	–	980,747
P. Siviour[4]	2026	–	–	–	–	–	–	–	–
	2025	312,354	–	24,027	22,449	468,531	4,792	–	832,153

[1] Annual leave and long service leave represents the movement in the accrued leave balances for the year, being the current year's leave entitlement of the key management personnel less leave taken during the year.

[2] Amounts shown in 2025 for A. Fehon represent amounts earned from 9 September 2024, the date of his appointment to Interim Managing Director.

[3] The STI Cash Bonus relates to the FY26 Transaction Incentive Award as disclosed earlier in the report.

[4] G. Willis and P. Siviour retired on 9 September 2024.

11. Remuneration Report (continued)

d. Executive Remuneration Arrangements (continued)

Table 2: Remuneration components as a proportion of total remuneration on an annualised basis

Executive Officers	Year	Fixed remuneration %	Remuneration linked to performance %	Total %
D. McNamara	2026	100.00	–	100.00
	2025	–	–	–
A. Fehon	2026	87.26	12.74	100.00
	2025	100.00	–	100.00
S. Simmons	2026	87.80	12.20	100.00
	2025	70.57	29.43	100.00
Former KMP				
G. Willis	2026	–	–	–
	2025	100.00	–	100.00
P. Siviour	2026	–	–	–
	2025	100.00	–	100.00

No key management personnel appointed during the year received a payment as part of their consideration for agreeing to hold the position.

Remuneration and other terms of employment for the key management personnel are formalised in their employment contracts. The key provisions of the employment contracts for executive key management personnel as at 30 June 2026 are set out below.

11. Remuneration Report (continued)

d. Executive Remuneration Arrangements (continued)

Table 3: Employment contracts of key management personnel

Executive	D. McNamara	A. Fehon	S. Simmons
Position	Chief Executive Officer	Interim Managing Director	Chief Financial Officer and Company Secretary
Term	No fixed term	No fixed term	No fixed term
Salary (including Superannuation)	$725,000	$820,069	$655,700
Incentive remuneration	Eligible for an award of short term and long-term incentive remuneration (if any) as described above	Eligible for an award of short term and long-term incentive remuneration (if any) as described above	Eligible for an award of short term and long-term incentive remuneration (if any) as described above
Benefits	Entitled to participate in the Group's benefit plans that are made available	Entitled to participate in the Group's benefit plans that are made available	Entitled to participate in the Group's benefit plans that are made available
Notice period	Employment shall continue with the Group unless employee gives 6 months or employer 12 months' notice in writing	Employment shall continue with the Group unless either party gives 6 months' notice in writing	Employment shall continue with the Group unless either party gives 6 months' notice in writing
Restraint	Non-compete	N/A	N/A

11. Remuneration Report (continued)

e. Non-Executive Director Remuneration Arrangements and Outcomes

The Kyron Group Board determines the remuneration structure for NED's based on recommendations from the Remuneration and Nomination Committee. The NED's individual fees are reviewed annually by the Remuneration and Nomination Committee taking into consideration the level of fees paid to NEDs by companies of similar size and stature. The maximum aggregate amount of fees that can be paid to NEDs is subject to approval by securityholders at the Annual General Meeting (currently $1,000,000, as approved by securityholders in October 2023).

The NEDs receive a fixed remuneration amount, in respect of their services provided to the Responsible Entity and Kyron Capital Limited. They do not receive any performance-based remuneration, or any retirement benefits other than statutory superannuation.

Table 4: Remuneration of Non-Executive Directors

		Short-term employee benefits			Post-employment benefits	
Non-Executive Directors	Year	Salary $	Committee Fees $	Total $	Super $	Total $
I. Mackie	2026	180,180	–	180,180	21,622	201,802
	2025	180,180	–	180,180	20,721	200,901
N. Ampherlaw[1]	2026	–	–	–	–	–
	2025	32,500	–	32,500	–	32,500
A. Fehon[2]	2026	–	–	–	–	–
	2025	19,608	–	19,608	2,255	21,863
S.K. Lim[3]	2026	105,417	–	105,417	–	105,417
	2025	115,000	–	115,000	–	115,000
K. Baylis	2026	104,072	13,453	117,525	14,103	131,628
	2025	104,073	6,726	110,799	12,742	123,541
K. Ostin	2026	130,000	–	130,000	–	130,000
	2025	114,589	11,661	126,250	–	126,250

[1] Mr N. Ampherlaw resigned on 23 September 2024.

[2] Remuneration amounts for Mr A. Fehon for the 2025 year represent amounts earned during his time as a non-executive director. Remuneration earned as Interim Managing Director are shown in Table 1.

[3] Mr S.K Lim resigned on 2 June 2026.

During the year no options were issued to the NEDs.

Remuneration and other items of appointment of the NEDs are formalised in contracts.

The NEDs are engaged under a letter of appointment with no fixed term. The NEDs employment is subject to the Constitution of the Group, the Corporations Act, and the 3 year cycle of the rotation and election of Directors.

11. Remuneration Report (continued)

f. Additional Disclosures Relating to Short Term Incentive Plans and Long Term Incentive Plans

Details of Short Term Incentive Plan movements for Key Management Personnel during the period are as follows:

				During the financial year						
Name	Award Type	Grant Date	Vesting Date	Number Granted	Value at Grant Date[1]	Number Vested	% of Grant Vested	Number Forfeited	% of Grant Forfeited	Fair value to be expensed in future years
S. Simmons[2]	Deferred Securities	16 Nov 2023	30 Jun 2026	309,982	1.27	–	0%	309,982	100%	–

[1] Value at grant date reflects the closing share price on the day the securities were granted.

[2] Following the termination of the Challenger Mandate in October 2025, the deferred securities held by Mr S. Simmons with a vesting date of 30 June 2026 were cancelled.

				During the financial year						
Name	Award Type	Grant Date	End of Vesting Period	Number Granted	Fair Value at Grant Date[1]	Number Vested	% of Grant Vested	Number Forfeited[1]	% of Grant Forfeited	% of the actual compensation for the year consisting of awards
D. McNamara	Rights	30 June 2026	30 Jun 2029	500,000	0.04	–	0%	–	0%	0%
S. Simmons	Rights	30 June 2026	30 Jun 2028	450,000	0.04	–	0%	–	0%	0%
	Rights	30 June 2026	30 Jun 2028	150,000	0.07	–	0%	–	0%	0%

Details of Long Term Incentive Plan payments granted or vested as Rights compensation to Key Management Personnel during the current financial year:

The Rights have been accounted for as 'in-substance' options. The fair value of Rights with 2 and 3 year vesting conditions at the grant date of each Right was $0.04. Rights with service conditions only have been valued at $0.07 at grant date.

11. Remuneration Report (continued)

f. Additional Disclosures Relating to Short Term Incentive Plans and Long Term Incentive Plans (continued)

Key Management Personnel equity holdings

Changes to the interests of Key Management Personnel in the Group's Securities are set out below:

Kyron Capital – Stapled Securities

Name	Opening Balance 1 July 2025	Acquired[1]	Disposed/ forfeited	Closing Balance 30 June 2026
Non-Executive Directors				
I. Mackie	–	172,069	–	172,069
S.K. Lim[2]	–	–	–	–
K. Baylis	35,000	100,000	–	135,000
K. Ostin	–	2,085,714	–	2,085,714
Executives				
A. Fehon	68,912	631,088	–	700,000
S. Simmons	1,538,893	–	309,982	1,228,911
D. McNamara	–	–	–	–

[1] The number of stapled securities acquired during the year includes issues of securities under the Group's short term and long term incentive schemes, and securities acquired on market.

[2] Mr. S.K. Lim resigned on 2 June 2026. The number of stapled securities held by Mr. S.K. Lim reflects his holding at the date of his retirement.

No securities were issued to Non-Executive Directors in the financial year ending 30 June 2026.

g. Loans to Key Management Personnel

No loans have been provided to Key Management Personnel of the Group during the year.

h. Other Transactions and Balances with Key Management Personnel and their Related Parties

There were no transactions with Key Management Personnel and their Related Parties during the financial year other than those disclosed in this report.

12. Company Secretary

Symon Simmons held the position of Company Secretary of the Company and the Responsible Entity during the year. Symon is the Chief Financial Officer of the Group and holds a Bachelor of Economics with majors in Economics and Accounting, and has extensive experience as a company secretary, is a Justice of the Peace in NSW and is a Responsible Manager on the Australian Financial Services Licences held by the Responsible Entity and Kyron Managed Funds RE Limited.

13. Indemnification and insurance of officers and auditors

During the financial year, the Group paid a premium in respect of a contract insuring the Directors of the Group (as named above), the Company Secretary, and all executive officers of the Company and of any related body corporate against a liability incurred in their capacity as Directors and officers of the Company to the extent permitted by the *Corporations Act 2001* (Cth). The contract of insurance prohibits disclosure of the nature of the liability and the amount of the premium.

The Company has not otherwise, during or since the end of the financial year, except to the extent permitted by law, indemnified or agreed to indemnify an officer of the Company or of any related body corporate against a liability incurred in their capacity as an officer.

To the extent permitted by law, the Group and the KIF Group has agreed to indemnify its auditor, Ernst & Young, as part of the terms of its audit engagement agreement, against claims by third parties arising out of or relating to the audit or the audit engagement agreement, other than where the claim is determined to have resulted from any negligent, wrongful or wilful act or omission by or of Ernst & Young. No payment has been made to indemnify Ernst & Young during or since the financial year ended 30 June 2026.

14. Environmental regulation

To the best of their knowledge and belief after making due enquiry, the Directors have determined that the Group has complied with all significant environmental regulations applicable to its operations in the jurisdictions in which it operates.

15. Auditor's independence declaration

A copy of the auditor's independence declaration, as required under section 307C of the *Corporations Act 2001* (Cth), is included on the page following the Directors' Report.

16. Non audit services

Details of amounts paid or payable to the auditors for non-audit services provided during the year by the current auditor and the previous auditor are outlined in Note 30 to the consolidated financial statements.

The Directors are satisfied that the provision of non-audit services, during the year, by the auditor (or by another person or firm on the auditor's behalf) is compatible with the general standard of independence for auditors imposed by the *Corporations Act 2001* (Cth).

The Directors are of the opinion that the services as disclosed in Note 30 to the consolidated financial statements do not compromise the external auditor's independence, based on advice received from the Audit and Risk Committee, for the following reasons:

- All non-audit services have been reviewed and approved to ensure that they do not impact the integrity and objectivity of the auditor; and
- None of the services undermine the general principles relating to auditor independence as set out in APES 110 'Code of Ethics for Professional Accountants' issued by the Accounting Professional & Ethical Standards Board, including reviewing or auditing the auditor's own work, acting in a management or decision-making capacity for the Group, acting as advocate for the group or jointly sharing economic risks and rewards.

17. Likely developments and expected results of operations

The financial statements have been prepared on the basis of the current known market conditions. The extent of any potential deterioration in either the capital or physical property markets on the future results of the Group is unknown. Such results could include property market valuations, the ability of borrowers, including the Group, to raise or refinance debt, and the cost of such debt and the ability to raise equity. The significant subsequent developments are disclosed in Section 4 Going Concern of this report.

18. Fees paid to the Responsible Entity or its associates

The fees paid to the Responsible Entity of KIF, and its related entities, during the financial year are disclosed in Note 27 to the consolidated financial statements.

19. Events occurring after reporting date

In addition to the matters discussed within the Going Concern section, the following events have occurred after reporting date impacting both the Consolidated Group and the KIF Group:

As part of the hotel divestment program of the Group, Sanctuary Inn Tamworth settled for a gross sale price of $16.5 million on 22 July 2026. Proceeds of the sale were used to repay debt in EHAF.

A Heads of Agreement was executed on 31 July 2026 for the sale of ibis Styles Canberra Eaglehawk for a gross sales price of $16.0 million subject to due diligence.

On 21 August 2026 EHAF received credit approved terms from its financier for a new two-year, $69.5 debt facility that will extend the maturity date from 31 August 2026 to 31 August 2028. In addition, the new arrangement includes a $5 million cash advance facility and adjusts the ICR financial covenant. The new facility is currently being formally documented with financial close to occur before 31 August 2026.

Other matters

On 3 July 2026, the Group completed the settlement of its Securities Holding Agreement relating to the purchase of 1.877 million units in the Elizabeth Street (Brisbane) Fund for consideration of $1.94 million. The Elizabeth Street (Brisbane) Fund had already been reflected in the financial statements as an equity accounted investment as the Group had exposure to the returns of this fund of as a result of the terms of the purchase arrangement.

On 1 July 2026, EHAF terminated the Hotel Management Agreement with Elanor Hotel Operations Pty Ltd, a wholly owned subsidiary of the Company, and directly contracted with 1834 Hospitality Pty Ltd, the previous sub-contractor of these services.

Other than the events disclosed above, the directors are not aware of any other matter or circumstance not otherwise dealt with in the financial reports or the Directors' Report that has significantly affected or may significantly affect the operations of the Group, the results of those operations or the state of affairs of the Group in the financial period subsequent to year ended 30 June 2026.

20. Rounding of amounts to the nearest thousand dollars

In accordance with Legislative Instrument 2026/183 issued by the Australian Securities and Investments Commission relating to the rounding off of amounts in the Directors' Report, amounts in the Directors' Report have been rounded to the nearest thousand dollars in accordance with that Legislative Instrument, unless otherwise indicated.

The Directors' report is made in accordance with a resolution of the Boards of Directors of Kyron Group RE Limited and Kyron Capital Limited. The Financial Statements were authorised for issue by the Directors on 27 August 2026.

Signed in accordance with a resolution of the Directors pursuant to section 298(2) of the *Corporations Act 2001* (Cth). The Directors have the power to amend and re-issue the Financial Statements.

Ian Mackie
Chair

Anthony Fehon
Executive Director

Sydney, 28 August 2026

Ernst & Young
200 George Street
Sydney NSW 2000 Australia
GPO Box 2646 Sydney NSW 2001

Tel: +61 2 9248 5555
Fax: +61 2 9248 5959
ey.com/au

Shape the future
with confidence

Auditor's independence declaration to the directors of Kyron Capital Limited and the directors of Kyron Group RE Limited, the Responsible Entity (RE) of Kyron Investment Fund

As lead auditor for the audit of the financial reports of Kyron Capital Group and Kyron Investment Fund for the financial year ended 30 June 2026, I declare to the best of my knowledge and belief, there have been:

a. No contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit;

b. No contraventions of any applicable code of professional conduct in relation to the audit; and

c. No non-audit services provided that contravene any applicable code of professional conduct in relation to the audit.

This declaration is in respect of Kyron Capital Limited and the entities it controlled during the financial year and Kyron Investment Fund and the entities controlled during the financial year (the "Consolidated Group") and Kyron Investment Fund and the entities controlled during the financial year (the "KIF Group").

Ernst & Young

Ernst & Young

Andrew Gilder
Partner
28 August 2026

Consolidated Statements of Profit or Loss

FOR THE YEAR ENDED 30 JUNE 2026

	Note	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000	KIF Group 30 June 2026 $'000	KIF Group 30 June 2025[1] $'000
Revenue and other income					
Revenue from operating activities	2	99,275	132,837	–	–
Interest income		409	638	14	24
Rental income	1,30	2,304	9,011	16,011	26,551
Share of profit from equity accounted investments	10	452	–	571	–
Other income		8,861	3,959	1,004	3,761
Realised gain on disposal of investment		–	659	–	659
Net fair value gain on revaluation of property, plant and equipment, investment properties and loss on disposal		404	–	–	–
Fair value gain on revaluation of derivatives		819	–	1,719	–
Total revenue and other income		**112,524**	**147,104**	**19,319**	**30,995**
Expenses					
Cost of sales		7,050	9,300	–	–
Salary and employee benefits		49,295	70,754	192	869
Property expenses		12,600	16,781	1,174	3,989
Operator management costs		8,335	9,023	2,768	5,915
Borrowing costs	12	34,100	39,654	13,793	23,573
Depreciation	8	9,510	11,513	–-	–
Amortisation		911	564	40	35
Marketing and promotion		2,968	3,109	41	17
Repairs, maintenance and technology		3,293	4,994	4	61
Share of loss from equity accounted investments	10	–	892	–	827
Net fair value loss on revaluation of PP&E and investment properties	8,9,30	–	5,559	10,403	4,057
Fair value loss on revaluation of derivatives		–	2,000	–	2,013
Impairment expense		15,224	2,587	220	–
Corporate transaction costs		4,650	10,128	757	–
Insurance expense		3,074	4,020	2	–
Professional fees		5,362	5,448	794	1,119
Other expenses		8,215	8,068	4,252	8,892
Total expenses		**164,587**	**204,394**	**34,440**	**51,367**
Net loss before income tax expense		(52,063)	(57,290)	(15,121)	(20,372)
Income tax benefit	5	196	313	–	–
Net profit/ (loss) for the year		**(51,867)**	**(56,977)**	**(15,121)**	**(20,372)**

[1] Amounts have been restated from prior reported balances. Refer to Note 33.

The above Consolidated Statements of Profit or Loss should be read in conjunction with the accompanying notes.

CONSOLIDATED STATEMENTS OF PROFIT OR LOSS
AS AT 30 JUNE 2026 (continued)

	Note	Consolidated Group 30 June 2026 $'000	Consolidated Group[1] 30 June 2025 $'000	KIF Group 30 June 2026 $'000	KIF Group[1] 30 June 2025 $'000
Attributable to security holders of:					
– Parent Entity		(50,864)	(35,863)	3,067	(4,325)
– Non-controlling interest KIF		3,067	(4,325)	–	–
Net (loss) / income attributable to KYN security holders		**(47,797)**	**(40,188)**	**3,067**	**(4,325)**
Attributable to security holders of:					
– External Non-controlling interest		(4,070)	(16,789)	(18,188)	(16,047)
Net loss for the year		**(51,867)**	**(56,977)**	**(15,121)**	**(20,372)**
Earnings per KYN stapled security					
Basic loss per stapled security (cents)	4	(33.61)	(26.41)	2.16	(2.84)
Diluted loss per stapled security (cents)	4	(33.61)	(26.41)	2.07	(2.84)
Earnings per security of the KYN parent entity					
Basic loss of the parent entity (cents)	4	(35.76)	(23.56)	–	–
Diluted loss of the parent entity (cents)	4	(35.76)	(23.56)	–	–

[1] Amounts have been restated from prior reported balances. Refer to Note 33.

The above Consolidated Statements of Profit or Loss should be read in conjunction with the accompanying notes.

Consolidated Statements of Comprehensive Income

FOR THE YEAR ENDED 30 JUNE 2026

	Consolidated Group 30 June 2026 $'000	Consolidated Group[1] 30 June 2025 $'000	KIF Group 30 June 2026 $'000	KIF Group[1] 30 June 2025 $'000
Net loss for the year	**(51,867)**	**(56,977)**	**(15,121)**	**(20,372)**
Other comprehensive income / (loss)				
Items that may not be reclassified to profit and loss				
Share of reserves of equity accounted investments	(158)	18	(158)	18
Gain on revaluation of property, plant and equipment	12,391	11,190	–	–
Other comprehensive income / (loss) for the year, net of tax	**12,233**	**11,208**	**(158)**	**18**
Total comprehensive loss for the year, net of tax	**(39,634)**	**(45,769)**	**(15,279)**	**(20,354)**
Attributable to security holders of:				
– Parent entity	(46,842)	(30,558)	2,909	(4,307)
– Non-controlling interest – KIF	2,909	(4,307)	–	–
Total comprehensive (loss)/gain for the year, net of tax, of KYN security holders	**(43,933)**	**(34,865)**	**2,909**	**(4,307)**
Attributable to security holders of:				
– External Non-controlling interest	4,299	(10,904)	(18,188)	(16,047)
Total comprehensive loss for the year, net of tax	**(39,634)**	**(45,769)**	**(15,279)**	**(20,354)**

[1] Amounts have been restated from prior reported balances. Refer to Note 33.

The above Consolidated Statements of Comprehensive Income should be read in conjunction with the accompanying notes.

Consolidated Statements of Financial Position

AS AT 30 JUNE 2026

	Note	Consolidated Group 30 June 2026 $'000	Consolidated Group[1] 30 June 2025 $'000	KIF Group 30 June 2026 $'000	KIF Group[1] 30 June 2025 $'000
Current assets					
Cash and cash equivalents	6	14,825	12,989	2,642	1,068
Trade and other receivables	20,30	17,435	16,557	18,661	39,595
Inventories		456	1,719	–	–
Other current assets		1,590	2,735	20	140
Assets classified as held for sale (AHFS)	11,30	32,411	170,009	33,354	174,623
Total current assets		**66,717**	**204,009**	**54,677**	**215,426**
Non-current assets					
Property, plant and equipment	8(a)	229,103	265,957	–	–
Trade and other receivables	20,30	–	9,628	–	–
Contract assets	21	–	13,535	–	–
Investment properties	9,30	–	27,500	228,162	293,457
Derivative financial instruments	13,30	116	–	116	–
Equity accounted investments	10,30	11,995	18,044	11,994	17,925
Intangible assets	23	188	1,089	–	–
Other financial assets	14	–	9,040	–	–
Deferred tax assets	5	5,297	6,191	–	–
Total non-current assets		**246,699**	**350,984**	**240,272**	**311,382**
Total assets		**313,416**	**554,993**	**294,948**	**526,808**
Current liabilities					
Payables	22,30	9,546	16,676	16,398	47,018
Derivative financial instruments	13,30	1,800	4,115	–	–
Interest bearing liabilities	12,30	85,423	351,283	89,951	237,001
Lease liabilities	8	401	436	–	–
Current provisions	22	2,936	3,950	–	–
Other current liabilities	22,30	6,437	15,502	5,973	13,575
Income tax payable		–	–	–	31
Contract liabilities		2,024	1,685	–	–
Total current liabilities		**108,567**	**393,647**	**112,322**	**297,625**
Non-current liabilities					
Derivative financial instruments	13,30	–	2,046	–	2,046
Interest bearing liabilities	12,17	62,795	–	–	
Non-current provisions	22	120	196	–	–
Lease liabilities	8	1,030	–	–	
Loan from the Company	30	–	–	43,425	37,812
Total non-current liabilities		**63,945**	**2,242**	**43,425**	**39,858**
Total liabilities		**172,512**	**395,889**	**155,747**	**337,483**
Net assets		**140,904**	**159,104**	**139,201**	**189,325**

[1] Amounts have been restated from prior reported balances. Refer to Note 33.

The above Consolidated Statements of Financial Position should be read in conjunction with the accompanying notes.

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 JUNE 2026 (continued)

	Note	Consolidated Group 30 June 2026 $'000	Consolidated Group[1] 30 June 2025 $'000	KIF Group 30 June 2026 $'000	KIF Group[1] 30 June 2025 $'000
Equity					
Equity Holders of Parent Entity					
Contributed equity	15	84,361	84,361	133,639	142,047
Perpetual notes	15	53,305	–	–	–
Treasury shares	15	(813)	(731)	(2,950)	(2,681)
Reserves	16	9,406	11,397	(191)	4,952
Accumulated losses		(176,478)	(131,709)	(68,038)	(76,466)
Parent entity interest		**(30,219)**	**(36,682)**	**62,460**	**67,852**
Equity Holders of Non-Controlling Interest					
Contributed equity – Kyron Investment Fund	15	133,639	142,047	–	–
Treasury shares	15	(2,950)	(2,681)	–	–
Reserves	16	(191)	4,952	–	–
Accumulated losses		(68,038)	(76,466)	–	–
Non-controlling interest		**62,460**	**67,852**	**–**	**–**
External Non-controlling interest		**108,663**	**127,934**	**76,741**	**121,473**
Total equity attributable to stapled security holders:					
– Parent Entity		(30,219)	(36,682)	62,460	67,852
– Non-controlling Interest – KIF		62,460	67,852	–	–
Total equity attributable to KYN security holders		**32,241**	**31,170**	**62,460**	**67,852**
Total equity attributable to stapled security holders:					
– Non-controlling interest – External		108,663	127,934	76,741	121,473
Total equity		**140,904**	**159,104**	**139,201**	**189,325**

[1] Amounts have been restated from prior reported balances. Refer to Note 33.

The above Consolidated Statements of Financial Position should be read in conjunction with the accompanying notes

Consolidated Statements of Changes In Equity

FOR THE YEAR ENDED 30 JUNE 2026

	Note	Contributed equity $'000	Treasury shares $'000	Perpetual Notes $'000	Other Reserves $'000	Security Based Payment Reserve $'000	Retained profits/ Accumulated losses $'000	Parent Entity Total Equity $'000	Non-controlling interest KIF $'000	Total KYN Equity $'000	External Non-controlling interest $'000	Total Equity $'000
Consolidated Group												
Total equity at 1 July 2025		84,361	(731)	–	7,406	3,991	(131,709)	(36,682)	67,852	31,170	127,934	**159,104**
Loss for the year		–	–	–	–	–	(50,864)	(50,864)	3,067	(47,797)	(4,070)	**(51,867)**
Other comprehensive income / (expense) for the year		–	–	–	4,022	–	–	4,022	(158)	3,864	8,369	**12,233**
Total comprehensive income / (expense) for the year		**–**	**–**	**–**	**4,022**	**–**	**(50,864)**	**(46,842)**	**2,909**	**(43,933)**	**4,299**	**(39,634)**
Transactions with owners in their capacity as owners:												
Cancellation of securities	15	–	–	–	–	–	–	–	(8,408)	(8,408)	–	**(8,408)**
Issuance of Perpetual Notes, net of costs		–	–	53,305	–	–	–	53,305	–	53,305	–	**53,305**
Security-based payments		–	(82)	–	–	–	82	–	107	107	–	**107**
Transfer of security-based payments reserve	3	–	–	–	–	(3,991)	3,991	–	–	–	–	**–**
Disposal of subsidiary	31	–	–	–	(2,022)	–	2,022	–	–	–	(18,958)	**(18,958)**
Distributions paid and payable		–	–	–	–	–	–	–	–	–	(4,612)	**(4,612)**
Total equity at 30 June 2026		**84,361**	**(813)**	**53,305**	**9,406**	**–**	**(176,478)**	**(30,219)**	**62,460**	**32,241**	**108,663**	**140,904**

The above Consolidated Statements of Changes in Equity should be read in conjunction with the accompanying notes

CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2026 (continued)

	Note	Contributed equity $'000	Treasury shares $'000	Other Reserves $'000	Security Based Payment Reserve $'000	Retained profits/ (accumulated losses) $'000	Parent Entity Total Equity $'000	Non-controlling interest KIF $'000	Total KYN Equity $'000	External Non-controlling interest $'000	Total Equity $'000
Consolidated Group											
Total equity at 1 July 2024		84,361	(1,722)	31,498	4,572	(128,736)	(10,027)	75,194	65,167	139,239	**204,406**
Correction of prior period error[1]				(24,064)	214	27,556	3,706	(3,706)	–	–	**–**
Restated opening equity at beginning of the year		**84,361**	**(1,722)**	**7,434**	**4,786**	**(101,180)**	**(6,321)**	**71,488**	**65,167**	**139,239**	**204,406**
Loss for the year		–	–	–	–	(35,863)	(35,863)	(4,325)	(40,188)	(16,789)	**(56,977)**
Other comprehensive income for the year		–	–	5,306	–	–	5,306	18	5,324	5,884	**11,208**
Transfer of asset revaluation reserve		–	–	(5,334)	–	5,334	–	–	–	–	**–**
Total comprehensive income / (expense) for the year		**–**	**–**	**(28)**	**–**	**(30,529)**	**(30,557)**	**(4,307)**	**(34,864)**	**(10,905)**	**(45,769)**
Transactions with owners in their capacity as owners:											
Contributions of equity, net of issue costs	15	–	991	–	–	–	991	3,333	4,324	–	**4,324**
Security-based payments		–	–	–	(795)	–	(795)	(2,662)	(3,457)	–	**(3,457)**
Transaction with non-controlling interest		–	–	–	–	–	–	–	–	(400)	**(400)**
Total equity at 30 June 2025		**84,361**	**(731)**	**7,406**	**3,991**	**(131,709)**	**(36,682)**	**67,852**	**31,170**	**127,934**	**159,104**

[1]Refer to restatement note (Note 33) for further details.

The above Consolidated Statements of Changes in Equity should be read in conjunction with the accompanying notes

CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 JUNE 2026 (continued)

	Note	Contributed equity $'000	Treasury shares $'000	Other Reserves $'000	Security Based Payment Reserve $'000	Retained profits/ (accumulated losses) $'000	Parent Entity Total Equity $'000	External Non-controlling interest $'000	Total Equity $'000
KIF Group									
Total equity at 1 July 2025		142,047	(2,681)	(33)	4,985	(76,466)	67,852	121,473	**189,325**
Profit / (loss) for the year		–	–	–	–	3,067	3,067	(18,188)	**(15,121)**
Other comprehensive expense for the year		–	–	(158)	–	–	(158)	–	**(158)**
Total comprehensive income / (expense) for the year		**–**	**–**	**(158)**	**–**	**3,067**	**2,909**	**(18,188)**	**(15,279)**
Transactions with owners in their capacity as owners:									
Cancellation of securities	15	(8,408)	–	–	–	–	(8,408)	–	**(8,408)**
Security-based payments		–	(269)	–	107	269	107	–	**107**
Transfer of security-based payments reserve	3	–	–	–	(5,092)	5,092	–	–	**–**
Disposal of subsidiary	31	–	–	–	–	–	–	(21,932)	**(21,932)**
Distributions paid and payable		–	–	–	–	–	–	(4,612)	**(4,612)**
Total equity at 30 June 2026		**133,639**	**(2,950)**	**(191)**	**–**	**(68,038)**	**62,460**	**76,741**	**139,201**

The above Consolidated Statements of Changes in Equity should be read in conjunction with the accompanying notes

CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 JUNE 2026 (continued)

	Note	Contributed equity $'000	Treasury shares $'000	Other Reserves $'000	Security Based Payment Reserve $'000	Retained profits/ (accumulated losses) $'000	Parent Entity Total Equity $'000	External Non-controlling interest $'000	Total Equity $'000
KIF Group									
Total equity at 1 July 2024		142,047	(6,014)	26,931	7,229	(94,999)	75,194	145,230	**220,424**
Correction of prior period error[1]				(26,982)	418	22,858	(3,706)	(7,710)	**(11,416)**
Restated opening equity at beginning of the year		**142,047**	**(6,014)**	**(51)**	**7,647**	**(72,141)**	**71,488**	**137,520**	**209,008**
Loss for the year		–	–	–	–	(4,325)	(4,325)	(16,047)	**(20,372)**
Other comprehensive loss for the year		–	–	18	–	–	18	–	**18**
Total comprehensive (expense) / income for the year		**–**	**–**	**18**	**–**	**(4,325)**	**(4,307)**	**(16,047)**	**(20,354)**
Transactions with owners in their capacity as owners:									
Contributions of equity, net of issue costs	15	–	3,333	–	–	–	3,333	–	**3,333**
Security-based payments		–	–	–	(2,662)	–	(2,662)	–	**(2,662)**
Total equity at 30 June 2025		**142,047**	**(2,681)**	**(33)**	**4,985**	**(76,466)**	**67,852**	**121,473**	**189,325**

[1] Refer to restatement note (Note 33) for further details.

The above Consolidated Statements of Changes in Equity should be read in conjunction with the accompanying notes

Consolidated Statements of Cash Flows

FOR THE YEAR ENDED 30 JUNE 2026

	Note	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000	KIF Group 30 June 2026 $'000	KIF Group 30 June 2025 $'000
Cash flows from operating activities					
Receipts from customers		132,374	168,166	–	–
Payments to suppliers and employees		(111,302)	(146,088)	(16,030)	(10,481)
Interest received		388	30	14	24
Finance costs paid		(25,707)	(37,196)	(11,165)	(21,939)
Rental receipts		–	–	15,425	22,500
Income tax paid		(629)	(961)	–	–
Net cash outflows from operating activities	7, 31	**(4,876)**	**(16,049)**	**(11,756)**	**(9,896)**
Cash flows from investing activities					
Financial assets provided		(181)	(2,071)	–	–
Receipts for property, plant and equipment / investment properties		145,497	59,551	129,107	47,223
Loans (to) / repayments from associates		(931)	2,113	–	51
Receipts for subsidiaries and equity accounted investments		11,765	24,188	13,009	24,188
Payments for subsidiaries and equity accounted investments		(44)	(4,591)	(44)	–
Payments of corporate transaction costs		(3,437)	(6,031)	(757)	–
Distributions and capital returns received from equity accounted investments		6,168	7,377	6,168	7,377
Net cash inflows from investing activities		**158,837**	**80,536**	**147,483**	**78,839**
Cash flows from financing activities					
Proceeds from borrowings		106,169	73,649	36,169	2,108
Repayments of borrowings		(304,284)	(141,301)	(170,693)	(118,942)
Proceeds from issues of equity securities		55,000	–	–	–
Transaction costs related to issues of equity securities, loan and borrowings		(4,231)	–	–	–
Payments for lease liability		(436)	(1,435)	–	–
Distributions and capital returns paid to unit holders		(4,343)	–	(4,343)	–
Loan from the Company		–	–	4,714	48,408
Net cash outflows from financing activities		**(152,125)**	**(69,087)**	**(134,153)**	**(68,426)**
Net increase/(decrease) in cash and cash equivalents		**1,836**	**(4,600)**	**1,574**	**517**
Cash and cash equivalents at the beginning of the year		12,989	17,589	1,068	551
Cash at the end of the year	6	**14,825**	**12,989**	**2,642**	**1,068**

The above Consolidated Statements of Cash Flows should be read in conjunction with the accompanying notes

Notes to the Consolidated Financial Statements

FOR THE YEAR ENDED 30 JUNE 2026

About this Report

The notes to the consolidated Financial Statements have been organised into the following sections for reduced complexity and ease of navigation:

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

About this report (continued)

Kyron Capital Group (Group, Consolidated Group or Kyron) is a 'stapled' entity comprising Kyron Capital Limited (KCL or Company) and its controlled entities (KCL Group) and Kyron Investment Fund (KIF or Trust) and its controlled entities (KIF Group). The units in the Trust are stapled to shares in the Company. The stapled securities cannot be traded or dealt with separately. The stapled securities of the Group are listed on the Australian Securities Exchange (ASX: KYN). As permitted by ASIC *Corporations Instrument 2025/439* issued by the Australian Securities and Investments Commission (ASIC), this report is a combined report that presents the consolidated financial statements and accompanying notes of both Kyron Capital Group and the Kyron Investment Fund.

Compliance with accounting standards

The financial report is a general purpose financial report that has been prepared in accordance with Australian Accounting Standards (AASB), Australian Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board and International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board and the Corporations Act 2001.

For the purposes of preparing the financial statements, the Group is a for-profit entity. The financial report has been presented in Australian dollars unless otherwise stated.

Comparative figures have been restated where appropriate to ensure consistency of presentation throughout the financial report. Restatements of prior period comparatives are explained in note 33.

New accounting standards and interpretations

New and amended standards adopted by the Group

There are no standards, interpretations or amendments to existing standards that are effective for the first time for the financial year beginning 1 July 2025 that have a material impact on the amounts recognised in prior periods or will affect the current or future periods.

New standards, amendments and interpretations effective after 1 July 2026 and have not been early adopted

Certain new accounting standards, amendments and interpretations, including AASB 18 *Presentation and Disclosure in Financial Statements* (AASB 18) have been published. These pronouncements are not mandatory for the 30 June 2026 reporting period and have not been early adopted by the Group. AASB 18 replaces AASB 101 *Presentation of Financial Statements* and is effective for annual reporting periods beginning on or after 1 January 2027. The new standard will impact the presentation and disclosure in the financial statements by introducing new categories and specific totals and subtotals in the Consolidated Statement of Comprehensive Income, requiring the disclosure of management-defined performance measures and changes in the grouping of information in the Consolidated Financial Statements.

Other than certain presentations and disclosures in the financial statements required by AASB 18, these standards, amendments or interpretations are not expected to have a material impact on the entity in the current or future reporting periods.

Rounding

The amounts in the consolidated financial statements have been rounded off to the nearest one thousand dollars, unless otherwise indicated, in accordance with *ASIC Corporations (Rounding in Financial/Director's Reports) Instrument 2026/183*. Accordingly, some totals may not reconcile due to rounding.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

About this report (continued)

Going concern

In the financial year ended 30 June 2026, the Consolidated Group incurred a net loss before tax of $52.1 million (loss of $57.0 million in 2025) and an operating cash outflow of $4.9 million (outflow of $16.0 million in 2025). The Consolidated Group had net assets of $140.9 million and net current asset deficiency of $41.8 million as at balance date.

In the financial year ending 30 June 2026, the KIF Group incurred a net loss before tax of $15.1 million (loss of $20.3 million in 2025) and an operating cash outflow of $11.8 million (outflow of $9.9 million in 2025). The KIF Group had net assets of $139.2 million and net current asset deficiency of $57.6 million as at balance date.

Going Concern of the Kyron Group

The following information discusses events and conditions relating to a material uncertainty in relation to the Kyron Group's (which includes the KIF Group) ability to continue as a going concern.

Senior facility refinancing

On 28 July 2025, Kyron entered into binding terms with Rockworth, whereby Rockworth would invest up to $125 million into Kyron to recapitalise the business, stabilise the balance sheet and reduce gearing. This recapitalisation was completed on 17 April 2026.

The recapitalisation comprised:

- the provision of a $70.0 million senior debt facility ("Senior Debt Facility");
- the issue of $55.0 million in perpetual, subordinated, unsecured notes ("Perpetual Notes"); and
- the issue of 30.0 million unlisted warrants to acquire Securities at a nominal exercise price of $0.01 per warrant ("Penny Warrants").

The proceeds of the Rockworth recapitalisation were used to:

- Repay the Keyview senior facility, in full;
- Redeem the $40.0 million of Capital Notes, in full;
- Repay a substantial portion of the outstanding commercial arrangements; and
- Provide for additional working capital.

Interest on the Senior Debt Facility and distributions on the Perpetual Notes (which are at Kyron's discretion) are payable quarterly in arrears. No distributions to other securityholders are permitted until the accumulated distributions on the Perpetual Notes are repaid in full. The Senior Debt Facility is subject to a make whole in the event the facility is repaid prior to the maturity date at a rate of 3% p.a. on any prepaid amounts. The Rockworth senior debt facility provides Kyron with the ability to redraw any amounts repaid up to $10.0 million.

On 27 August 2026, the Senior Debt Facility was varied such that the Gearing Ratio Covenant is 70% and the Interest Cover Ratio Covenant is 1.10x. No default can occur on these covenants prior to 30 June 2027.

The Group and Rockworth continue to work constructively together on new business opportunities. If there is a material improvement to the financial forecast for the Group, the parties agree to negotiate in good faith to amend the financial covenants at that time.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

About this report (continued)

Going Concern of Elanor Hotel Accommodation Fund (EHAF)

On 21 August 2026 EHAF received credit-approved terms with Commonwealth Bank of Australia for a new two-year, $74.5 million debt facility (inclusive of a $5.0 million capex tranche) maturing 31 August 2028. The new facility is currently being formally documented with financial close to occur on or before 31 August 2026.

As part of EHAF's ongoing divestment strategy, the following asset sales have been completed during the period:

- Mayfair Hotel (completed in August 2025 for a net sale price of $72.9 million);
- Panorama Retreat (completed in September 2025 for a net sale price of $5.2 million); and
- Mantra Wollongong (completed in December 2025 for a net sale price of $10.2 million).

In addition to the above, Sanctuary Inn Tamworth exchanged on 24 April 2026 and settled on 22 July 2026 for a net sale price of $15.9 million that was applied to reduce the secured facility. Proceeds from the expected sale of the Eaglehawk asset will be applied to debt reduction, with the facility forecast to reduce to a total of $63.1 million.

A subdivided parcel of land at Barossa Weintal Hotel was exchanged on 17 June 2026 for a gross sale price of $0.45 million. Settlement is expected to occur in September 2026.

Material uncertainty over ability to continue as a going concern

The ability of the Kyron Group and KIF Group to continue as a going concern remains dependent on a number of factors including:

- compliance with the Senior Debt facility loan covenants;
- progress on the orderly asset divestment program within EHAF, with sales proceeds sufficient to provide required capital returns to fund investors, including the Kyron Group, and to repay loans and trade receivables due to the Kyron Group; an
- the ability of the Kyron Group to retain management of funds and mandates, grow assets under management and take necessary steps to achieve sufficient profitability and ensure adequacy of working capital going forward; and
- execution of the EHAF refinancing (refer to above).

As a result of the above events and conditions, there is a material uncertainty which may cast significant doubt as to whether the Kyron Group and the KIF Group will be able to pay its debts as and when they become due and payable and therefore continue as a going concern.

Should the Kyron Group and the KIF Group be unable to continue as a going concern, they may be required to realise assets and extinguish liabilities other than in the ordinary course of business, and at amounts that differ from those stated in the financial statements.

These consolidated financial statements do not include any adjustments relating to the recoverability and classification of recorded asset amounts or the amounts or classification of liabilities and appropriate disclosures that may be necessary should the Kyron Group and the KIF Group be unable to continue as a going concern.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

About this report (continued)

Critical accounting judgements and key sources of estimation uncertainty

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amount of assets, liabilities, income and expenses. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised prospectively.

Changing market conditions (continuing high inflation pressure and geopolitical instability) can result in continued elevated levels of uncertainty in the preparation of the financial statements. Where changing market conditions have heightened uncertainty in applying these accounting estimates and critical judgements for the year ended 30 June 2026, enhanced disclosures have been incorporated throughout the consolidated financial statements to enable users to understand the basis for the estimates and judgements utilised.

In response to the recent market volatility, the appropriateness of the inputs to the valuation of the Group's property, plant and equipment (investment properties in EIF) (including average daily rate assumptions and occupancy levels), and the impact of any changes in these inputs have been considered in detail in the independent property valuations (including relevant sensitivity analysis) with respect to the fair value hierarchies. The fair value assessments as at the balance date include the best estimate of the changing market conditions using information available at the time of preparation of the financial statements and includes forward looking assumptions.

Refer to Note 8 for further information.

The recoverability of the Group's receivables from Elanor's Managed Funds applied the simplified approach to provide for expected credit losses. Refer to Note 17 Financial Risk Management for further discussion on the Group's management of credit risk.

Enhanced disclosures have been incorporated throughout the consolidated financial statements to enable users to understand the basis for the estimates and judgements utilised. The estimates or assumptions which are material to the financial statements are discussed in the following notes:

- Deferred taxes – assumptions underlying recognition and recoverability – Note 5c
- Property, plant and equipment – assumptions underlying fair value – Note 8
- Investment properties – assumptions underlying fair value – Notes 9 and 31
- Equity accounted investments – impairment assessment – Note 10
- Other financial assets – impairment assessment – Note 14
- Contributed equity – debt vs equity classification – Note 15
- Trade receivables from Managed Funds – expected credit losses – 17(b)

Basis of Consolidation

The consolidated Financial Statements of the Group incorporate the assets and liabilities of Kyron Capital Limited (the Parent) and all of its subsidiaries, including Kyron Investment Fund and its subsidiaries as at 30 June 2026. Kyron Capital Limited is the parent entity in relation to the stapling. The results and equity of Kyron Investment Fund (which is not directly owned by Kyron Capital Limited) have been treated and disclosed as a non-controlling interest. Whilst the results and equity of Kyron Investment Fund are disclosed as a non-controlling interest, the stapled securityholders of Kyron Investment Fund are the same as the stapled securityholders of Kyron Capital Limited.

These consolidated Financial Statements also include a separate column representing the consolidated Financial Statements of KIF Group, incorporating the assets and liabilities of Kyron Investment Fund and all of its subsidiaries as at 30 June 2026.

A NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

About this report (continued)

Control of Elanor Hotel Accommodation Fund (EHAF), Elanor Wildlife Park Fund (EWPF), Bluewater Square Syndicate (Bluewater) and Stirling Street Syndicate (Stirling)

Elanor Hotel Accommodation Fund (EHAF)

EHAF comprises stapled securities in Elanor Hotel Accommodation Fund, Elanor Hotel Accommodation Fund II, Elanor Hotel Accommodation Fund III, Elanor Hotel Accommodation Limited, Elanor Hotel Accommodation II Limited. The Group holds a 30.79% (2025: 27.13%) legal holding and a 32.46% (2025: 32.46%) accounting holding of the equity in EHAF due to commercial arrangements. The Group has 30.79% of voting rights in EHAF. Elanor Hotel Accommodation Fund, Elanor Hotel Accommodation Fund II, Elanor Hotel Accommodation Fund III are unregistered trusts for which Kyron Managed Funds RE Limited acts as the Manager of the asset and Trustee of the trusts.

Elanor Wildlife Park Fund (EWPF)

EWPF comprises stapled securities in Elanor Wildlife Park Fund and Elanor Wildlife Park Pty Limited. The Group held 42.82% (2025: 42.82%) of the equity in EWPF until the sale of its interest in February 2026. The Group's ownership interest in EWPF gave the Group the same percentage of voting rights in EWPF. Elanor Wildlife Park Fund is an unregistered trust for which Kyron Managed Funds RE Limited acted as the Manager and Trustee of the trust until the date of disposal.

Control of Elanor Hotel Accommodation Fund (EHAF), Elanor Wildlife Park Fund (EWPF), Bluewater Square Syndicate (Bluewater) and Stirling Street Syndicate (Stirling) (continued)

Stirling Street Syndicate (Stirling)

The Group held 42.98% of the equity in Stirling until the units of the fund were redeemed in June 2026 (2025: 42.98%). The Group's ownership interest in Stirling gave the Group the same percentage of the voting rights in Stirling. Stirling was an unregistered trust for which Kyron Managed Funds RE Limited acted as the Manager of the asset and Trustee of the trust.

Bluewater Square Syndicate (Bluewater)

The Group held 42.27% of the equity in Bluewater until all but one unit of the trust was redeemed in June 2026, with the remaining unit being held by Kyron (2025: 42.27%). The Group's ownership interest in Bluewater gave the Group the same percentage of voting rights in Bluewater. Bluewater is an unregistered trust for which Kyron Managed Funds RE Limited acted as the Manager of the asset (which was sold in September 2026) and Trustee of the trust.

The responsible entity of EHAF, EWPF, Stirling and Bluewater is wholly owned by the Group and governed by the licensing and legal obligations of a professional asset manager. The powers of the Trustee are governed by the constitution of EHAF, EWPF, Stirling and Bluewater respectively which sets out the basis of fees that the relevant Trustee can receive. These fees include management fees, performance fees, and acquisition fees.

Based on the assessment above, at the level of equity investment in EHAF, EWPF, Stirling and Bluewater throughout the year and the Group's ability to direct the relevant activities of these entities based on the powers of the Trustee, the AASB 10 definition of control for these investments is met for all or part of the year, and therefore each of these investments is consolidated into the Group’s Financial Statements for their respective periods of ownership.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

Results

This section focuses on the operating results and financial performance of the Group. It includes disclosures of segmental information, revenue, distributions and cash flow including the relevant accounting policies adopted in each area.

1. Segment information

Overview

Segment information is presented on the same basis as that used for internal reporting purposes. The segments are reported in a manner that is consistent with internal reporting provided to the chief operating decision maker. The chief operating decision maker has been identified as the Board of Directors of Kyron Capital Limited and the Responsible Entity.

The main income statement items used by management to assess each of the divisions are divisional revenue and divisional EBITDA.

Business Segments

The Group is organised into the following divisions by business type:

Funds Management

The Funds Management division manages third party owned investment funds and syndicates. As at 30 June 2026, the Funds Management division has approximately $1.8 billion of external investments under management, being the managed investments.

Hotels and Leisure

Hotels and Leisure originates and manages investment and funds management assets, in the hotels and leisure real estate sector. The current investment portfolio includes a co-investment in EHAF and included EWPF until its sale in February 2026. EHAF and EWPF (until the date of sale) are consolidated in the Financial Statements.

Retail

Retail originates and manages investment and funds management assets in the retail real estate sector. The current investment portfolio comprises co-investments in Hunters Plaza Syndicate and Belconnen Markets Syndicate. Bluewater Square was sold on 12 September 2025 and the units in the fund were redeemed on 24 June 2026. At the time of redemption, Bluewater held a vendor loan receivable relating to the sale of the shopping centre and a corresponding loan payable to KYN relating to historical loans. The Kyron Group retains a single unit in Bluewater after redemption and consolidates this fund into the Financial Statements from this date.

Commercial Office

Commercial Office originates and manages investment and funds management assets in the commercial office real estate sector. The current investment portfolio comprises co-investments in the Harris Street Fund and 55 Elizabeth Street Fund. The Stirling St asset was sold in August 2025 and all units in this fund have now been redeemed.

Healthcare

Healthcare originates and manages investment and funds management assets in the healthcare real estate sector. The current investment portfolio comprises a co-investment in the Elanor Healthcare Real Estate Fund.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

1. Segment information (continued)

The table below shows the Group's segment results:

Consolidated Group – 30 June 2026

	Funds Management $'000	Hotels & Leisure $'000	Retail $'000	Commercial Office $'000	Healthcare $'000	Unallocated Corporate $'000	Total $'000
Revenue from operating activities	24,440	74,884	(49)	–	–	–	**99,275**
Rental income	–	821	976	506	–	–	**2,304**
Share of profit / (loss) of equity accounted investment	–	–	268	(210)	394	–	**452**
Operating expense	(18,676)	(42,423)	(18,022)	(1,821)	(2,348)	(36,776)	**(120,066)**
Divisional EBITDA	**5,764**	**33,283**	**(16,826)**	**(1,526)**	**(1,954)**	**(36,776)**	**(18,035)**
Depreciation		(8,603)	–	–	–	(907)	**(9,510)**
Amortisation	–	–	(27)	(13)	–	(871)	**(911)**
Divisional EBIT from continuing operations	**5,764**	**24,680**	**(16,853)**	**(1,538)**	**(1,954)**	**(38,554)**	**(28,456)**
Fair value (loss) / gain on revaluation of investment property	–	216	116	72	–	–	**404**
Fair value loss on revaluation of derivatives	(900)	1,719	–	–	–	–	**819**
Interest and other income	8,500	–	–	–	–	770	**9,270**
Borrowing costs	–	(12,667)	(969)	(474)	–	(19,990)	**(34,100)**
Net tax benefit	–	–	–	–	–	196	**196**
Profit / (loss) for the year	**13,364**	**13,948**	**(17,706)**	**(1,940)**	**(1,954)**	**(57,578)**	**(51,867)**
Total assets	80,617	186,216	19	–	6,460	40,103	**313,417**
Total liabilities	2,498	74,347	19	–	8,140	87,508	**172,512**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

1. Segment information (continued)

Consolidated Group – 30 June 2025

	Funds Management $'000	Hotels & Leisure $'000	Retail $'000	Commercial Office $'000	Healthcare $'000	Unallocated Corporate $'000	Total $'000
Revenue from operating activities	32,365	100,472	–	–	–	–	**132,837**
Rental income	–	847	4,455	3,672	–	37	**9,011**
Share of profit / (loss) of equity accounted investments	–	–	(71)	(1,146)	325	–	**(892)**
Operating expense	(4,914)	(106,162)	(9,251)	(4,224)	(97)	(19,563)	**(144,211)**
Divisional EBITDA	**27,451**	**(4,843)**	**(4,867)**	**(1,698)**	**228**	**(19,526)**	**(3,255)**
Depreciation	(5)	(9,516)	–	–	–	(1,993)	**(11,514)**
Amortisation	–	–	(73)	(68)	–	(422)	**(563)**
Divisional EBIT from continuing operations	**27,446**	**(14,359)**	**(4,939)**	**(1,766)**	**228**	**(21,941)**	**(15,332)**
Fair value gain/(loss) on revaluation of investment property and PPE	–	(5,560)	–	–	–	–	**(5,560)**
Fair value loss on revaluation of derivatives	–	(2,000)	–	–	–	–	**(2,000)**
Realised gain/(loss) on disposal of investment	14	–	–	645	–	–	**659**
Interest and other income	–	–	–	–	–	4,597	**4,597**
Borrowing costs	–	(19,587)	(1,774)	(1,891)	–	(16,402)	**(39,654)**
Net tax benefit	–	–	–	–	–	313	**313**
Profit / (loss) for the year	**27,460**	**(41,506)**	**(6,713)**	**(3,012)**	**228**	**(33,433)**	**(56,977)**
Total assets	81,770	395,707	31,853	32,001	6,066	7,596	**554,993**
Total liabilities	41,043	223,827	31,738	21,582	–	77,699	**395,889**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

2. Revenue from operating activities

Overview

The tables below provide a breakdown of revenue from operating activities by activity type:

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Revenue from Hotels operations	63,098	77,860
Revenue from Funds Management activities	21,330	32,365
Revenue from Wildlife Parks operations	14,847	22,612
Total revenue from operating activities	**99,275**	**132,837**

The below table provides a breakdown of revenue from fund management activities:

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Management fees and related cost recoveries	20,896	36,278
Leasing and development management fees	2,822	3,547
Acquisition fees and related cost recoveries	555	606
Payments to customers related to Funds Management activities	(2,943)	(8,066)
Revenue from Funds Management activities	**21,330**	**32,365**

Accounting Policy

Revenue recognition

The Group recognises revenue in each period for each of Kyron's activities based on the delivery of performance obligations and when control has been transferred to customers in accordance with AASB 15 *Revenue from Contracts with Customers*, with exception of rental income, which is based on AASB 16 *Leases*. The accounting policy of the different revenue streams are disclosed below.

Revenue from funds management activities

Management fees and related cost recoveries

Fund management fees

Fund management fees are received for performance obligations fulfilled over time with revenue recognised accordingly. Fund management fees are determined in accordance with relevant agreements for each fund, based on the fund's monthly Gross Asset Value (GAV).

Asset management fees

Asset management services provided to managed funds are charged as an asset management fee. Revenue is recognised over time as the performance obligations are fulfilled.

Cost recoveries

Accounting, marketing, debt management and administrative services provided to managed funds are charged as an expense recovery. Revenue is recognised over time as the performance obligations are fulfilled.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

2. Revenue from operating activities (continued)

Leasing and development management fees

Leasing and development management services provided to managed funds are charged as leasing and development management fees. Revenue is recognised at a point in time when the performance obligations are fulfilled.

Acquisition fees and related cost recoveries

Acquisition fees

Acquisition fee revenue is recognised at a point in time depending on the fulfilment of the performance obligation in accordance with the constitutions of the managed funds.

Equity raising fees

Equity raising fee revenue is recognised at a point in time depending on the fulfilment of the performance obligation in accordance with the constitutions of the managed funds.

Cost recoveries

Accounting, marketing, debt management, disposal and administrative services provided to managed funds are charged as an expense recovery. Revenue is recognised over time as the performance obligations are fulfilled.

Performance fees

Performance fee revenue is recognised to the extent that it is highly probable that the amount of variable consideration recognised will not be significantly reversed when the uncertainty is resolved. Detailed calculations are completed to inform the assessment of the appropriate revenue to recognise.

Hotel and wildlife parks revenue

The revenue of operations from the hotels primarily consists of room rentals, food and beverage sales and other ancillary goods and services from hotel properties. Room revenue is recognised over time when rooms are occupied, and food and beverage revenue is recognised at a point in time when goods and services have been delivered or rendered.

The revenue from operations from the wildlife parks primarily consists of the sale of tickets, food and beverage sales and other ancillary goods and services from the wild parks. Ticket revenue is recognised at a point in time when customers visit the wildlife parks, and food and beverage revenue is recognised at a point in time when goods and services have been delivered or rendered. Where customers acquire an annual pass, revenue is recognised over time.

Rental income

The Group was the lessor to a number of operating leases. Rental income arising from operating leases is recognised as revenue on a straight-line basis over the lease term.

Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised as an expense over the term of the lease on the same basis as the lease income.

3. Distributions

Overview

When determining distributions, the Group's Board considers a number of factors, including forecast earnings, expected economic conditions and an appropriate payout ratio of the Group’s Core Earnings. Core Earnings reflects the Director's view of the underlying earnings from ongoing operating activities for the year.

Kyron Group

The Kyron Group did not declare any distributions during the year ended 30 June 2026 and 30 June 2025.

EHAF

EHAF declared distributions of $1.4 million during the year ended 30 June 2026 (2025: nil). Of the distributions declared during the year, $0.4 million was paid to entities within the Consolidated Group and eliminated on consolidation.

EWPF

Prior to its sale in FY2026, EWPF did not declare a distribution (2025: $0.1 million). The FY2025 distribution was paid in FY2026, of which $0.04 million was paid to entities within the Consolidated Group and eliminated on consolidation.

Stirling Street

During the year ended 30 June 2026, Stirling Street returned capital of $6.2 million to unitholders (2025: nil). The return of capital represented a repayment of contributed equity. Of the returned capital during the year, $2.7 million was paid to entities within the Consolidated Group and eliminated on consolidation.

Accounting Policy

Distributions are recognised as a liability when declared or at the record date (if earlier). Distributions paid and payable are recognised as distributions within equity. Distributions paid are included in cash flows from financing activities in the consolidated statement of cash flows.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2026 (continued)

4. Earnings per stapled security

Overview

This note provides information about the Group's earnings on a per security basis. Earnings per security (EPS) is a measure that makes it easier for users of Kyron's financial report to compare Kyron's performance between different reporting periods. Accounting standards require the disclosure of two EPS measures, basic EPS and diluted EPS. EPS information provides a measure of interest of each issued ordinary security of the parent entity in the performance of the entity over the reporting period while diluted EPS information provides the same information but takes into account the impact of all potential dilutive, ordinary securities outstanding during the period, such as Kyron's options.

The tables below show the earnings per share of the Company, the parent entity of the Group and its controlled entities as required by accounting standards.

The earnings / (losses) per stapled security measure shown below is based on the profit / (loss) attributable to securityholders:

	Consolidated Group 30 June 2026	Consolidated Group 30 June 2025
Basic (cents)	(33.61)	(26.41)
Diluted (cents)	(33.61)	(26.41)
Loss attributable to security holders used in calculating basic and diluted earnings per stapled security ($'000)	(47,797)	(40,188)
Weighted average number of stapled securities used as denominator in calculating basic earnings per stapled security	142,230	152,202
Weighted average number of stapled securities used as denominator in calculating diluted earnings per stapled security	142,230	152,202

The weighted average number of stapled securities used as the denominator in calculating basic and diluted losses per stapled securities shown above is based on the number of stapled securities on issue and outstanding during the year.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

4. Earnings per stapled security (continued)

The earnings / (losses) per stapled security measures shown below are based upon the profit / (loss) attributable to securityholders of the KYN Parent:

	KYN Parent 30 June 2026	KYN Parent 30 June 2025
Basic (cents)	(35.76)	(23.56)
Diluted (cents)	(35.76)	(23.56)
Loss attributable to security holders used in calculating basic and diluted earnings per stapled security ($'000)	(50,864)	(35,863)
Weighted average number of stapled securities used as denominator in calculating basic earnings per stapled security	142,230	152,202
Weighted average number of stapled securities used as denominator in calculating diluted earnings per stapled security	142,230	152,202

The weighted average number of stapled securities used as the denominator in calculating basic and diluted losses per stapled securities shown above is based on the number of stapled securities on issue and outstanding during the year.

The earnings / (losses) per stapled security measures shown below are based upon the profit / (loss) attributable to securityholders of the KIF Group:

	KIF Group 30 June 2026	KIF Group 30 June 2025
Basic (cents)	2.16	(2.84)
Diluted (cents)	2.07	(2.84)
Loss attributable to security holders used in calculating basic and diluted earnings per stapled security ($'000)	3,067	(4,325)
Weighted average number of stapled securities used as denominator in calculating basic earnings per stapled security	142,230	152,202
Weighted average number of stapled securities used as denominator in calculating diluted earnings per stapled security	148,313	152,202

The weighted average number of stapled securities used as the denominator in calculating basic and diluted losses per stapled securities shown above is based on the number of stapled securities on issue and outstanding during the year. The diluted weighted average number of stapled securities also reflects the impact of the penny warrants issued as part of the recapitalisation.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

4. Earnings per stapled security (continued)

Accounting Policy

Basic earnings per stapled security is calculated as profit after tax attributable to securityholders divided by the weighted average number of ordinary stapled securities issued.

Diluted earnings per stapled security is calculated as profit after tax attributable to securityholders adjusted for any profit recognised in the period in relation to potential dilutive stapled securities divided by the weighted average number of stapled securities and dilutive stapled securities.

5. Income tax

Overview

This note provides detailed information about the Group's income tax items including a reconciliation of income tax expense, using Australia's company income tax rate of 30% being applied to the Group's (loss) / profit before income tax as shown in the income statement, to the actual income tax expense / (benefit).

a. Income Tax Expense

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Current tax expense	17	146
Over in prior year income tax	(166)	(75)
Deferred tax benefit	(47)	(384)
Income tax benefit	**(196)**	**(313)**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

5. Income tax (continued)

b. Reconciliation of income tax expense to prima facie tax expense

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Loss before income tax expense	(52,063)	(57,290)
Less: (loss) from the Trust (which is not taxable)	(15,121)	(18,813)
Prima facie loss	(36,942)	(38,477)
Tax at the Australian tax rate of 30%	(11,083)	(11,543)
Tax effect of amounts which are not deductible / (taxable) in calculating taxable income:		
Entertainment	20	35
Non-deductible depreciation and amortisation	2,382	3,242
Fair value adjustments	270	169
Non-deductible expenses	5,854	4,988
Impact of consolidations	(1,784)	(715)
Impairment of contract asset	2,518	(776)
Impairment of/unrecognised deferred tax asset	7,646	6,593
Non-assessable income	(2,191)	(1,279)
Other	(3,828)	(1,027)
Income tax benefit	**(196)**	**(313)**

Accounting Policy

Accounting standards require the application of the “balance sheet method” to account for Kyron's income tax. Accounting profit does not always equal taxable income. There are a number of timing differences between the recognition of accounting expenses and the availability of tax deductions or when revenue is recognised for accounting and tax purposes. These timing differences reverse over time, but they are recognised as deferred tax assets and deferred tax liabilities in the balance sheet until they are fully reversed. This method is referred to as the “balance sheet method”.

The Trust is not subject to Australian income tax provided unitholders are presently entitled to the income of the Trust each year.

Income tax expense comprises current and deferred tax and is recognised in the statement of profit or loss and other comprehensive income.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the reporting date and any adjustment to tax payable in respect of previous years.

KCL and its wholly-owned Australian resident entities are part of a tax-consolidated group, formed on 11 July 2014, and are therefore taxed as a single entity, with any deferred tax assets and liabilities of these entities set off in the consolidated financial statements. The head entity within the tax-consolidated group is Kyron Capital Limited.

Elanor Hotel Accommodation Limited (EHAF Company I) and its wholly-owned Australian resident entities are part of a tax-consolidated group, formed on 6 November 2017, and are therefore taxed as a single entity, with any deferred tax assets and liabilities of these entities set off in the consolidated financial statements. The head entity within the tax-consolidated group is EHAF Company I.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

5. Income tax (continued)

Elanor Hotel Accommodation II Limited (EHAF Company II) and its wholly-owned Australian resident entities are part of a tax-consolidated group, formed on 2 December 2019, and are therefore taxed as a single entity, with any deferred tax assets and liabilities of these entities set off in the consolidated financial statements. The head entity within the tax-consolidated group is EHAF Company II.

Elanor Wildlife Park Management Pty Limited and its wholly-owned Australian resident entities are part of a tax-consolidated group, formed on 20 September 2019, and are therefore taxed as a single entity, with any deferred tax assets and liabilities of these entities set off in the consolidated financial statements. The head entity within the tax-consolidated group is Elanor Wildlife Park Fund management Pty Limited.

c. Deferred taxes

Overview

Management judgement is required in reviewing the recoverability of deferred tax assets carried by the Group, which involves estimates of key assumptions including cash flow projection, growth rates and discount rates.

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
(a) Deferred tax assets		
The balance comprises temporary differences attributable to:		
Employee entitlements	518	748
Audit accrual	15	15
Tax losses recognised	3,951	4,615
Other	813	813
Total deferred tax assets	**5,297**	**6,191**
Movements:		
Opening balance at beginning of year	6,191	5,837
Credited to the Consolidated Statements of Profit or Loss	47	257
Tax losses utilised	-	(2)
Other	-	99
Disposal of the EWPF tax group	(941)	-
Closing balance at the end of the year	**5,297**	**6,191**
Deferred tax expected to be recovered within 12 months	942	1,025
Deferred tax expected to be recovered after more than 12 months	4,355	5,166
(c) Deferred tax asset per tax group		
Deferred tax asset of the EHAF I tax group	4,874	4,888
Deferred tax asset of the EHAF II tax group	423	362
Deferred tax asset of the EWPF tax group	-	941
Net deferred tax position	**5,297**	**6,191**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

5. Income tax (continued)

Accounting Policy

Deferred tax is recognised using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The following differences are not provided for: initial recognition of goodwill; the initial recognition of assets or liabilities that affect neither accounting nor taxable profit; and differences relating to investments in subsidiaries to the extent that they will probably not reverse in the foreseeable future. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities within the tax groups, using tax rates enacted or substantively enacted at the reporting date.

As at 30 June 2026, the Consolidated Group has a deferred tax asset balance of $5.3 million (2025: $6.2 million), all of which relate to the EHAF tax consolidated group. Deferred tax assets attributable to the KCL Group have not been recognised, with all KCL deferred tax assets fully impaired. As of 30 June 2026, the KCL tax consolidated group had unrecognised tax losses of $24.2 million (2025: $6.6 million).

The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities within the tax groups, using tax rates enacted or substantively enacted at the reporting date. The recoverability of the EHAF group deferred tax assets is dependent upon future taxable profits generated within the EHAF tax consolidated groups. Should the EHAF group not generate sufficient taxable profits there is a risk that the deferred tax assets may not be able to be fully recoverable. Any adjustment would be non-cash in nature.

6. Cash and cash equivalents

Overview

This note provides further information on the consolidated cash and cash equivalents of the Group.

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Cash and cash equivalents held by KYN Group[1]	11,359	7,703
Cash and cash equivalents held by consolidated Funds	3,466	5,286
Total cash and cash equivalents	**14,825**	**12,989**

1. Of the $11.4 million cash and cash equivalents held by the KYN Group, $2.7 million (2025: $2.6 million) in total is retained in order to meet amounts required for the Group's ongoing obligations under its AFSL requirements and amounts required as collateral for lease-related bank guarantees.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

7. Cash flow information

Overview

This note provides further information on the consolidated cash flow statements of the Group. It reconciles loss for the year to cash flows from operating activities, reconciles liabilities arising from financing activities and provides information about non-cash transactions.

a. Reconciliation of profit after income tax to net cash flows from operating activities

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Loss for the year	**(51,867)**	**(56,977)**
Depreciation of non-current assets	9,510	11,513
Amortisation	911	8,629
Impairment	15,225	2,587
Fair value adjustment on revaluation of PP&E, IP and derivatives	(1,223)	7,560
Net realised (gain) / loss on sale of investment	-	(659)
Other non-cash items*	(542)	13,265
Employee costs funded directly through equity	107	953
Net cash provided by operating activities before changes in assets and liabilities	**(27,879)**	**(13,129)**
*Other non-cash items include receivable and loan write-offs and items included in the profit and loss which are not classified under operating activities such as corporate transaction costs and share of profit from equity accounted investments.		
Movement in working capital:		
Decrease / (increase) in trade and other receivables	5,950	(1,125)
Decrease / (increase) in stock	(261)	(249)
Increase / (decrease) in other current assets	(554)	2,756
Decrease / (increase) in deferred tax	49	492
Increase / (decrease) in current tax liability	(182)	(2,265)
Increase / (decrease) in trade and other payables	(1,335)	(466)
Increase / (decrease) in other liabilities	19,711	8
Increase / (decrease) in other provision	(375)	(637)
Increase / (decrease) in lease liabilities	-	(1,434)
Net cash from operating activities	**(4,876)**	**(16,049)**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

7. Cash flow information (continued)

b. Reconciliation of liabilities arising from financing activities

	30 June 2025 $'000	Proceeds from new liabilities $'000	Cash flows $'000	Other non-cash $'000	Fair value movements $'000	30 June 2026 $'000
Senior facility	314,031	106,169	(250,272)	(21,710)	–	148,218
Unsecured notes	37,252	–	(39,013)	1,761	–	–
Lease liability	436	–	(436)	1,431	–	1,431
Other current liabilities (commercial arrangements)	14,759	–	(10,128)	1,536	–	6,167
Derivative financial instruments (guarantee to third parties)	4,115	–	(4,870)		755	–
Total liabilities from financing activities	**370,593**	**106,169**	**(304,719)**	**(16,982)**	**755**	**155,816**

	30 June 2024 $'000	Proceeds from new liabilities $'000	Cash flows $'000	Other non-cash $'000	Fair value movements $'000	30 June 2025 $'000
Senior debt facility	375,108	81,585	(141,301)	(1,361)	–	314,031
Unsecured notes	39,066	–	–	(1,814)	–	37,252
Lease liability	1,870	–	(1,527)	93	–	436
Other current liabilities (commercial arrangements)	19,735	–	(4,591)	(385)	–	14,759
Derivative financial instruments (guarantee to third parties)	3,834	–	–	–	281	4,115
Total liabilities from financing activities	**439,613**	**81,585**	**(147,419)**	**(3,467)**	**281**	**370,593**

c. Net debt reconciliation

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Cash and cash equivalents	14,825	12,989
Guarantees to third parties	(6,167)	(14,759)
Derivative financial instruments (guarantee to third parties)	–	(4,115)
Borrowings	(148,218)	(351,283)
Lease liabilities	(1,431)	(436)
Net debt	**(140,991)**	**(357,604)**
Cash and liquid investments	14,825	12,989
Derivative at fair value	–	(4,115)
Gross debt – fixed interest rates	(70,393)	(37,688)
Gross debt – variable interest rates	(85,423)	(328,790)
Net debt	**(140,991)**	**(357,604)**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

Operating Assets

This section includes information about the assets used by the Group to generate revenue and profits, specifically relating to its property, plant and equipment, and investments.

8. Property, plant and equipment

Overview

All owner-occupied investment properties held by the Group are deemed to be held for use by the Group for the supply of services, and are therefore classified as property, plant and equipment under Australian Accounting Standards. At balance date, the Group's owner-occupied investment property portfolio comprised 12 accommodation hotels, two of which have been classified as held for sale (refer to Note 11).

All of the accommodation hotels have been independently valued as at 30 June 2026. During the year, the Group sold its interest in the Elanor Wildlife Park Fund.

a. Carrying value and movement in property, plant and equipment (including right-of-use asset)

The carrying amount of property, plant and equipment (including the right-of-use asset) at the beginning and end of the current year is set out below:

	Land and buildings $'000	Plant and equipment $'000	Right-of-use asset $'000	Consolidated Group 30 June 2026 $'000
Opening balance	259,043	86,286	6,801	352,130
Additions	–	4,209	1,250	5,459
Assets reclassified from held for sale	29,991	10,786	–	40,777
Revaluation increments	10,597	–	–	10,597
Disposals	–	–	(6,801)	(6,801)
Disposal from Wildlife Parks sale[1]	(56,032)	(7,763)	–	(63,795)
Assets reclassified to held for sale	(15,970)	(2,394)	–	(18,364)
Closing balance	**227,629**	**91,124**	**1,250**	**320,003**
Accumulated depreciation at the beginning of the year	(37,308)	(42,384)	(6,481)	(86,173)
Accumulated depreciation on assets transferred from held for sale	(1,668)	(5,553)	–	(7,221)
Disposals	1,334	2,362	7,346	11,041
Depreciation	(6,964)	(1,681)	(865)	(9,509)
Accumulated depreciation classified as held for sale	951	11	–	962
Accumulated depreciation at the end of the year	**(43,655)**	**(47,245)**	**–**	**(90,899)**
Total carrying value at the end of the year	**183,974**	**43,879**	**1,250**	**229,103**

[1] Refer to note 31.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

8. Property, plant and equipment (continued)

A reconciliation of the carrying amount of property, plant and equipment (including right-of-use assets) at the beginning and end of the 30 June 2025 year is set out below:

	Land and buildings $'000	Plant and equipment $'000	Right-of-use asset $'000	Consolidated Group 30 June 2025 $'000
Opening balance	297,696	93,393	6,801	397,890
Additions	268	1,461	–	1,729
Revaluation increments	5,659	–	–	5,659
Assets reclassified as held for sale	(44,580)	(8,422)	–	(53,002)
Disposals	–	(146)	–	(146)
Closing balance	**259,043**	**86,286**	**6,801**	**352,130**
Accumulated depreciation at the beginning of the year	(32,063)	(39,681)	(5,463)	(77,207)
Depreciation	(6,201)	(4,294)	(1,018)	(11,513)
Accumulated depreciation on assets classified as held for sale	956	1,591	–	2,547
Accumulated depreciation at the end of the year	**(37,308)**	**(42,384)**	**(6,481)**	**(86,173)**
Total carrying value at the end of the year	**221,735**	**43,902**	**320**	**265,957**

Refer to note 12 for information on non-current assets pledged as security by the Group.

b. Carrying value of property, plant and equipment

The following table represents the fair value of the accommodation hotels within property, plant and equipment as at 30 June 2026 and 30 June 2025 and the total fair value of the wildlife parks at 30 June 2025:

Property	Valuation	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Elanor Hotel Accommodation Fund			
Hotel assets held at fair value	Independent	227,750	204,030
Elanor Wildlife Parks Fund			
Featherdale Wildlife Park	Independent	-	42,100
Hunter Valley Wildlife Park	Independent	-	12,100
Mogo Wildlife Park	Independent	-	6,900
Other			
Right-of-use asset		1,250	320
Other		103	507
Total		**229,103**	**265,957**

The Directors assessed the value of the properties above, supported by independent valuations for all hotels classified in Property Plant and Equipment as at 30 June 2026.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

8. Property, plant and equipment (continued)

Had the Consolidated Group's property, plant and equipment been measured on a historical cost less accumulated depreciation basis, their carrying amount would have been as follows:

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Land and buildings	221,825	189,259
Plant and equipment	43,811	44,380
Right-of-use asset	1,250	320
Total	**266,886**	**233,959**

c. Leases / right of use assets

This note provides information for leases where the group is a lessee.

Amounts recognised in the balance sheet

The balance sheet shows the following amounts relating to leases:

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Right-of-use assets		
Office premise lease	1,250	320
Total	**1,250**	**320**
Lease liabilities		
Current	401	436
Non-Current	1,030	–
Total	**1,431**	**436**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

8. Property, plant and equipment (continued)

Amounts recognised in the statement of profit or loss

The statement of profit or loss shows the following amounts relating to leases:

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Depreciation charge of right-of-use assets		
Office premise lease	146	1,019
Total	**146**	**1,019**
Interest expense		
Office premise lease	35	93
Total	**35**	**93**

The total cash outflow for leases during the year ended 30 June 2026 was $0.4 million (2025: $1.4 million) excluding lease amounts paid on month-to-month arrangements.

d. Valuation technique and inputs

The key inputs used to measure fair values of property, plant and equipment are disclosed below along with the fair value sensitivity to an increase or decrease of these key inputs.

The property assets fair values presented are based on market values, which are derived using the capitalisation and the discounted cash flow methods.

Property Assets

The aim of the valuation process is to ensure that assets are held at fair value and the Group is compliant with applicable Australian Accounting Standards, regulations, and the Trust's Constitution and Compliance Plan.

All properties are required to be internally valued every six months with the exception of those independently valued during that six-month period. The internal valuations are performed by utilising the information from a combination of asset plans and forecasting tools prepared by the asset management team. Appropriate capitalisation rate, terminal yield and discount rates based on comparable market evidence and recent external valuation parameters are used to produce a capitalisation-based valuation and a discounted cash flow valuation. Both valuations are considered to determine the final valuation.

The internal valuations are reviewed by the Fund Manager who recommends each property’s valuation to the Audit, Risk & Compliance Committee for consideration. The Audit, Risk & Committee recommends the property valuations to the Board for adoption and inclusion in the financial report in accordance with the Group's Property Valuation Policy.

The Group's valuation policy requires that each property in the portfolio is valued by an independent valuer at least every three years. In practice, properties may be valued more frequently than every three years primarily where there may have been a material movement in the market and where there is a significant variation between the carrying value and the internal valuation. Independent valuations are performed by independent and external valuers who hold a recognised relevant professional qualification and have specialised expertise in the types of property assets valued.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

8. Property, plant and equipment (continued)

Capitalisation method

Capitalisation rate is an approximation of the ratio between the net operating income produced by a property asset and its fair value. This excludes consideration of costs of acquisition or disposal. The net income is capitalised in perpetuity from the valuation date at an appropriate investment yield. The adopted percentage rate investment yield reflects the capitalisation rate and includes consideration of the property type, location, comparable sales and whether the property is subject to vacant possession (in the case of hotel properties).

Discounted cash flows (DCF)

Under the DCF method, a property's fair value is estimated using explicit assumptions regarding the benefits and liabilities of ownership over the asset's life including an exit or terminal value. The DCF method involves the projection of a series of cash flows on a real property interest. To this projected cash flow series, an appropriate discount rate is applied to establish the present value of the income stream associated with the property. The discount rate is the rate of return used to convert a monetary sum, payable or receivable in the future, into present value. The rate is determined with regard to market evidence and prior independent valuation.

All property investments are categorised as level 3 in the fair value hierarchy. There were no transfers between the hierarchies during the year.

Assets measured at fair value

The significant unobservable inputs associated with the valuation of the Group's property, plant and equipment for the year ended 30 June 2026 are as follows:

Consolidated Group – Hotels	Discount Rate %	Terminal Yield %	Capitalisation Rate %	Average Daily Rate $	Occupancy %
Assets measured at fair value					
Property, plant and equipment	8.25 – 9.50	6.75 – 7.50	6.25 – 7.50	158 – 420	50 – 76

The significant unobservable inputs associated with the valuation of the Group's property, plant and equipment for the year ended 30 June 2025 are as follows:

Consolidated Group – Hotels	Discount Rate %	Terminal Yield %	Capitalisation Rate %	Average Daily Rate $	Occupancy %
Assets measured at fair value					
Property, plant and equipment	8.50 – 9.50	6.80 – 9.50	6.50 – 8.00	162 – 437	61 – 74

Consolidated Group – Wildlife Parks	Discount Rate %	Terminal Yield %	Capitalisation Rate %
Assets measured at fair value			
Property, plant and equipment	14.50 – 16.00	13.50 – 14.00	12.50 – 13.00

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

8. Property, plant and equipment (continued)

Sensitivity Information

When calculating the capitalisation method, the net property income has a strong inter-relationship with the adopted capitalisation rate given the methodology involves assessing the total income receivable from the property and capitalising this in perpetuity to derive a capital value. In theory, an increase in the income and an increase (softening) in the adopted capitalisation rate could potentially offset the impact to the fair value. The same can be said for a decrease in the income and a decrease (tightening) in the adopted capitalisation rate. A directionally opposite change in the income and the adopted capitalisation rate could potentially magnify the impact to the fair value.

When assessing a discounted cash flow, the adopted discount rate and adopted terminal yield have a strong interrelationship in deriving a fair value given the discount rate will determine the rate at which the terminal value is discounted to the present value. The impact on the fair value of an increase (softening) in the adopted discount rate could potentially offset the impact of a decrease (tightening) in the adopted terminal yield. The same can be said for a decrease (tightening) in the adopted discount rate and an increase (softening) in the adopted terminal yield. A directionally similar change in the adopted discount rate and adopted terminal yield could potentially magnify the impact to the fair value.

The average daily rate and occupancy percentage assumptions drive the forecast hotel revenue for the accommodation hotel assets. The average daily rate reflects the average rate for a room sold over a period of time, while the occupancy percentage reflects the number of rooms occupied by guests over a period of time. An increase in these assumptions will increase the forecast hotel revenue and valuation of the hotels, whilst a decrease in these assumptions will have the opposite effect on forecast hotel revenue and valuations.

Sensitivity Analysis – Hotels 30 June 2026

	Fair value measurement sensitivity[1]			
	Increase by 0.25% $'000	Decrease by 0.25% $'000	Increase by 0.25% %	Decrease by 0.25% %
Discount rate (%)	(5,100)	5,300	(2.6)	2.7
Terminal yield (%)	(5,000)	5,600	(2.5)	2.8
Capitalisation rate (%)	(7,200)	7,500	(3.6)	3.8

	Fair value measurement sensitivity[1]			
	Increase by 2.50% $'000	Decrease by 2.50% $'000	Increase by 2.50% %	Decrease by 2.50% %
Average daily rate ($)	10,900	(10,500)	5.5	(5.3)
Occupancy (%)	12,200	(11,900)	6.1	(6.0)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

8. Property, plant and equipment (continued)

Sensitivity Analysis – Hotels 30 June 2025

	Fair value measurement sensitivity[1]			
	Increase by 0.25% $'000	Decrease by 0.25% $'000	Increase by 0.25% %	Decrease by 0.25% %
Discount rate (%)	(2,600)	4,600	(1.9)	2.3
Terminal yield (%)	(2,700)	4,900	(1.4)	2.4
Capitalisation rate (%)	(7,100)	8,300	(4.1)	3.5

	Fair value measurement sensitivity[1]			
	Increase by 2.50% $'000	Decrease by 2.50% $'000	Increase by 2.50% %	Decrease by 2.50% %
Average daily rate ($)	10,900	(10,500)	5.5	(5.3)
Occupancy (%)	12,200	(11,900)	6.1	(6.0)

Accounting Policy

Fair value of Property, Plant and Equipment

Land and Buildings are carried at fair value with increases in fair value above amortised cost recognised in other comprehensive income in the statement of comprehensive income. Any decrement to fair value which reduces fair value below amortised cost is recognised through profit and loss. Fair value is defined as the price at which an asset or liability could be exchanged in an arm's length transaction between knowledgeable, willing parties, other than in a forced or liquidation sale.

In reaching estimates of fair value, management judgement needs to be exercised. The level of management judgement required in establishing fair value of the land and buildings for which there is no quoted price in an active market is reduced through the use of external valuations.

Land and Buildings

All owner-occupied properties are held for use by the Group for the supply of services and are classified as land and buildings and stated at their revalued amounts under the revaluation model, being the fair value at the date of revaluation, less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Fair value is the amount for which the land and buildings could be exchanged between knowledgeable, willing parties in an arm's length transaction.

Revaluation increases arising from changes in the fair value of land and buildings are recognised in other comprehensive income and accumulated within equity, except to the extent that they reverse a revaluation decrease for the same asset previously recognised in profit or loss, in which case the increase is credited to profit or loss to the extent of the decrease previously expensed. A decrease in the carrying amount arising on the revaluation of such land and buildings is recognised in profit or loss to the extent that it exceeds the balance, if any, held in the properties revaluation reserve relating to a previous revaluation of that asset.

Furniture, fittings and equipment

Furniture, fittings and equipment are stated at cost less accumulated depreciation.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

8. Property, plant and equipment (continued)

Right-of-use assets

The Group recognises right-of-use assets at commencement of a lease which is considered to be the date at which the underlying asset is available for use. The initial measurement of right-of-use asset includes the amount of lease liabilities recognised, initial direct cost incurred, lease payments made at or before the commencement date, less any lease incentives received.

Right-of-use assets are subsequently measured at cost less accumulated depreciation and impairment losses and are adjusted for any remeasurement of lease liabilities. The right-of-use assets are depreciated on a straight-line basis over the shorter of their estimated useful life and the lease term unless the Group is reasonably certain that they will obtain ownership of the asset at the end of the lease term.

Lease liabilities

Lease liabilities are initially measured at the present value of the lease payments discounted using the interest rate implicit in the lease. If that rate cannot be determined, Kyron's incremental borrowing rate is used. Lease payments used in calculating the lease liability include:

- fixed payments less incentives receivable; and
- variable lease payments that are based on an index or a rate, initially measured using the index or rate at commencement date.

Lease liabilities are subsequently measured by increasing the carrying amount to reflect interest on the lease liability, reducing the carrying amount to reflect the lease payments made, and remeasuring the carrying amount to reflect any reassessment or lease modifications. Interest on the lease liability and any variable lease payments not included in the measurement of the lease liability are recognised in profit or loss in the period in which they relate.

Incremental borrowing rate

The incremental borrowing rate is the rate of interest that a lessee would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. To determine the incremental borrowing rate, Kyron uses interest rates from recent third-party financing or a risk-free interest rate, which is then adjusted for lease-specific factors, including security and lease term.

Depreciation

Land is not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their cost or revalued amounts, net of their residual values, over their estimated useful lives or, in the case of leasehold improvements and certain leased plant and equipment, the shorter lease term as follows:

Buildings	40 years
Plant and equipment:	
• Vehicles	8 years
• Computer equipment	3-5 years
• Furniture, fittings and equipment	3-25 years

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

9. Investment properties

The carrying amount of investment properties at the beginning and end of the current year is set out below:

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Carrying amount at the beginning of the year	27,500	60,419
Additions	–	1,166
Revaluation decrements	–	(1,166)
Disposals	(27,500)	(1,825)
Amounts reclassed to held for sale	–	(31,094)
Carrying amount at the end of the year	–	**27,500**

The following table represents the total fair value of investment properties at 30 June 2026 and 30 June 2025:

Property	Valuation	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Non-Current			
Stirling Street	Fair value	–	27,500
Total investment properties		**–**	**27,500**

Stirling Street in Western Australia, from the Stirling Street Syndicate, exchanged in July 2025 and settled in August 2025 at a gross sale price of $27.5 million.

Accounting policy

Fair value of Investment Properties

Investment properties are properties held to earn rentals and / or for capital appreciation (including property under construction for such purposes). Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured at fair value. Gains and losses arising from changes in the fair value of investment properties are included in profit or loss in the period in which they arise. In reaching estimates of fair value, management judgement needs to be exercised. At each reporting date, the carrying values of the investment properties are assessed by the Directors and where the carrying value differs materially from the Directors' assessment of fair value, an adjustment to the carrying value is recorded as appropriate.

Where there are other indicators of fair value, including transacted values or offers for assets, these are adopted as the fair value of the asset given they are an indication of what another party would be willing to pay for the asset in an orderly market transaction.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

10. Equity accounted investments

Overview

This note provides an overview and detailed financial information of the Group's investments that are accounted for using the equity method of accounting.

The Group's equity accounted investments are as follows:

30 June 2026

Property	Principal activity	Percentage Ownership	Consolidated Group 30 June 2026 $'000
Elanor Healthcare Real Estate	Healthcare Properties	3.36%	5,636
Harris Street Fund	Commercial Office Property	13.77%	3,261
55 Elizabeth Street Fund[1]	Commercial Office Property	1.72%	1,647
Hunters Plaza Syndicate	Shopping Centre	6.06%	1,433
Riverton Forum Fund	Shopping Centre	0.03%	18
Belconnen Markets Syndicate	Shopping Centre	1.04%	–
Total equity accounted investments			**11,995**

[1] The balance represents an arrangement with investors to acquire units in the Fund.

30 June 2025

Property	Principal activity	Percentage Ownership	Consolidated Group 30 June 2025 $'000
Elanor Property Income Fund	Real Estate Properties	35.34%	738
Waverley Gardens Fund	Shopping Centre	15.00%	4,895
Riverton Forum Fund	Shopping Centre	0.03%	17
Elanor Healthcare Real Estate	Healthcare Properties	3.36%	5,582
Harris Street Fund	Commercial Office Property	13.77%	3,471
55 Elizabeth Street Fund[1]	Commercial Office Property	1.72%	1,868
Hunters Plaza Syndicate	Shopping Centre	5.87%	1,354
Belconnen Markets Syndicate	Shopping Centre	1.04%	119
Total equity accounted investments			**18,044**

[1] The balance represents an arrangement with investors to acquire units in the Fund.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

10. Equity accounted investments (continued)

The carrying amount of equity accounted investments at the beginning and end of the year is set out below:

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Carrying amount at the beginning of the year	18,044	49,825
Share of profit / (loss) from equity accounted investments	452	(892)
Distributions received	(345)	(1,321)
Share of movement in reserves	(158)	17
Net investment in / (sale of) equity accounted investments	44	(24,188)
Realised gain / (loss) on disposal of investments	–	659
Return of capital[1]	(5,822)	(6,056)
Impairment[2]	(220)	–
Total carrying value at the end of the year	**11,995**	**18,044**

[1] During the period, Elanor Property Income Fund and Waverley Gardens Fund returned the majority of their capital to investors and have commenced wind-up activities. Belconnen Markets Syndicate has negative net assets as at 30 June 2026 and has therefore been valued at nil.

[2] Impairment relates to investment in 55 Elizabeth St (Brisbane) Fund, which was contracted to be acquired at above market value due to a pre-existing commercial agreement.

Details of Material Associates

Summarised financial information in respect of each of the Group's material associates is set out on the below table. Materiality is assessed on the investments' contribution to Group income and net assets. The summarised financial information below represents amounts shown in the associate's financial statements prepared in accordance with accounting standards, adjusted by the Group for equity accounting purposes.

The following information represents the aggregated financial position and financial performance of the Elanor Healthcare Real Estate Fund, Harris Street Fund, 55 Elizabeth Street Fund and Hunters Plaza Fund (2025: Elanor Property Income Fund, Elanor Healthcare Real Estate Fund, Waverley Gardens Fund and Harris Street Fund). This summarised financial information represents amounts shown in the associate's financial statements prepared in accordance with AASBs, adjusted by the Group for equity accounting purposes.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

10. Equity accounted investments (continued)

30 June 2026

Financial position	Elanor Healthcare Real Estate Fund 30 June 2026 $'000	Harris Street Fund 30 June 2026 $'000	55 Elizabeth Street Fund 30 June 2026 $'000	Hunters Plaza Fund 30 June 2026 $'000
Current assets	3,880	2,231	5,766	3,522
Non-current assets	269,950	144,000	173,110	49,105
Total Assets	**273,830**	**146,231**	**178,876**	**52,627**
Current liabilities	9,915	4,186	3,384	3,449
Non-current liabilities	98,720	118,364	79,821	24,842
Total Liabilities	**108,635**	**122,550**	**83,205**	**28,291**
Contributed equity	230,913	86,229	106,549	25,955
Reserves	–	–	–	(3,404)
Retained profits / (accumulated losses)	(65,718)	(62,548)	(10,878)	1,785
Total Equity	**165,195**	**23,681**	**95,671**	**24,336**

Financial performance	Elanor Healthcare Real Estate Fund 30 June 2026 $'000	Harris Street Fund 30 June 2026 $'000	55 Elizabeth Street Fund 30 June 2026 $'000	Hunters Plaza Fund 30 June 2026 $'000
(Loss) / profit for the year	(11,892)	(1,529)	17,113	4,126
Other comprehensive income	–	–	–	(2,733)
Total comprehensive expense for the year	**(11,892)**	**(1,529)**	**17,113**	**1,393**
Distributions received from the associates during the year	341	–	–	4

Reconciliation of the above summarised financial information to the carrying amount of the interest in each of the material associates recognised in the consolidated financial statements:

	Elanor Healthcare Real Estate Fund 30 June 2026 $'000	Harris Street Fund 30 June 2026 $'000	55 Elizabeth Street Fund 30 June 2026 $'000	Hunters Plaza Fund 30 June 2026 $'000
Net assets of the associate	165,195	23,681	95,671	24,336
Proportion of the Group's ownership interest	3.36%	13.77%	1.72%	5.97%
Group's share of net assets of the associates	5,551	3,261	1,647	1,429
Other movements not accounted for under the equity method [1]	85	–	–	4
Carrying amount of the Group's interest	**5,636**	**3,261**	**1,647**	**1,433**

1 Other movements are primarily due to impairment of equity accounted investments and distributions declared, but not paid as at balance date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

10. Equity accounted investments (continued)

30 June 2025

Financial position	Elanor Property Income Fund 30 June 2025 $'000	Elanor Healthcare Real Estate Fund 30 June 2025 $'000	Waverley Gardens Fund 30 June 2025 $'000	Haris Street Fund 30 June 2025 $'000
Current assets	4,218	4,531	4,607	9,408
Non-current assets	–	261,250	163,000	138,000
Total Assets	**4,218**	**265,781**	**167,607**	**147,408**
Current liabilities	2,237	8,467	3,556	3,310
Non-current liabilities	–	94,648	129,042	118,888
Total Liabilities	**2,237**	**103,115**	**132,598**	**122,198**
Contributed equity	78,714	213,076	88,001	86,229
Retained profits / (accumulated losses)	(76,733)	(50,410)	(52,992)	(61,019)
Total Equity	**1,981**	**162,666**	**35,009**	**25,210**

Financial performance	Elanor Property Income Fund 30 June 2025 $'000	Elanor Healthcare Real Estate Fund 30 June 2025 $'000	Waverley Gardens Fund 30 June 2025 $'000	Harris Street Fund 30 June 2025 $'000
Loss / (profit) for the year	(10,212)	4,621	(41,300)	(9,300)
Total comprehensive income / (expense) for the year	**(10,212)**	**4,621**	**(41,300)**	**(9,300)**
Distributions received from the associates during the year	81	377	–	–

Reconciliation of the above summarised financial information to the carrying amount of the interest in each of the material associates recognised in the consolidated financial statements:

	Elanor Property Income Fund 30 June 2025 $'000	Elanor Healthcare Real Estate Fund 30 June 2025 $'000	Waverley Gardens Fund 30 June 2025 $'000	Harris Street Fund 30 June 2025 $'000
Net assets of the associate	1,981	162,666	35,009	25,210
Proportion of the Group's ownership interest	35.34%	3.36%	15.00%	13.77%
Group's share of net assets of the associates	700	5,466	5,251	3,471
Other movements not accounted for under the equity method[1]	38	116	(356)	–
Carrying amount of the Group's interest	**738**	**5,582**	**4,895**	**3,471**

1 Other movements are primarily due to impairment of equity accounted investments and distributions declared, but not paid as at balance date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

10. Equity accounted investments (continued)

Aggregate information of associates that are not individually material

	Year ended 30 June 2026 $'000	Year ended 30 June 2025 $'000
Profit / (loss) for the year	29,012	(8,052)
Other comprehensive (loss) / income for the year	(158)	17
Total comprehensive expense for the year	**28,854**	**(8,035)**
Aggregate carrying amount of the Group's interests in these associates	3,098	4,096

Accounting Policy

Investment in associates and joint ventures

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policy decisions.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

Management of the Group reviewed and assessed the classification of the Group's investment in the associated entities in accordance with AASB 128 *Investments in Associated and Joint Ventures* on the basis that the Group has significant influence over the financial and operating policy decisions of the investee.

The results, assets and liabilities of associates or joint ventures are incorporated in these financial statements using the equity method of accounting, except when the investment, or a portion thereof, is classified as held for sale, in which case it is accounted for in accordance with AASB 5 *Non-current Assets Held for Sale and Discontinued Operations*. Under the equity method, an investment in an associate or a joint venture is initially recognised in the statement of financial position at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the associate or joint venture. When the Group's share of losses of an associate or a joint venture exceeds the Group's interest in that associate or joint venture (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate or joint venture), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture.

When an entity transacts with an associate or a joint venture of the Group, profits and losses resulting from the transactions with the associate or joint venture are recognised in the Group's financial statements only to the extent of interests in the associate or joint venture that are not related to the Group.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

10. Equity accounted investments (continued)

Investments in associates and joint ventures are assessed for impairment when indicators of impairment are present. When necessary, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with AASB 136 *Impairment of Assets* as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs to sell) with its carrying amount. Any impairment loss recognised forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with AASB 136 to the extent that the recoverable amount of the investment subsequently increases.

An assessment has been performed for each of the Managed Funds to ensure the underlying property assets of these Funds have been recognised at fair value, in accordance with the Group's accounting policy and methodology for fair value measurement of Property, Plant and Equipment and Investment Properties as described in Note 8 and 9 above.

Furthermore, the forecast cash flows of the underlying assets of the Group's Managed Funds have been assessed.

11. Assets and liabilities held for sale

Overview

As part a strategic review completed for EHAF, a divestment plan had been agreed and communicated to the Fund’s Investors to divest certain hotels. Management determined that the hotel assets presented in the table below should be classified as assets held for sale at 30 June 2026. The held for sale investment property balance at 30 June 2025 related to the Bluewater Square property.

The carrying amount of the assets and liabilities held for sale as at 30 June 2026 are set out below:

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Assets and liabilities held for sale		
Property, plant and equipment (hotels)	32,411	138,915
Investment properties	–	31,094
Total assets classified as held for sale	**32,411**	**170,009**

1 Comparatives have been restated. Refer to Note 33 for further details.

A reconciliation of the carrying amount of assets held for sale is set out below:

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Opening balance	170,009	190,339
Assets newly classified as held for sale	17,402	81,805
Transfers from assets held for sale back to non-current assets	(33,556)	–
Disposal of assets previously classed as held for sale	(121,416)	(84,010)
Fair value movements/ write-downs	(28)	(18,125)
Closing balance	**32,411**	**170,009**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2026 (continued)

11. Assets and liabilities held for sale (continued)

Sensitivity Analysis

If the net realisable value of the hotel assets presented as held for sale are discounted by 5% the impact on the total hotel valuation would be:

	Net realisable value sensitivity Decrease by 5% $'000
Assets and liabilities held for sale	
Net realisable value	(1,621)

Accounting Policy

Non-current assets (or disposal groups) are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use and a sale is considered highly probable. They are measured at the lower of their carrying amount and fair value less costs to sell, except for assets such as deferred tax assets, assets arising from employee benefits, financial assets and investment property that are carried at fair value and contractual rights under insurance contracts, which are specifically exempt from this requirement. Depreciation on these assets has ceased from the date these assets have met the conditions to be classified as held for sale.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

Finance and Capital Structure

This section provides further information on the Group's debt finance, financial assets and contributed equity.

12. Interest bearing liabilities

Overview

The Group borrows funds from financial institutions to partly fund the acquisition of income producing assets, such as investment properties, securities or the acquisition of businesses. The Group's borrowings are generally fixed, either directly or through the use of interest rate swaps and have a fixed term. This note provides information about the Group's debt facilities, including the facilities of EHAF (2025: also includes EWPF, Stirling and Bluewater). The EHAF, EWPF, Stirling and Bluewater facilities were secured by the assets of the respective Funds and are non-recourse to the KYN Group.

On 17 April 2026, the group entered into a $70.0 million senior debt facility ("Senior Debt Facility") with Rockworth. Together with the proceeds of $55.0 million of Perpetual Notes which were issued on the same day, the proceeds of the facility were used to:

- Repay the Keyview senior facility, in full;
- Redeem the $40.0 million of Capital Notes, in full;
- Repay a substantial portion of the outstanding commercial arrangements; and
- Provide for additional working capital.

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Current		
Loan – term debt	85,423	316,790
Loan – borrowing costs less amortisation	–	(2,759)
Corporate notes	–	39,013
Corporate notes – borrowing costs less amortisation	–	(1,761)
Total current	**85,423**	**351,283**
Non-current		
Senior facility – term debt	66,000	–
Senior facility – borrowing costs less amortisation	(3,205)	–
Total non-current	**62,795**	**–**
Total interest bearing liabilities	**148,218**	**351,283**

KCL, along with KIF, is a guarantor of the Rockworth senior debt facility of $70.0 million.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

12. Interest bearing liabilities (continued)

As at 30 June 2026, the Group had unrestricted access to the following loans:

KYN Group	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Senior facility – secured	70,000	85,117
Total amount used – current	–	(77,676)
Total amount used – non-current	(66,000)	–
Total amount unused – KYN	**4,000**	**7,441**
Net Corporate notes – unsecured – current	–	39,000
EHAF Group		
Facility – secured/non-secured – current	85,423	166,781
Total amount used – current	(85,423)	(166,781)
Total amount unused – EHAF	**–**	**–**
Bluewater		
Facility – Bluewater	–	22,800
Total amount used – current	–	(22,800)
Total amount unused – Bluewater	**–**	**–**
Stirling		
Facility – Stirling	–	20,050
Total amount used – non-current	–	(20,050)
Total amount unused – Stirling	**–**	**–**
EWPF		
Facility – EWPF	–	29,600
Total amount used – non-current	–	(29,600)
Total amount unused – Consolidated Group	**4,000**	**–**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

12. Interest bearing liabilities (continued)

Debt facilities at balance date

At balance date, the KYN Group had access to a $70.0 million loan note facility, with a maturity date of 17 April 2028, with an option to extend the facility for a further 12 months. The drawn amount as at 30 June 2026 was $66.0 million. The interest rate on drawn balances under this facility is 7% with make-whole interest of 3% payable on any undrawn balances. Interest on the Senior Debt Facility is payable quarterly in arrears. An establishment fee of $1.25 million was paid on entering the facility and debt establishment costs, primarily legal fees, of $1.68 million were allocated to the Senior Debt. Additionally, the fair value of penny warrants on the day the Group recommenced trading on the ASX on 11 June 2026 of $0.9 million was treated as cost of recapitalisation and $0.54 million was allocated to the Rockworth Senior Debt. All borrowings costs are amortised over the three year term, including the 12 month extension option of the Senior Debt. The Rockworth Senior Debt Facility provides Kyron with the ability to redraw any amounts repaid up to $10.0 million.

Covenants

On 27 August 2026, the Senior Debt Facility was varied such that the Gearing Ratio Covenant is 70% and the Interest Cover Ratio Covenant is 1.10x. No default can occur on these covenants prior to 30 June 2027.

EHAF Group

At 30 June 2026, the EHAF Group has access to a $85.4 million facility with CBA which will mature on 31 August 2026.

The debt facility was 82% hedged as of 30 June 2026. The fair value of the debt facility approximates its carrying value. The weighted average annual interest rates payable of the facility at 30 June 2026, including the impact of the interest rate swaps, is 5.98% per annum (2025: 5.98%).

The facility agreement includes Loan to Value Ratio and Interest Cover Ratio (ICR) covenants. Under the terms of the facility agreement in place at 30 June 2026, EHAF must meet the following covenants:

- Maximum Loan to Value Ratio 40% as at September 2025 until maturity.
- Minimum Interest Cover Ratio:
  - from 1 October 2025 until 31 December 2025 greater than or equal 1.40 times with a calculation period of 3 months ending on the calculation date;
  - from 1 January 2026 until 31 March 2026 greater than or equal 1.85 times with a calculation period of 6 months ending on the calculation date;
  - from 1 April 2026 until 30 June 2026 greater than or equal 1.85 times with a calculation period of 9 months ending on the calculation date; and
  - from 1 July 2026 2.00 times until maturity with a calculation period of 12 months ending on the calculation date.

The debt facility also included the milestones for the exchange and settlement of the five non-core hotels with net sale proceeds to be split between debt repayment and Fund under certain conditions. Not meeting these milestones are an ‘event of default’ under the debt facility with a 30-day cure period. During the year repayment milestones were in place under the CBA debt facility, and the proceeds from the sales of Mayfair Hotel, Panorama Retreat and Mantra Wollongong resulted in the reduction in the debt facility from $166.8 million as of 30 June 2025 to $85.4 million as of 30 June 2026.

EHAF’s debt facilities are secured by the assets of the fund and are fully non-recourse to the KYN Group.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

12. Interest bearing liabilities (continued)

On 21 August 2026 EHAF received credit-approved terms with Commonwealth Bank of Australia for a new two-year, $74.5 million debt facility maturing 31 August 2028. Proceeds from the expected sale of the Eaglehawk asset will be applied to debt reduction, with the facility forecast to reduce to a total of $63.1 million (including a $5.0 million capex tranche). ICR covenants were also adjusted under the new facility. The new facility is currently being formally documented with financial close to occur on or before 31 August 2026.

Borrowing Costs

A breakdown of the borrowing costs included in the Group's Consolidated Statement of Profit or Loss is provided below:

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Interest expense	25,402	33,380
Amortisation of debt establishment costs	7,047	4,501
Guarantees to third parties	1,651	1,773
Total borrowing costs	**34,100**	**39,654**

Accounting Policy

Interest bearing liabilities

Interest bearing liabilities are recognised initially at fair value, being the consideration received net of transaction costs associated with the borrowing. After initial recognition, interest bearing liabilities are stated at amortised cost using the effective interest method. Under the effective interest method, any transaction fees, costs, discounts, and premiums directly related to the borrowings are recognised in the statement of profit or loss and other comprehensive income over the expected life of the borrowings.

Interest bearing liabilities are classified as current liabilities where the liability has been drawn under a financing facility which expires within 12 months. Amounts drawn under financial facilities which expire after 12 months are classified as non-current.

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred. Refer to Note 13 for further detail on guarantees with third parties.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

13. Derivative financial instruments

Overview

The Group's derivative financial instruments consist of interest rate swap contracts to hedge its exposure to movements in variable interest rates and guarantees to third parties. The interest rate swap agreements allow the Group to raise long term borrowings at a floating rate and effectively swap them into a fixed rate.

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Current assets / (liabilities)		
Guarantees to third parties	–	(4,115)
Penny warrants derivative liability	(1,800)	–
	(1,800)	**(4,115)**
Non-current assets / (liabilities)		
Interest rate swaps	116	(2,046)
	116	**(2,046)**
Total derivative financial instruments	**(1,684)**	**(6,161)**

Interest rate swaps

EHAF has entered into interest rate swap agreements with a notional principal amount totalling $115.0 million that entitles it to receive interest, at quarterly intervals, at a floating rate on the notional principal and obliges it to pay interest at a fixed rate.

The interest rate swap agreements allow the raising of long-term borrowings at a floating rate and effectively swap them into a fixed rate. The interest rate swaps are classified as level 2 fair value.

Guarantees to third parties

The guarantees to third parties relate to the net estimated settlement value of an arrangement with investors to acquire units in certain managed funds. The fair value recognised represents the difference between the fixed acquisition price to be paid by the Group and the return of capital to the investor from the underlying managed fund. Since the actual return of capital to the investors at the balance date was known, no unobservable inputs were included in the measurement of the guarantee.

As part of the Rockworth recapitalisation, the commercial arrangement, which was previously classified as a derivative financial instrument, was fully settled in April 2026.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

13. Derivative financial instruments (continued)

Penny warrants derivative liability

As part of the Rockworth recapitalisation on 17 April 2026, 30 million penny warrants were issued to Rockworth at an exercise price of $0.01 per security. The penny warrant derivative liability is measured based on the closing price of KYN securities at 30 June 2026.

Rockworth may elect a cashless conversion rather than paying the conversion price. The number of stapled securities that the warrants will convert into will be adjusted based on the volume weighted average market price (VWAP) of the stapled securities calculated over the 5 trading days ending on the trading day immediately before the date of the conversion notice.

There were no transfers between level 2 and 3 for the recurring fair value measurements during the year.

Accounting Policy

Derivatives

Derivatives are initially recognised at fair value at the date the derivative contract is entered into and are subsequently remeasured to their fair value at the end of each reporting period. The resulting gain or loss is recognised in profit or loss immediately.

Financial Instruments

The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Specific valuation techniques used to value financial instruments include:

- The use of quoted market prices or dealer quotes for similar instruments; and
- The fair value of interest rate swaps is calculated as the present value of the estimated future cash flows based on observable yield curves.

If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. The fair value of guarantees to third parties is based on the net estimated settlement value of an arrangement with investors to acquire units in a managed fund, which is based on the underlying net asset value of the fund as at 30 June 2026. Valuations are performed to determine the fair value of the underlying investment properties, based on the capitalisation method and discounted cash flow method. The valuation techniques are in line with those disclosed in the investment property and property, plant and equipment sections.

14. Other financial assets

Overview

The Group's other financial assets consist of short-term financing provided by the Group to Belconnen Markets Syndicate. Recovery of the other assets is subordinated to the external lender and also dependent on the sale of the underlying property in the managed fund at a value in excess of that required to repay the Belconnen senior debt facility and meet other obligations of the fund. During the year, the Group recognised an impairment of $9.3 million against this asset, including $0.2 million of interest accrued during the year.

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Other financial assets and receivables	–	9,040
Total other financial assets	–	**9,040**

Accounting Policy

The Group measures its other financial assets at amortised cost.

At initial recognition, the Group measures its other financial assets at fair value and subsequently at amortised cost. The Group assessed that the credit risk of its financial asset has significantly increased since initial recognition. Hence, the Group applies the 3-stage expected credit loss impairment model under AASB 9 *Financial Instruments* measuring the expected credit loss allowance (ECL) for the other financial assets.

The loss allowances are based on assumptions about the risk of default and expected loss rates. The Group uses judgement in making these assumptions based on the Group's historical credit loss experience, adjusted for factors that are specific to the debtors and general economic conditions, where appropriate at reporting date.

Refer to Note 17(b) for further discussion on the Group's management of credit risk, including that for its financial assets.

15. Contributed equity

Overview

The shares of Kyron Capital Limited (Company) and the units of Kyron Investment Fund (KIF) are combined and issued as stapled securities. The shares of the Company and units of KIF cannot be traded separately and can only be traded as stapled securities.

Below is a summary of contributed equity of the Company and KIF separately and for Elanor's combined stapled securities. The basis of allocation of the issue price of stapled securities to Company shares and KIF units post stapling is determined by agreement between the Company and KIF as set out in the Stapling Deed.

Contributed equity for the year ended 30 June 2026

No. of securities/ shares	Details	Date of income entitlement	Total Equity 30 June 2026 $'000	Parent Entity 30 June 2026 $'000	KIF 30 June 2026 $'000
152,201,962	Opening balance	1 Jul 2025	226,408	84,361	142,047
(12,377,083)	Cancellation of securities[1]	24 Oct 2025	(5,136)	–	(5,136)
(7,903,398)	Cancellation of securities[1]	23 Apr 2026	(3,272)	–	(3,272)
131,921,481	**Securities on issue**	**30 June 2026**	**218,000**	**84,361**	**133,639**

1 The cancellation relates to the unwinding of the strategic partnership with Challenger.

A reconciliation of treasury securities on issue at the beginning and end of the year is set out below:

No. of securities/ shares	Details	Date of income entitlement	Total Equity 30 June 2026 $'000	Parent Entity 30 June 2026 $'000	KIF 30 June 2026 $'000
2,393,780	Opening balance	1 Jul 2025	3,411	731	2,680
171,698	STI awards forfeited	various	353	82	270
2,565,478	**Treasury securities on issue**	**30 June 2026**	**3,764**	**813**	**2,950**

A reconciliation of perpetual notes on issue at the beginning and end of the year is set out below:

No. of securities/ shares	Details	Date of income entitlement	Total Equity 30 June 2026 $'000	Parent Entity 30 June 2026 $'000	KIF 30 June 2026 $'000
-	Opening balance	1 Jul 2025	-	-	-
550,000	Perpetual notes issuance	17 April 2026	55,000	55,000	–
-	Perpetual notes issue costs	various	(1,695)	(1,695)	–
550,000	**Perpetual notes on issue**	**30 June 2026**	**53,305**	**53,305**	**–**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

15. Contributed equity (continued)

Contributed equity for the year ended 30 June 2025

No. of securities/ shares	Details	Date of income entitlement	Total Equity 30 June 2025 $'000	Parent Entity 30 June 2025 $'000	KIF 30 June 2025 $'000
152,201,962	Opening balance	1 Jul 2024	226,408	84,361	142,047
152,201,962	**Securities on issue**	**30 Jun 2025**	**226,408**	**84,361**	**142,047**

A reconciliation of treasury securities on issue at the beginning and end of the prior year is set out below:

No. of securities/ shares	Details	Date of income entitlement	Total Equity 30 June 2025 $'000	Parent Entity 30 June 2025 $'000	KIF 30 June 2025 $'000
4,656,939	Opening balance	1 Jul 2024	7,736	1,722	6,014
(941,309)	2022 STI vested	16 Nov 2023	(1,984)	(467)	(1,517)
(1,321,850)	2023 STI vested	15 Dec 2023	(2,340)	(524)	(1,816)
2,393,780	**Treasury securities on issue**	**30 Jun 2025**	**3,412**	**731**	**2,681**

Accounting Policy

Security Based Payments

Equity-settled security-based payments to employees and others providing similar services are measured at the fair value of the equity instruments at the grant date.

The fair value determined at the grant date of the equity-settled security-based payments is expensed on a straight-line basis over the vesting period, based on the Group's estimate of equity instruments that will eventually vest, with a corresponding increase in equity. At the end of each reporting period, the Group revises its estimate of the number of equity instruments expected to vest. The impact of the revision of the original estimate, if any, is recognised in profit or loss such that the cumulative expense reflects the revised estimate, with a corresponding adjustment to the equity-settled employee benefits reserve.

Perpetual Notes

As part of the Rockworth recapitalisation, the Group issued $55 million in Perpetual Notes. A 9% per annum distribution coupon accrues on these notes for the first 3 years, and 11% per annum thereafter. Both the coupon and principal amount under the notes is repayable at the sole discretion of the Group. As such, the notes are classified as equity in accordance with AASB 132 and the distribution coupon payable under the notes of $1.0 million as at 30 June 2026 (30 June 2025 $0) has not been recognised. No distributions can be paid on ordinary equity until any outstanding distributions on the Perpetual Notes have been paid in full.

16. Reserves

Overview

Reserves are balances that form part of equity that record other comprehensive income amounts that are retained in the business and not distributed until such time the underlying balance sheet item is realised. This note provides information about movements in the other reserves line item of the balance sheet and a description of the nature and purpose of each reserve.

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Other reserves		
Opening balance	21,276	15,402
Asset revaluation	12,391	11,190
Share of reserves of equity accounted investments	(158)	18
Transfer of asset revaluation reserve	(4,723)	(5,334)
Closing balance	**28,786**	**21,276**
Stapled security-based payment reserve		
Opening balance	8,976	12,433
Loan securities and options[1]	(7,189)	(64)
Short term incentive schemes[1]	(1,787)	(3,393)
Closing balance	**–**	**8,976**
Total reserves	**28,786**	**30,252**

[1] Includes $0.1 million of net share-based payment expense. Remaining balances relate to expired plans transferred to retained earnings. (Prior year movements relate to share based payment expenses only).

The stapled security-based payment reserve is used to recognise the fair value of loan, restricted securities and options issued to employees but not yet exercised under the Group's DSTI and LTIP.

17. Financial Risk Management

Overview

The Group's principal financial instruments comprise cash, receivables, financial assets carried at fair value through profit and loss, interest bearing loans, derivatives, payables and distributions payable.

The Group's activities expose it to a variety of financial risks: market risk (including interest rate risk and equity price risk), credit risk and liquidity risk.

This note presents information about the Group's exposure to each of the above risks, the Group's objectives, policies and processes for measuring and managing risk and the Group's management of capital. Further quantitative disclosures are included through these consolidated financial statements.

The Group's Board of Directors (Board) has overall responsibility for the establishment and oversight of the Group's risk management framework. The Board has established an Audit & Risk Committee (ARC), which is responsible for monitoring the identification and management of key risks to the business. The ARC meets regularly and reports to the Board on its activities.

The Board has established a Risk Management Framework outlining principles for overall risk management covering specific areas, such as mitigating foreign exchange, interest rate and liquidity risks. The Group's Risk Management Framework provides a framework to identify and manage financial risks of the Group with a key philosophy of risk mitigation.

The ARC and Board review the appropriateness and effectiveness of the Risk Management Framework, including the Risk Appetite Statement (RAS) on an annual basis to ensure they remain appropriate for the Group's current operating model, governance structure and regulatory obligations.

During the year, the Risk Management Framework was revised to include better alignment with the current Kyron Capital Group structure, enhanced governance responsibilities across the Board and management committees, formalisation of the enterprise risk management framework and risk appetite processes, and stronger alignment with supporting governance and compliance documentation.

Derivatives are exclusively used for hedging purposes, not as trading or other speculative instruments. The Group uses derivative financial instruments such as interest rate swaps where possible to hedge certain risk exposures.

The Group uses different methods to measure different types of risk to which it is exposed. These methods include sensitivity analysis in the case of interest rate risk, ageing analysis for credit risk and cash flow forecasting for liquidity risk.

There have been no other significant changes in the types of financial risks or the Group's methods used to measure the risks.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

17. Financial Risk Management (continued)

a. Market risk

Market risk refers to the potential for changes in the value of the Group's financial instruments or revenue streams from changes in market prices. There are various types of market risks to which the Group is exposed including those associated with interest rates and currency rates.

i. Interest rate risk

Interest rate risk refers to the potential fluctuations in the fair value or future cash flows of a financial instrument because of changes in market interest rates. The Group's main interest rate risk arises from long-term borrowings with variable rates, which expose the Group to cash flow interest rate risk.

As at reporting date, the Consolidated Group had the following interest-bearing assets and liabilities:

Consolidated Group 30 June 2026	Maturity < 1 yr $'000	Maturity 1 – 5 yrs $'000	Maturity > 5 yrs $'000	Total $'000
Assets				
Cash and cash equivalents	14,825	–	–	14,825
Other Financial assets	–	–	–	–
Derivative financial instruments	116	–	–	116
Total assets	**14,941**	**–**	**–**	**14,941**
Weighted average interest rate				**1.24%**
Liabilities				
Interest bearing loans	85,423	62,795	–	148,218
Total liabilities	**85,423**	**62,795**	**–**	**148,218**
Weighted average interest rate				**6.55%**

Consolidated Group 30 June 2025	Maturity < 1 yr $'000	Maturity 1 – 5 yrs $'000	Maturity > 5 yrs $'000	Total $'000
Assets				
Cash and cash equivalents	12,989	–	–	12,989
Other Financial assets	9,040	–	–	9,040
Total assets	**22,029**	**–**	**–**	**22,029**
Weighted average interest rate				**3.16%**
Liabilities				
Interest bearing loans	351,283	–	–	351,283
Derivative financial instruments	–	2,046	–	2,046
Total liabilities	**351,283**	**2,046**	**–**	**353,329**
Weighted average interest rate				**8.77%**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

17. Financial Risk Management (continued)

The Group's main interest rate risk arises from long-term borrowings with variable rates, which expose the Group to cash flow interest rate risk.

As at 30 June 2026 $70.0 million (2025: $115.0 million) of the $69.4 million (2025: $316.9 million) of floating interest-bearing loans in EHAF have been hedged using interest rate swap agreements. These agreements are in place to swap the variable / floating interest payable to a fixed rate to minimise the interest rate risk.

The Rockworth senior debt of $62.8 million, net of unamortised debt establishment costs, bears a fixed interest rate of 7.0% p.a. and is not subject to interest rate risk.

ii. Interest Rate Sensitivity

The following table demonstrates the sensitivity to a 1% change in interest rates higher / lower on the profit and loss before tax, assuming all other variables were held constant for the assets and liabilities subject to variable interest rates below.

		Increase by 1%		Decrease by 1%	
Consolidated Group 30 June 2026	**Amount $'000**	**Profit/ (loss) $'000**	**Equity $'000**	**Profit/ (loss) $'000**	**Equity $'000**
Cash and cash equivalents	14,825	148	–	(148)	–
Derivative financial instruments	116	700	–	(700)	–
Interest bearing loans	85,423	(854)	–	854	–
Total increase / (decrease)		**(4)**	**–**	**4**	**–**

		Increase by 1%		Decrease by 1%	
Consolidated Group 30 June 2025	**Amount $'000**	**Profit/ (loss) $'000**	**Equity $'000**	**Profit/ (loss) $'000**	**Equity $'000**
Cash and cash equivalents	12,989	130	–	(130)	–
Derivative financial instruments	2,046	1,150	–	(1,150)	–
Interest bearing loans	351,283	(3,569)	–	3,569	–
Total increase / (decrease)		**(2,289)**	**–**	**2,289**	**–**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

17. Financial Risk Management (continued)

b. Credit risk

Credit risk represents the loss that would be recognised if counterparties failed to perform as contracted.

The Group manages credit risk on trade receivables and contract assets by performing credit reviews of prospective debtors, obtaining collateral where appropriate and performing detailed reviews on any debtor arrears. Credit risk on derivatives is managed through limiting transactions to investment grade counterparties.

At balance date, the Group's outstanding debtors consists primarily of loans to Kyron's Managed Funds and accrued funds management fees payable by these Managed Funds and outstanding payments receivable from hotel guests across its hotel portfolio.

In respect of outstanding loans and trade debtor's receivable from its Managed Funds, the Group has performed a detailed analysis of the recoverability of these amounts with reference to the cash flow forecasts of each of these funds. For each of the Group's Managed Funds, the Group's management teams have performed a detailed asset level analysis of the recoverability of the outstanding arrears at balance date for these assets. In a number of instances Kyron’s arrears are subordinated to the lender in the underlying managed fund and the recovery of the arrears is dependent on the realisation of the asset. During the year, the Group recognised an impairment of $9.3 million, including $240k of interest accrued during the year, against the Group’s other financial assets and a provision for bad debt of $4.5 million against the Group’s trade receivables from Belconnen Markets Syndicate. The Group also recognised a provision for bad debt of $1.3 million against the Group’s trade receivables from managed funds.

For the Group's Hotels and Leisure Managed Funds (Hotel Funds), the group applied the AASB 9 simplified approach using the provision matrix for measuring the expected credit losses which uses a lifetime expected loss allowance (ECL). The lifetime ECL calculation is based on the ageing of the debtors and forward-looking estimates.

At balance date, a provision of $0.1 million has been recognised in respect of the consolidated Hotel Funds' trade debtors (2025: $0.1 million).

i. Exposure to credit risk

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date is detailed below:

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Cash and cash equivalents	14,825	12,989
Other financial assets	–	9,040
Trade and other receivables	17,435	26,185
Contract asset (ECF)	–	1,743
Total	**32,260**	**49,957**

Where entities have the right to off-set and intend to settle on a net basis under netting arrangements, this off-set has been recognised in the consolidated financial statements on a net basis. Details of the Group's commitments are disclosed in Note 25.

Trade and other receivables consist of GST, trade debtors and other receivables. At balance date there were no other significant concentrations of credit risk.

No allowance has been recognised for the GST and trade debtors from the taxation authorities and related parties respectively. Based on historical experience, there is no evidence of default from these counterparties which would indicate that an allowance was necessary.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

17. Financial Risk Management (continued)

ii. Impairment losses

The ageing of trade and other receivables at reporting date is detailed below:

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Current	6,787	11,456
Past due 31-61 days	534	1,794
Past due 61+ days	16,270	13,130
Total	**23,591**	**26,380**
Provision for expected credit loss	(6,156)	(195)
Net trade and other receivables	**17,435**	**26,185**

c. Liquidity risk

The Group manages liquidity risk by maintaining sufficient cash including working capital and other reserves, as well as through securing appropriate committed credit facilities.

The following are the undiscounted contractual cash flows of derivatives and non-derivative financial liabilities shown at their nominal amount (including future interest payable).

Consolidated Group 30 June 2026	Less than 1 year $'000	1 to 2 years $'000	2 to 5 years $'000	More than 5 years $'000	Contractual cash flows $'000	Carrying amount $'000
Non derivative financial liabilities						
Payables	15,983	–	–	–	15,983	15,983
Interest bearing loans	90,910	4,633	69,683	–	165,226	151,423
Lease liability	485	506	601	–	1,592	1,431
Total	**107,378**	**5,138**	**70,284**	**–**	**182,801**	**168,837**

Consolidated Group 30 June 2025	Less than 1 year $'000	1 to 2 years $'000	2 to 5 years $'000	More than 5 years $'000	Contractual cash flows $'000	Carrying amount $'000
Net settled derivatives	–	2,046	–	–	2,046	2,046
Gross settled derivatives	4,115	–	–	–	4,115	4,115
Non derivative financial liabilities						
Payables	36,293	–	–	–	36,293	36,293
Interest bearing loans	356,909	31,761	–	–	388,670	351,283
Lease liability	436	–	–	–	436	436
Total	**397,753**	**33,807**	**–**	**–**	**431,560**	**394,173**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

17. Financial Risk Management (continued)

d. Capital risk management

The Group maintains its capital structure with the objective to safeguard its ability to continue as a going concern, to increase the returns for securityholders and to maintain an optimal capital structure. The capital structure of the Group consists of equity as listed in Note 15.

The Group assesses its capital management approach as a key part of the Group's overall strategy, and it is continuously reviewed by management and the Directors.

To achieve the optimal capital structure, the Board may use the following strategies: amend the distribution policy of the Group; issue new securities through a private or public placement; activate the Distribution Reinvestment Plan (DRP); issue securities under a Security Purchase Plan (SPP); conduct an on-market buyback of securities; acquire debt; or dispose of investments.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

Group Structure

This section provides information about the Group's structure including parent entity information, information about controlled entities (subsidiaries) and business combination information relating to the acquisition and disposal of controlled entities.

18. Parent entity

Overview

The financial information below on Kyron Capital Group's parent entity Kyron Capital Limited (the Company) and the Trust's parent entity Kyron Investment Fund (KIF) as stand-alone entities have been provided in accordance with the requirements of the *Corporations Act 2001*. The financial information of the parent entities of the Group and the KIF Group have been prepared on the same basis as the consolidated financial statements.

a. Summarised financial information

Financial position	Kyron Capital Limited[1] 30 June 2026 $'000	Kyron Capital Limited[1] 30 June 2025 $'000	Kyron Investment Fund[2] 30 June 2026 $'000	Kyron Investment Fund[2] 30 June 2025 $'000
Current assets	266,925	69,745	79,964	23,261
Non-current assets	37,717	49,326	86,985	99,074
Total Assets	**304,642**	**119,071**	**166,949**	**122,335**
Current liabilities	271,513	109,217	124,797	30,136
Non-current liabilities	–	–	–	37,812
Total Liabilities	**271,513**	**109,217**	**124,797**	**67,948**
Contributed equity	137,016	83,465	130,249	138,927
Reserves	(347)	3,644	(191)	4,952
Retained profits / (accumulated losses)	(103,540)	(77,255)	(87,906)	(89,492)
Total Equity	**33,129**	**9,854**	**42,152**	**54,387**

Financial performance	Kyron Capital Limited[1] 30 June 2026 $'000	Kyron Capital Limited[1] 30 June 2025 $'000	Elanor Investment Fund[2] 30 June 2026 $'000	Elanor Investment Fund[2] 30 June 2025 $'000
Profit / (loss) for the year	(7,408)	(26,853)	(3,828)	9,035
Total comprehensive income for the year	**(7,408)**	**(26,853)**	**(3,828)**	**9,035**

1 Kyron Capital Limited is the parent entity of the Consolidated Group. A letter of support from KIF to KCL has been provided given the negative equity position.

2 Kyron Investment Fund is the parent entity of the KIF Group.

b. Commitments

The Parent has no capital expenditure commitments as at 30 June 2026 (2025: $nil).

c. Contingent liabilities

At balance date Kyron Capital Limited and Kyron Investment Fund had no contingent liabilities (2025: nil).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

19. Subsidiaries and Controlled entities

This note provides information about the Group's subsidiaries and controlled entities. Details of the Group's material subsidiaries at the end of the reporting year are as follows:

Kyron Capital Limited Name of Subsidiary	Principal activity	Place of incorporation and operation	Proportion of ownership interest and voting power by the Group	
			30 June 2026	30 June 2025
Kyron Investment Management Pty Limited [1]	Asset services	Australia	100%	100%
Kyron Managed Funds RE Limited [1]	Responsible entity	Australia	100%	100%
Kyron Group RE Limited [1]	Responsible entity	Australia	100%	100%
Kyron Operations Pty Limited[1]	Operational services	Australia	100%	100%
Elanor Hotel Operations Pty Limited	Operational services	Australia	100%	100%
Kyron Investment Nominees Pty Limited[1]	Trustee services	Australia	100%	100%
Elanor Investment Nominees No. 2 Pty Limited[1]	Trustee services	Australia	100%	100%
Elanor Waverley Property Nominees Pty Limited[1]	Trustee services	Australia	100%	100%
Kyron Investment Holdings Pty Limited[1]	Holding company	Australia	100%	100%
Elanor Management Pty Limited[1]	Holding company	Australia	100%	100%
FP NewCo1 Pty Limited[1]	Asset services	Australia	100%	100%
Cougal Street Property Trust[1]	Landholder	Australia	100%	100%
Country Place Management Pty Limited[1]	Hotel operator	Australia	100%	100%
Albany Hotel Management Pty Limited[1,5]	Hotel operator	Australia	31%	27%
Cradle Mountain Lodge Pty Limited[2,5]	Hotel operator	Australia	31%	27%
Wollongong Hotel Management Pty Limited[2,5]	Hotel operator	Australia	31%	27%
Port Macquarie Hotel Management Pty Limited[2,5]	Hotel operator	Australia	31%	27%
Tall Trees Hotel Management Pty Limited[2,5]	Hotel operator	Australia	31%	27%
Pavilion Wagga Wagga Hotel Management Pty Limited[2,5]	Hotel operator	Australia	31%	27%
Parklands Resort Hotel Management Pty Limited[2,5]	Hotel operator	Australia	31%	27%
EMPR II Management Pty Limited[2,5]	Holding company	Australia	31%	27%
Eaglehawk Hotel Management Pty Limited[3,5]	Hotel operator	Australia	31%	27%
Narrabundah Hotel Management Pty Limited[3,5]	Hotel operator	Australia	31%	27%
Byron Bay Hotel Management Pty Limited[3,5]	Hotel operator	Australia	31%	27%
Barossa Weintal Hotel Management Pty Ltd[3,5]	Hotel operator	Australia	31%	27%
Clare Country Club Management Pty Ltd[3,5]	Hotel operator	Australia	31%	27%
Estate Tuscany Hotel Management Pty Ltd,[3,5]	Hotel operator	Australia	31%	27%
Yering Hotel Management Pty Ltd[3,5]	Hotel operator	Australia	31%	27%
Kangaroo Valley Hotel Management Pty Ltd[3,5]	Hotel operator	Australia	31%	27%
Tamworth Hotel Management Pty Ltd[3,5]	Hotel operator	Australia	31%	27%
Panorama Resort Management Pty Limited[3,5]	Hotel operator	Australia	31%	27%
Elanor Hotel Accommodation Limited (formerly EMPR Management Pty Limited[3,5])	Holding company	Australia	31%	27%
Elanor Hotel Accommodation II Limited (formerly Elanor Luxury Hotel Fund Pty Limited[4,5])	Holding company	Australia	31%	27%
Mayfair Hotel Management Pty Ltd[4,5]	Hotel operator	Australia	31%	27%
Wakefield Street Hotel Management Pty Ltd[4,5]	Hotel operator	Australia	31%	27%
Cradle Mountain Lodge Management II Pty Ltd[4,5]	Hotel operator	Australia	31%	27%
Elanor Wildlife Park Management Pty Ltd[6]	Wildlife park operator	Australia	–	43%
Mogo Zoo Management Pty Ltd[6]	Wildlife park operator	Australia	–	43%
Hunter Valley Wildlife Park Management Pty Ltd[6]	Wildlife park operator	Australia	–	43%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

19. Subsidiaries and Controlled entities (continued)

Kyron Investment Fund Name of Subsidiary	Principal activity	Place of incorporation and operation	Proportion of ownership interest and voting power by the Group	
			30 June 2026	30 June 2025
Elanor Investment Trust	Co-investment in Managed Funds	Australia	100%	100%
Country Place Property Trust[5]	Hotel landholder	Australia	31%	27%
Albany Hotel Syndicate[5]	Hotel landholder	Australia	31%	27%
Wollongong Hotel Syndicate[5]	Hotel landholder	Australia	31%	27%
Elanor Hotel Accommodation Fund II (formerly Elanor Metro and Prime Regional Hotel Fund II)[5]	Hotel landholder	Australia	31%	27%
Wollongong Hotel Property Trust[5]	Hotel landholder	Australia	31%	27%
Port Macquarie Property Trust[5]	Hotel landholder	Australia	31%	27%
Tall Trees Property Trust[5]	Hotel landholder	Australia	31%	27%
Pavilion Wagga Wagga Property Trust[5]	Hotel landholder	Australia	31%	27%
Parklands Resort Property Trust[5]	Hotel landholder	Australia	31%	27%
Narrabundah Property Trust[5]	Hotel landholder	Australia	31%	27%
Byron Bay Property Trust[5]	Hotel landholder	Australia	31%	27%
Elanor Hotel Accommodation Fund I (formerly Elanor Metro and Prime Regional Hotel Fund)[5]	Hotel landholder	Australia	31%	27%
Elanor Hotel Accommodation Fund III (formerly Elanor Luxury Hotel Fund)[5]	Hotel landholder	Australia	31%	27%
Mayfair Hotel Property Trust[5]	Hotel landholder	Australia	31%	27%
Wakefield Street Hotel Property Trust[5]	Hotel landholder	Australia	31%	27%
Estate Tuscany Property Trust[5]	Hotel landholder	Australia	31%	27%
Cradle Mountain Lodge Property Trust[5]	Hotel landholder	Australia	31%	27%
Barossa Weintal Hotel Property Trust[5]	Hotel landholder	Australia	31%	27%
Clare Country Club Property Trust[5]	Hotel landholder	Australia	31%	27%
Tamworth Hotel Property Trust[5]	Hotel landholder	Australia	31%	27%
Yering Property Trust[5]	Hotel landholder	Australia	31%	27%
Kangaroo Valley Property Trust[5]	Hotel landholder	Australia	31%	27%
Bluewater Square Syndicate[7]	Shopping centre	Australia	100%	42%
Stirling Street Syndicate[6]	Shopping centre	Australia	–	43%
Elanor Wildlife Park Fund[6]	Wildlife park landholder	Australia	–	43%
Mogo Zoo Property Trust[6]	Wildlife park landholder	Australia	–	43%
Hunter Valley Wildlife Park Property Trust[6]	Wildlife park landholder	Australia	–	43%
Mulgrave Logistics Fund	Logistics property landholder	Australia	100%	100%

[1] Kyron Capital Limited ("KCL") is the head entity within the KCL tax-consolidated group. The companies in which KCL has 100% ownership are members of the KCL tax-consolidated group.

[2] EMPR II Management Pty Limited is the head entity of the EMPR II tax-consolidated group.

[3] Elanor Hotel Accommodation Limited is the head entity of the EHAF tax-consolidated group.

[4] Elanor Hotel Accommodation II Limited is the head entity of the EHAF Company II tax-consolidated group.

[5] The Group has 31% of voting rights in EHAF versus 32% of accounting equity exposure, refer to 'about this report' section for further explanation.

[6] Disposed during the 2026 financial year.

[7] In June 2026, all but one unit was redeemed with the remaining unit held by the Group.

20. Trade and other receivables

Overview

This note provides further information about assets that are incidental to the Group's trading activities, being trade and other receivables. Refer to Note 17(b) for discussion on the Group's management of credit risk, including that of the Group's trade and other receivables.

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Current		
Trade receivables	23,539	13,967
Other receivables	52	2,785
Provision for expected credit loss	(6,156)	(195)
Total current	**17,435**	**16,557**
Non-current		
Trade receivables	–	9,628
Other receivables	–	–
Total non-current	–	**9,628**
Total trade and other receivables	**17,435**	**26,185**

The recoverability of some of the trade and other receivables with managed funds is subject to deferral arrangements, subordinated to lenders within the managed funds and dependent on property realisations.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

21. Contract assets

Overview

This note provides further information about the Group's contract assets.

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Current		
Challenger real estate investment management agreement	–	11,014
ADIC real estate investment management agreement	–	777
Elanor Commercial Property Fund	–	1,744
Total contract assets	–	**13,535**

	ECF 30 June 2026 $'000	ADIC 30 June 2026 $'0000	Challenger 30 June 2026 $'000	Consolidated Group 30 June 2026 $'000
Opening balance at the beginning of the year	1,744	777	11,014	13,535
Amortisation	(559)	(777)	(1,607)	(2,943)
Termination	(1,185)	–	(1,000)	(2,185)
Return of capital (ROC)	–	–	(8,407)	(8,407)
Total contract assets	–	–	–	–

	ECF 30 June 2025 $'000	ADIC 30 June 2025 $'0000	Challenger 30 June 2025 $'000	Consolidated Group 30 June 2025 $'000
Opening balance at the beginning of the year	2,688	4,492	17,007	24,187
Amortisation	(945)	(1,128)	(5,992)	(8,065)
Impairment	-	(2,587)	-	(2,587)
Total contract assets	**1,743**	**777**	**11,015**	**13,535**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

21. Contract assets (continued)

Challenger

On 7 July 2023, Kyron completed the Challenger Limited's (Challenger) Australian real estate funds management transaction for a consideration of $39.6 million (fair value). Kyron issued 24.8 million KYN securities as consideration for the transaction. The consideration paid was subject to clawback arrangements from Challenger of up to 63%, based on performance milestones over three years, including minimum base funds management fee targets.

The initial accounting for the acquisition was to account the investment management assets as a payment to customer under AASB 15 *Revenue from Contracts with Customers.*

In July 2025, Kyron and Challenger entered into a mutual agreement to unwind the strategic partnership and related investment management arrangement that was announced in July 2023. Kyron continued to manage the Challenger real estate portfolio until 15 October 2025 to support the transition of the portfolio to a new manager.

As part of the agreement to unwind the strategic partnership, Challenger agreed to return 20.3 million of KYN securities held by a subsidiary of Challenger. On 22 October 2025, 12.4 million of these KYN securities were cancelled. The remaining 7.9 million securities were cancelled on 23 April 2026. Kyron Group also received cash consideration of $1.0 million.

The return of the shares resulted in a derecognition of the remaining carrying value of the contract asset at the date of unwind (the impaired value less amortisation based on an estimated contract life of 4 years). This carrying value is considered to be the value of the securities returned at this date, representing the present value of the remaining future cashflows realised through the return of the securities.

Elanor Commercial Property Fund

On 24 May 2022, Kyron Capital made an $8.4 million contribution to Elanor Commercial Property Fund as part of the Harris Street acquisition with $4.6 million utilised to offset transaction costs and $3.8 million recognised as a contract asset. Under the Australian Accounting Standards, this contribution was recognised as a contract asset upon initial recognition. The remaining balance was amortised over a 5 year period.

Following ECF securityholder approval on 30 January 2026, Kyron was replaced as the Responsible Entity and manager of ECF effective 4 February 2026. As a result, the investment management and property management agreements were terminated. The unamortised balance of the contract asset relating to ECF was applied against the $8.5 million compensation payment received relating to the termination of these agreements.

Accounting policy

Contact assets are assessed for impairment when indicators of impairment indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the assets' carrying amount exceeds:

- the remaining amount of the consideration that the entity expects to receive in exchange for the goods and services to which the asset relates; less
- the costs that relate directly to providing goods or services and have not been recognised as expenses.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

22. Payables and other liabilities

Overview

This note provides further information about liabilities that are incidental to the Group's trading activities, being payables, other liabilities and provisions.

Payables

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Trade creditors	2,773	6,204
Accrued expenses	5,817	8,254
GST payable	956	2,218
Total payables	**9,546**	**16,676**

Other liabilities

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Distribution payable	270	100
Other liabilities[1]	6,167	15,402
Total other current liabilities	**6,437**	**15,502**

[1] $6.2 million included in other liabilities represent arrangements with investors to acquire units in Managed Funds (2025: $14.8 million).

Provisions

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Current		
Provision for annual leave	2,084	2,786
Provision for long service leave	852	1,164
Total current	**2,936**	**3,950**
Non-current		
Provision for long service leave	120	196
Total non-current	**120**	**196**
Total provisions	**3,056**	**4,146**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

22. Payables and other liabilities (continued)

Accounting Policy

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that the Group will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (where the effect of the time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received, and the amount of the receivable can be measured reliably.

Employee benefits

A liability is recognised for benefits accruing to employees in respect of wages and salaries, annual leave and long service leave when it is probable that settlement will be required, and they are capable of being measured reliably.

Liabilities recognised in respect of short-term employee benefits, are measured at their nominal values using the remuneration rate expected to apply at the time of settlement.

Liabilities recognised in respect of long term employee benefits are measured as the present value of the estimated future cash outflows, using a high quality Corporate Bond rate as the discount rate, to be made in respect of services provided by employees up to reporting date.

23. Intangible assets

Overview

This note sets out the Intangible assets of the Group.

Consolidated Group	Software $'000
At 30 June 2024	1,409
Additions	101
Amortisation charge	(421)
At 30 June 2025	**1,089**
Additions	–
Amortisation charge	(901)
At 30 June 2026	**188**

Accounting Policy

Software

Software that is installed "on premises", including software installed on cloud space specifically dedicated to Kyron software, where Kyron has control over the software (such as patching, configuration etc) is capitalised to the balance sheet as an intangible and amortised over the expected useful life, which generally ranges from 3-5 years. The expected useful life of the software is reassessed at each reporting period to determine any required impairment.

Where software costs relate to cloud-based solutions, these costs are immediately expensed to the profit and loss.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

24. Commitments

Overview

This note sets out the material commitments of the Group.

Contingent liabilities and commitments

The Group and KIF Group have capital expenditure commitments related to EHAF, but not recognised as liabilities, as at 30 June 2026 of $0.5 million (30 June 2025: $nil).

Lease commitments: the Group as lessor

The Group had non-cancellable leases in respect of premises. The leases were for a duration of between 1 to 10 years and are classified as operating leases. As all investment properties have now been sold, the lease commitments as at 30 June 2026 are nil. The minimum lease commitments receivable as at 30 June 2026 and 30 June 2025 are as follows:

	Consolidated Group 30 June 2026 $'000	Consolidated Group 30 June 2025 $'000
Within one year	–	5,505
Year 2	–	3,168
Year 3	–	3,012
Year 4	–	1,893
Year 5	–	1,252
Later than 5 years	–	1,165
Total lease commitments	–	**15,995**

In the opinion of the Directors, there were no other commitments at the end of the reporting period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

25. Share-based payments

Overview

The Group has short term and long-term ownership-based compensation schemes for executives and senior employees. Refer to the Group's Remuneration Report for further information relating to the Group's STI and LTI plans and remuneration framework that were in place for the year to 30 June 2026. Equity is issued as stapled securities and the value of securities issued is split between the Company and KIF.

STI scheme

During the 2024 financial year, the Group implemented a Transaction Incentive Award associated with the onboarding of the Challenger Mandate. For senior executives, the plan conditions included a forfeiture of securities proportional to any clawback of securities under the Challenger management arrangement. As a result of the termination of the Challenger mandate in October 2025, all Challenger securities were clawed back and these securities were forfeited by the recipients.

Vesting for the remainder of staff who received securities under this award was subject to continued service until the vesting date, 16 November 2025. 269,685 securities vested to employees under this award at this date.

LTI scheme

The purpose of the LTI Schemes is to assist in attracting, motivating and retaining key management and employees. The LTI Schemes operate by providing key management and employees with the opportunity to participate in the future performance of Group securities. The vesting conditions of LTI plans and related awards included both a service-based hurdle and an absolute total securityholder return (TSR) performance hurdle (and in the case of the rights plan, a Relative TSR hurdle). TSR was selected as the LTI performance measure to ensure an alignment between the securityholder return and reward for executives.

Loan securities plan

The Group had an LTI scheme (the LTI Scheme), based on an executive loan security plan.

Under the executive loan security plan awards (comprising the loan of funds to eligible Kyron employees to acquire securities which are subject to vesting conditions) were issued to certain employees.

The limited recourse loan provided by the Group under the loan security plan carries interest of an amount equal to any cash dividend or distribution but not including any dividend or distribution of capital, or an abnormal distribution.

The service-based hurdles were 2, 3 and 4 years in the case of the loan security plan. The TSR is 10% per annum for the first year and 8% per annum thereafter in the case of the loan security plan and 15% per annum in the case of the options plan.

The final loan securities plan was launched in the 2022 financial year with the third and final tranche tested at 30 June 2026. None of the three tranches met the performance hurdles and therefore did not vest to employees.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

25. Share-based payments (continued)

Rights plan

On 30 June 2026 the Group made a grant of rights to selected employees. Two tranches of the rights are subject to both service and performance conditions, with 75% of the vesting conditional upon meeting an Absolute Total Shareholder Return (TSR) hurdle of 8% and the remaining 25% of the rights subject to a Relative TSR hurdle determined based on the comparison of the Group's TSR to the TSR of a selection of industry peers. 100% of the Relative TSR rights will vest where the Group's TSR is at the 75th percentile or above compared to the selected industry peers, falling on a sliding scale down to 50% where the Relative TSR is at the 50th percentile, with nil vesting below this percentile.

The first tranche of these rights is subject to a two year vesting period, and the second to a three year vesting period.

A third tranche of rights vests over a two year period and is subject to performance conditions only, with vesting over a two year period.

The following share-based payment arrangements were in existence during the current reporting period:

Employee Loan Securities

Award Type	Number Granted	Grant Date	End of Vesting Period	Vesting Conditions[1]	Security Price at Grant Date	Fair Value at Grant Date
Loan securities	1,975,000	9/09/2022	30/06/2026	Service & market	$1.76	$0.22

1 Service and market conditions include financial and non-financial targets along with a deferred vesting period.

Rights plan

Award Type	Number Granted	Grant Date	End of Vesting Period	Vesting Conditions[1]	Security Price at Grant Date	Fair Value at Grant Date
Rights – Tranche 1	3,100,000	30/06/2026	30/06/2028	Service & market	$0.07	$0.04
Rights – Tranche 2	450,000	30/06/2026	30/06/2028	Service	$0.07	$0.07
Rights – Tranche 3	1,475,000	30/06/2026	30/06/2029	Service & market	$0.07	$0.04

The Group recognises the fair value at the grant date of equity settled securities above as an employee benefit expense proportionally over the vesting period with a corresponding increase in equity. Fair value of rights is measured at grant date using a Monte-Carlo Simulation and Binomial option pricing model, performed by an independent valuer, and models the future price of the Group's stapled securities and that of the comparator set. The following key inputs are taken into account:

2026 Rights Plans	Tranche 1	Tranche 3
Grant date	30/06/2026	30/06/2026
Vesting date	31/08/2028	31/08/2029
Performance Measurement Start Date	1/07/2026	1/07/2026
Performance Measurement End Date	30/06/2028	30/06/2029
Security price at grant date	$0.07	$0.07
Security price at testing start date	$0.06	$0.06
Dividend yield (%)	Nil	Nil
Risk-free rate (%)	4.34%	4.34%
Volatility (%)	35.00%	36.00%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

25. Share-based payments (continued)

As the Tranche 2 rights are only subject to a Service Condition, these have been valued based on the security price at grant date.

Securities issued under STI plan

Award Type	Number Granted	Grant Date	End of Vesting Period	Vesting Conditions[1]	Security Price at Grant Date	Fair Value at Grant Date
FY24 STI Tranche[1]	595,167	08/12/2023	16/11/2025	Service	$1.30	$1.30
FY24 STI Tranche – Execs[2]	2,061,380	12/8/2023	30/06/2026	Service & Other	$1.30	$1.30

[1]Service conditions include a deferred vesting period.

[2]The Executive FY24 STI conditions included a forfeiture of securities proportional to any clawback of securities under the Challenger management arrangement. As a result of the termination of the Challenger mandate in October 2025, all Challenger securities were clawed back and these securities were forfeited by the recipients.

The total expense recognised during the year in relation to the Group's equity settled share-based payments was $106,896 (2025: reversal of $3,457,000).

Accounting Policy

Share-Based Payments

In accordance with AASB 2 *Share-based Payment*, Equity-settled share-based payments to employees and others providing similar services are measured at the fair value of the equity instruments at the grant date.

The fair value determined at the grant date of the equity-settled share-based payments is expensed on a straight-line basis over the vesting period, based on the Group's estimate of equity instruments that will eventually vest, with a corresponding increase in equity. At the end of each reporting period, the Group revises its estimate of the number of equity instruments expected to vest. The impact of the revision of the original estimates, if any, is recognised in the profit or loss such that the cumulative expense reflects the revised estimate, with a corresponding adjustment to the equity-settled employee benefits reserve.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

26. Related parties

Overview

Related parties are persons or entities that are related to the Group as defined by AASB 124 *Related Party Disclosures*. This note provides information about transactions with related parties during the year.

Kyron Capital

Controlled entities

Interests in controlled entities are set out in Note 19.

Responsible Entity fees

During the year, Kyron Managed Funds RE Limited (KMFRE) was the Responsible Entity of the Kyron Investment Fund (KIF) (a wholly owned subsidiary of Kyron Capital Limited).

In accordance with the Constitution of Kyron Investment Fund (KIF), KMFRE was entitled to receive a management fee equal to its reasonable costs in providing its services as Responsible Entity for which it is not otherwise reimbursed. For the year ended 30 June 2026, this amount is $54,165 (2025: $129,996).

KMFRE makes payments for KIF from time to time. These payments are incurred by KMFRE in properly performing or exercising its powers or duties in relation to KIF. KMFRE has a right of indemnity from KIF for any liability incurred by KMFRE in properly performing or exercising any of its powers or duties in relation to KIF. The amount reimbursed for the year ended 30 June 2026 was nil (2025: nil).

KMFRE acted as Trustee and Manager and/or Custodian of a number of registered and unregistered managed investment schemes, including schemes where the Group also held an investment. KMFRE is entitled to fee income, as set out in the Constitution of each scheme, including management fees, acquisition fees, equity raise fees and performance fees. KMFRE is also entitled to be reimbursed from each Scheme for costs incurred in properly performing or exercising any of its powers or duties in relation to each Scheme.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

26. Related parties (continued)

A summary of the income earned during the year from these managed investment schemes is provided below:

	Consolidated Group 30 June 2026 $	Consolidated Group 30 June 2025 $
Elanor Commercial Property Fund	3,153,782	4,883,947
55 Elizabeth Street Fund	1,979,003	1,681,667
Warrawong Plaza Syndicate	2,773,271	2,151,709
Elanor Property Income Fund	–	891,115
Clifford Gardens Fund	1,479,020	1,706,955
Elanor Healthcare Real Estate Fund	1,501,341	1,402,194
Belconnen Markets Syndicate	635,012	835,169
Riverside Plaza Syndicate	1,084,157	1,071,287
Harris Street Fund	1,235,948	1,800,483
Waverley Gardens Fund	317,857	1,257,776
Fairfield Centre Syndicate	774,305	544,636
Hunters Plaza Syndicate	684,444	591,700
Riverton Forum Fund	1,117,789	1,304,772
Tweed Mall Mixed – Use Real Estate Fund	957,577	823,317
Burke Street Fund	67,996	666,163
Broadmeadows (VIC) Logistics Fund	246,618	1,720,800
Riverside Mixed-Use Dev Fund	261,846	311,846
Northway Plaza	–	1,224
Total	**18,269,966**	**23,646,760**

Outstanding receivables balances with related parties

The following balances arising through the normal course of business were due from related parties at balance date:

	Consolidated Group 30 June 2026 $	Consolidated Group 30 June 2025 $
Management Fees	6,519,070	22,617,348
Other financial assets	–	9,039,789
Other receivables	2,578,921	8,744,891
Total	**9,097,991**	**40,402,028**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

26. Related parties (continued)

Key Management Personnel (KMP)

Executive	Position
Mr David McNamara	Chief Executive Officer (appointed 22 June 2026)
Mr. Anthony (Tony) Fehon	Managing Director
Mr. Symon Simmons	Chief Financial Officer and Company Secretary

Non-Executive	Position
Mr. Ian Mackie	Independent Chairman and Non-Executive Director
Mrs. Karyn Baylis	Independent Non-Executive Director
Ms. Kathy Ostin	Independent Non-Executive Director
Mr. Su Kiat Lim	Non-Executive Director (resigned 2 June 2026)

The aggregate compensation made to the Key Management Personnel of the Group is set out below:

	Consolidated Group 30 June 2026 $	Consolidated Group 30 June 2025 $
Short term benefits	2,281,588	4,423,754
Long term benefits	12,838	93,056
Post-employment benefits	97,962	148,180
Share-based payment	(308,725)	286,912
Total	**2,083,663**	**4,951,902**

27. Other accounting policies

Cash and cash equivalents

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, cash held by property managers in trust, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities in the balance sheet.

Inventories

Inventories are assets held for sale or consumables held in the ordinary course of operations and recognised at the lower of cost or net realisable value.

The cost of the inventory comprises costs of purchase, cost of conversion and other costs incurred in bringing the inventories to their present location and condition. A provision is raised when it is believed that the costs incurred will not be recovered on the ultimate sale of the inventory.

28. Events occurring after reporting date

In addition to the matters discussed within the Going Concern section, the following events have occurred after reporting date impacting both the Consolidated Group and KIF Group:

EHAF Divestments, change of operator arrangements and refinancing

As part of the hotel divestment program of the Group, Sanctuary Inn Tamworth settled for a gross sale price of $16.5 million on 22 July 2026. Proceeds of the sale were used to repay debt in EHAF.

A Heads of Agreement was executed on 31 July 2026 for the sale of ibis Styles Canberra Eaglehawk for a gross sales price of $16.0 million subject to due diligence.

On 1 July 2026, EHAF terminated the Hotel Management Agreement with Elanor Hotel Operations Pty Ltd, a wholly owned subsidiary of the Company, and directly contracted with 1834 Hospitality Pty Ltd, the previous sub-contractor of these services.

On 21 August 2026 EHAF received credit approved terms from its financier for a new two-year, $69.5 debt facility that will extend the maturity date from 31 August 2026 to 31 August 2028. In addition, the new arrangement includes a $5 million cash advance facility and adjusts the ICR financial covenant. The new facility is currently being formally documented with financial close to occur before 31 August 2026.

Change of Responsible Entity

On 24 July 2026, Kyron Managed Funds RE Limited (previous name: Elanor Funds Management Limited) retired as responsible entity of KIF, and Kyron Group RE Limited was appointed as the new responsible entity in its place.

Change of names

With effect from 24 July 2026, Elanor Investors Limited, following registration by ASIC of the change of name, changed its name to Kyron Capital Limited.

On the same day, in accordance with clause 2.1 of its constitution and section 601GC(1)(b) of the Corporations Act, Elanor Investment Fund changes its name to Kyron Investment Fund.

From 29 July 2026, the ASX ticker code for the Group changed from ENN to KYN.

Other matters

On 3 July 2026, the Group completed the settlement of its Securities Holding Agreement relating to the purchase of 1.877 million units in the Elizabeth Street (Brisbane) Fund for consideration of $1.94 million. The Elizabeth Street (Brisbane) Fund had already been reflected in the financial statements as an equity accounted investment as the Group had exposure to the returns of this fund of as a result of the terms of the purchase arrangement.

Other than the events disclosed above, the directors are not aware of any other matter or circumstance not otherwise dealt with in the financial reports or the Directors' Report that has significantly affected or may significantly affect the operations of the Group, the results of those operations or the state of affairs of the Group in the financial period subsequent to year ended 30 June 2026.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

29. Auditor's remuneration

Overview

Ernst & Young (EY) are the independent auditors of Kyron Capital (2025: PricewaterhouseCoopers (PwC)) and have provided a number of audit and other assurance related services to the Group and the Trust during the year.

Below is a summary of fees paid for various services to EY and PwC (2025: PwC) during the year.

	Consolidated Group 30 June 2026 $	Consolidated Group 30 June 2025 $
Former auditors of the Group – PWC		
Total audit and review of financial reports	288,000	1,677,000
Current auditors of the Group – EY		
Total audit and review of financial reports	828,000	–
GS007	98,600	–
Other non-audit services	56,500	–
Total services provided by the auditors	**1,271,100**	**1,677,000**

All audit fees for the Group are paid by the Company.

30. Non-Parent disclosure (KIF Group)

Overview

This note provides information relating to the non-parent KIF Group only. The accounting policies are consistent with the Group, except as otherwise disclosed.

Segment information

Chief operating decisions are based on the segment information as reported by the consolidated Group and therefore KIF is deemed to only have one segment.

Distributions

KIF Group

The KIF Group did not declare any distributions during the year ended 30 June 2026 and 30 June 2025.

EHAF

EHAF declared distributions of $1.4 million during the year ended 30 June 2026 (2025: nil). Of the distributions declared during the year, $0.4 million was paid to entities within the KIF Group and eliminated on consolidation.

EWPF

Prior to its sale in FY2026, EWPF did not declare a distribution (2025: $0.1 million). The FY2025 distribution was paid in FY2026, of which $0.04 million was paid to entities within the KIF Group and eliminated on consolidation.

Stirling Street

During the year ended 30 June 2026, Stirling Street returned capital of $6.2 million to unitholders (2025: nil). The return of capital represented a repayment of contributed equity. Of the returned capital during the year, $2.7 million was paid to entities within the KIF Group and eliminated on consolidation.

Taxation of the Trust

Under current Australian income tax legislation, the Trust and its sub-trusts are not liable for income tax on their taxable income (including assessable realised capital gains) provided that the unitholders are presently entitled to the income of the Trust. Accordingly, the Group only pays tax on Company taxable earnings and there is no separate tax disclosure for the Trust.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

30. Non-Parent disclosure (KIF Group) (continued)

Rental income

A summary of the rental income earned during the year is provided below:

	KIF Group 30 June 2026 $'000	KIF Group 30 June 2025 $'000
Elanor Hotel Accommodation Limited and its subsidiaries	6,603	7,364
Elanor Hotel Accommodation II Limited and its subsidiaries	4,896	7,187
Elanor Wildlife Park Pty Limited and its subsidiaries	3,029	3,873
Bluewater Square Syndicate	976	4,455
Stirling Street Syndicate	506	3,672
Total	**16,010**	**26,551**

Investment Properties

Movement in investment properties

The carrying value of investment properties at the beginning and end of the current year is set out below:

	KIF Group 30 June 2026 $'000	KIF Group 30 June 2025 $'000[1]
Carrying amount at the beginning of the year	293,457	339,981
Additions	4,209	3,705
Assets reclassified from held for sale	34,410	-
Revaluation decrements	(10,403)	(6,534)
Disposal from Wildlife Parks business unit sale	(48,042)	-
Disposal of investment properties	(27,500)	-
Investment properties reclassified as held for sale	(17,969)	(43,695)
Carrying amount at the end of the year	**228,162**	**293,457**

[1] Comparatives have been restated. Refer to Note 33 for further details.

Refer to Note 8 Property, plant and equipment and Note 9 Investment properties for further details of the valuations of the underlying property assets.

Accounting Policy

Fair value of Investment Properties

Investment property relates to the land and buildings owned by the KIF Group (being the Kyron Investment Fund and its controlled entities) only, in which rental income is earned from entities within the KCL Group.

Valuation, technique and inputs

Investment properties are categorised as level 3 in the fair value hierarchy. There were no transfers between hierarchies during the year.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

30. Non-Parent disclosure (KIF Group) (continued)

Fair value measurement

The significant unobservable inputs associated with the valuation of the Group's investment properties are as follows:

KIF Group	30 June 2026 $'000	Discount Rate %	Terminal Yield %	Capitalisation Rate %	Average Daily Rate $	Occupancy %
Assets measured at fair value						
Investment properties	228,162	8.3% -9.5%	6.8% -7.5%	6.3% – 7.5%	$158 – $420	50% – 76%

KIF Group	30 June 2025 $'000	Discount Rate %	Terminal Yield %	Capitalisation Rate %	Average Daily Rate $	Occupancy %
Assets measured at fair value						
Investment properties	293,457	6.5% – 16.0%	6.0% – 14.0%	5.8% – 13.0%	$129 – $524	50% – 77%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

30. Non-Parent disclosure (KIF Group) (continued)

Assets and liabilities held for sale

The carrying amount of the assets and liabilities held for sale as at 30 June 2026 are set out below:

	KIF Group 30 June 2026 $'000	KIF Group 30 June 2025 $'000
Assets and liabilities held for sale		
Investment properties	33,354	174,623
Total assets classified as held for sale	**33,354**	**174,623**

[1] Comparatives have been restated. Refer to Note 33 for further details.

A reconciliation of the carrying amount of assets held for sale is set out below:

	KIF Group 30 June 2026 $'000	KIF Group 30 June 2025 $'000
Opening balance	174,623	190,338
Assets newly classified as held for sale	17,969	84,354
Transfers from assets held for sale back to non-current assets	(34,410)	–
Disposal of assets previously classed as held for sale	(124,800)	(84,010)
Fair value movements/ write-downs	(28)	(16,059)
Closing balance	**33,354**	**174,623**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

30. Non-Parent disclosure (KIF Group) (continued)

Equity accounted investments

The Trust's equity accounted investments are as follows:

30 June 2026

	Principal activity	Percentage Ownership	KIF Group 30 June 2026 $'000
Elanor Healthcare Real Estate	Healthcare properties	3.36%	5,636
Harris Street Fund	Commercial Office Property	13.77%	3,261
55 Elizabeth Street Fund	Commercial Office Property	1.72%	1,647
Hunters Plaza Syndicate	Shopping Centre	6.06%	1,433
Riverton Forum Fund	Shopping Centre	0.03%	18
Total equity accounted investments			**11,995**

30 June 2025

	Principal activity	Percentage Ownership	KIF Group 30 June 2025 $'000
Elanor Property Income Fund	Real Estate Properties	35.34%	738
Waverley Gardens Fund	Shopping Centre	15.00%	4,895
Riverton Forum Fund	Shopping Centre	0.03%	17
Elanor Healthcare Real Estate	Healthcare Properties	3.36%	5,582
Harris Street Fund	Commercial Office Property	13.77%	3,471
Hunters Plaza Syndicate	Shopping Centre	5.87%	1,354
55 Elizabeth Street Fund	Commercial Office Property	1.72%	1,868
Total equity accounted investments			**17,925**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

30. Non-Parent disclosure (KIF Group) (continued)

The carrying amount of equity accounted investments at the beginning and end of the year is set out below:

	KIF Group 30 June 2026 $'000	KIF Group 30 June 2025 $'000
Carrying amount at the beginning of the year	17,925	49,640
Share of profit/(loss) from equity accounted investments	571	(827)
Distributions received	(345)	(1,321)
Share of movement in reserves	(158)	18
Net investment in / (sale of) equity accounted investments	44	(24,188)
Realised gain on disposal of investments	–	659
Return of capital	(5,822)	(6,056)
Impairment	(220)	–
Total carrying value at the end of the year	**11,995**	**17,925**

Details of material associates

The following information represents the aggregated financial position and financial performance of the Elanor Healthcare Real Estate Fund, Harris Street Fund, 55 Elizabeth Street Fund and Hunters Plaza Fund. This summarised financial information represents amounts shown in the associate's financial statements prepared in accordance with Australian Accounting Standards, adjusted by the Trust for equity accounting purposes.

30 June 2026

Financial position	Elanor Healthcare Real Estate Fund 30 June 2026 $'000	Harris Street Fund 30 June 2026 $'000	55 Elizabeth Street Fund 30 June 2026 $'000	Hunters Plaza Fund 30 June 2026 $'000
Current assets	3,880	2,231	5,766	3,522
Non-current assets	269,950	144,000	173,110	49,105
Total Assets	**273,830**	**146,231**	**178,876**	**52,627**
Current liabilities	9,915	4,186	3,384	3,449
Non-current liabilities	98,720	118,364	79,821	24,842
Total Liabilities	**108,635**	**122,550**	**83,205**	**28,291**
Contributed equity	230,913	86,229	106,549	25,955
Reserves	–	–	–	(3,404)
Retained profits / (accumulated losses)	(65,718)	(62,548)	(10,878)	1,785
Total Equity	**165,195**	**23,681**	**95,671**	**24,336**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

30. Non-Parent disclosure (KIF Group) (continued)

30 June 2026

Financial performance	Elanor Healthcare Real Estate Fund 30 June 2026 $'000	Harris Street Fund 30 June 2026 $'000	55 Elizabeth Street Fund 30 June 2026 $'000	Hunters Plaza Fund 30 June 2026 $'000
Profit / (loss) for the year	11,892	(1,529)	17,113	4,126
Other comprehensive income for the year	–	–	–	(2,733)
Total comprehensive expense for the year	**11,892**	**(1,529)**	**17,113**	**1,393**
Distributions received from the associates during the year	341	–	–	4

A reconciliation of the above summarised financial information to the carrying amount of the interest in Elanor Healthcare Real Estate Fund, Harris Street Fund, 55 Elizabeth Street Fund and Hunters Plaza Fund recognised in the consolidated financial statements is provided below:

Financial position	Elanor Healthcare Real Estate Fund 30 June 2026 $'000	Harris Street Fund 30 June 2026 $'000	55 Elizabeth Street Fund 30 June 2026 $'000	Hunters Plaza Fund 30 June 2026 $'000
Net assets of the associate	165,195	23,681	95,671	24,335
Proportion of the Group's ownership interest	3.36%	13.77%	1.72%	5.97%
Group's share of net assets of the associates	5,551	3,261	1,647	1,429
Other movements not accounted for under the equity method[1]	85	–	–	4
Carrying amount of the Group's interest	**5,636**	**3,261**	**1,647**	**1,433**

[1] Other movements are primarily due to impairment of equity accounted investments and distributions declared, but not paid as at balance date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

30. Non-Parent disclosure (KIF Group) (continued)

30 June 2025

Financial position	Elanor Property Income Fund 30 June 2025 $'000	Elanor Healthcare Real Estate Fund 30 June 2025 $'000	Waverley Gardens Fund 30 June 2025 $'000	Harris Street Fund 30 June 2025 $'000
Current assets	4,218	5,073	4,607	9,408
Non-current assets	–	261,250	163,000	138,000
Total Assets	**4,218**	**266,323**	**167,607**	**147,408**
Current liabilities	2,237	8,154	3,556	3,310
Non-current liabilities	–	94,648	129,042	118,888
Total Liabilities	**2,237**	**102,802**	**132,598**	**122,198**
Contributed equity	78,714	230,913	88,001	86,229
Reserves	–	–	–	–
Retained profits / (accumulated losses)	(76,733)	(67,392)	(52,992)	(61,019)
Total Equity	**1,981**	**163,521**	**35,009**	**25,210**

Financial performance	Elanor Property Income Fund 30 June 2025 $'000	Elanor Healthcare Real Estate Fund 30 June 2025 $'000	Waverley Gardens Fund 30 June 2025 $'000	Harris Street Fund 30 June 2025 $'000
Profit / (loss) for the year	(10,212)	3,559	(41,300)	(9,300)
Other comprehensive income for the year	–	–	–	–
Total comprehensive expense for the year	**(10,212)**	**3,559**	**(41,300)**	**(9,300)**
Distributions received from the associates during the year	81	377	–	–

A reconciliation of the above summarised financial information to the carrying amount of the interest in Elanor Retail Property Fund, Elanor Healthcare Real Estate Fund, Waverley Gardens Fund and the Harris St Fund recognised in the consolidated financial statements is provided below:

Financial performance	Elanor Property Income Fund 30 June 2025 $'000	Elanor Healthcare Real Estate Fund 30 June 2025 $'000	Waverley Gardens Fund 30 June 2025 $'000	Harris Street Fund 30 June 2025 $'000
Net assets of the associate	1,981	163,521	35,009	25,210
Proportion of the Group's ownership interest	35.34%	3.36%	15.00%	13.77%
Group's share of net assets of the associates	700	5,494	5,251	3,471
Other movements not accounted for under the equity method [1]	38	88	(357)	–
Carrying amount of the Group's interest	**738**	**5,582**	**4,894**	**3,471**

[1] Other movements are primarily due to the Funds issuing new units to external investors at a price above or below the underlying net assets of the fund, or where the Group has acquired units on-market at a price different to the fund's NTA.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

30. Non-Parent disclosure (KIF Group) (continued)

Aggregate information of associates that are not individually material

	Year ended 30 June 2026 $'000	Year ended 30 June 2025 $'000
Profit / (loss) for the year	29,012	(740)
Other comprehensive income / (loss) for the year	(158)	796
Total comprehensive expense for the year	**28,854**	**56**
Aggregate carrying amount of the Group's interests in these associates	3,098	3,977

Interest bearing liabilities

	KIF Group 30 June 2026 $'000	KIF Group 30 June 2025 $'000
Current		
Interest bearing liabilities	89,951	237,001
Total current	**89,951**	**237,001**
Non-current		
Loan from the company	43,425	37,812
Total non-current	**43,425**	**37,812**
Total interest bearing liabilities	**133,376**	**274,813**

As part of its internal funding, KIF entered into a long-term interest-bearing loan with KCL at arm's length terms, maturing in July 2027. As at 30 June 2026, the outstanding loan to the Company was $43.4 million (2025: $37.8 million).

KIF, along with KCL, is a guarantor of the Rockworth senior debt of $70.0 million.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

30. Non-Parent disclosure (KIF Group) (continued)

Borrowing Costs

A breakdown of the borrowing costs is provided below:

	KIF Group 30 June 2026 $'000	KIF Group 30 June 2025 $'000
Interest expense	10,826	21,565
Amortisation of debt establishment costs	1,215	2,008
Guarantees to third parties	1,752	–
Total borrowing costs	**13,793**	**23,573**

Derivative Financial instruments

The KIF Group enters into derivative financial instruments to manage its exposure to interest rate risk.

	KIF Group 30 June 2026 $'000	KIF Group 30 June 2025 $'000
Non-current assets / (liabilities)		
Interest rate swaps	116	(2,046)
	116	**(2,046)**
Total derivative financial instruments assets / (liabilities)	**116**	**(2,046)**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

30. Non-Parent disclosure (KIF Group) (continued)

Reserves

Reserves are balances that form part of equity that record other comprehensive income amounts that are retained in the business and not distributed until such time the underlying balance sheet item is realised. This note provides information about movements in the other reserves line item of the balance sheet and a description of the nature and purpose of each reserve.

	KIF Group 30 June 2026 $'000	KIF Group 30 June 2025 $'000
Other reserves		
Opening balance	(33)	(51)
Share of reserves of equity accounted investments	(158)	18
Closing balance	**(191)**	**(33)**
Stapled security-based payment reserve		
Opening balance	4,985	7,647
Loan securities and options[1]	(3,700)	(64)
Short term incentive schemes[1]	(1,285)	(2,598)
Closing balance	**–**	**4,985**
Total reserves	**(191)**	**4,952**

[1] Includes $0.1 million of net share-based payment expense. Remaining balances relate to expired plans transferred to retained earnings. (Prior year movements relate to share based payment expenses only).

The stapled security-based payment reserve is used to recognise the fair value of loan, restricted securities and options issued to employees but not yet exercised under the Group's DSTI and LTIP.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

30. Non-Parent disclosure (KIF Group) (continued)

Financial Risk Management

(1) Market Risk

Interest rate risk

As at reporting date, the KIF Group had the following interest-bearing assets and liabilities:

KIF Group 30 June 2026	Maturity < 1 yr $'000	Maturity 1 – 5 yrs $'000	Maturity > 5 yrs $'000	Total $'000
Assets				
Cash and cash equivalents	2,642	–	–	2,642
Derivative financial instruments	116	–	–	116
Total assets	**2,758**	**–**	**–**	**2,758**
Weighted average interest rate				**0.53%**
Liabilities				
Interest bearing loans	89,951	–	–	89,951
Derivative financial instruments	–	–	–	–
Total liabilities	**89,951**	**–**	**–**	**89,951**
Weighted average interest rate				**6.08%**

KIF Group 30 June 2025	Maturity < 1 yr $'000	Maturity 1 – 5 yrs $'000	Maturity > 5 yrs $'000	Total $'000
Assets				
Cash and cash equivalents	1,068	–	–	1,068
Total assets	**1,068**	**–**	**–**	**1,068**
Weighted average interest rate				**0.23%**
Liabilities				
Interest bearing loans	237,001	–	–	237,001
Derivative financial instruments	–	2,046	–	2,046
Loan from Company	–	37,812	–	37,812
Total liabilities	**237,001**	**39,858**	**–**	**276,859**
Weighted average interest rate				**7.86%**

As at 30 June 2026 $70.0 million (2025: $115.0 million) of the $69.4 million (2025: $316.9 million) of floating interest-bearing loans in EHAF have been hedged using interest rate swap agreements. These agreements are in place to swap the variable / floating interest payable to a fixed rate to minimise the interest rate risk.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

30. Non-Parent disclosure (KIF Group) (continued)

Interest Rate Sensitivity

		Increase by 1%		Decrease by 1%	
KIF Group 30 June 2026	**Amount $'000**	**Profit/ (loss) $'000**	**Equity $'000**	**Profit/ (loss) $'000**	**Equity $'000**
Cash and cash equivalents	2,642	26	–	(26)	–
Derivative financial instruments	116	700	–	(700)	–
Interest bearing loans	89,951	(899)	–	899	–
Total increase / (decrease)		**(173)**	**–**	**173**	**–**

		Increase by 1%		Decrease by 1%	
KIF Group 30 June 2025	**Amount $'000**	**Profit/ (loss) $'000**	**Equity $'000**	**Profit/ (loss) $'000**	**Equity $'000**
Cash and cash equivalents	1,068	11	–	(11)	–
Derivative financial instruments	2,046	1,150	–	(1,150)	–
Interest bearing loans	237,001	(2,647)	–	2,647	–
Total increase / (decrease)		**(1,486)**	**–**	**1,486**	**–**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

30. Non-Parent disclosure (KIF Group) (continued)

(2) Credit Risk

Exposure to credit risk

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date is detailed below:

	KIF Group 30 June 2026 $'000	KIF Group 30 June 2025 $'000
Cash and cash equivalents	2,642	1,068
Trade and other receivables	18,661	39,595
Total	**21,303**	**40,663**

Impairment losses

The ageing of trade and other receivables at reporting date is detailed below:

	KIF Group 30 June 2026 $'000	KIF Group 30 June 2025 $'000
Current	15,751	36,383
Past due 31-61 days	–	68
Past due 61+ days	2,910	3,266
Total	**18,661**	**39,717**
Provision for expected credit loss	–	(122)
Net trade and other receivables	**18,661**	**39,595**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

30. Non-Parent disclosure (KIF Group) (continued)

(3) Liquidity risk

KIF Group 30 June 2026	Less than 1 year $'000	1 to 2 years $'000	2 to 5 years $'000	More than 5 years $'000	Contractual cash flows $'000	Carrying amount $'000
Derivatives	–	–	–	–	–	–
Non derivative financial liabilities						
Payables	22,371	–	–	–	22,371	22,371
Interest bearing loans	90,818	–	–	–	90,818	89,870
Loan from Company	–	43,425	–	–	43,425	43,425
Total	**113,189**	**43,425**	**–**	**–**	**156,614**	**155,666**

KIF Group 30 June 2025	Less than 1 year $'000	1 to 2 years $'000	2 to 5 years $'000	More than 5 years $'000	Contractual cash flows $'000	Carrying amount $'000
Derivatives	–	2,046	–	–	2,046	2,046
Non derivative financial liabilities						
Payables	60,593	–	–	–	60,593	60,593
Interest bearing loans	237,001	–	–	–	237,001	237,001
Loan from Company	–	37,812	–	–	37,812	37,812
Total	**297,594**	**39,858**	**–**	**–**	**337,452**	**337,452**

Other financial assets and liabilities

This note provides further information about material financial assets and liabilities that are incidental to the KIF and the Trust's trading activities, being trade and other receivables and trade and other payables.

Trade and other receivables

	KIF Group 30 June 2026 $'000	KIF Group 30 June 2025 $'000
Trade receivables	18,395	39,595
GST receivables	266	–
Total trade and other receivables	**18,661**	**39,595**

Trade receivables consist primarily of intercompany receivables between the landowning trusts of the Group's consolidated hotels and wildlife parks (which are held on the KIF Group side of the Group's stapled structure), and their respective operating entities (which are held on the KCL side of the Group's stapled structure). These intercompany receivables balances are eliminated upon consolidation into KYN Group balance sheet.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

30. Non-Parent disclosure (KIF Group) (continued)

Payables

	KIF Group 30 June 2026 $'000	KIF Group 30 June 2025 $'000
Trade creditors	10,363	26,905
Accrued expenses	746	4,795
Intercompany payable	5,289	15,013
GST payable	–	305
Total payables	**16,398**	**47,018**

Other current liabilities

	KIF Group 30 June 2026 $'000	KIF Group 30 June 2025 $'000
Security deposit	–	9
Distribution payable	270	100
Other liabilities	5,703	13,466
Total payables	**5,973**	**13,575**

$5.7 million included in Other liabilities represent commercial arrangements with third parties, which includes an obligation to acquire units in Managed Funds (2025: $13.6 million)

Cash flow information

This note provides further information on the consolidated cash flow statements of the Trust. It reconciles profit for the year to cash flows from operating activities and information about non-cash transactions.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

30. Non-Parent disclosure (KIF Group) (continued)

Reconciliation of loss after income tax to net cash flows from operating activities

	KIF Group 30 June 2026 $'000	KIF Group 30 June 2025 $'000
Loss for the year	**(15,121)**	**(20,372)**
Amortisation	228	978
Fair value adjustment on revaluation of investment property and derivatives	10,403	6,070
Net realised gain/(loss) on sale of investment	–	(659)
Other non cash items	(164)	(2,289)
Straight line lease expense and lease incentive income	39	35
Employee costs funded directly through equity	107	736
Net cash provided by operating activities before changes in assets and liabilities	**(4,508)**	**(15,501)**
Movement in working capital:		
Decrease / (increase) in trade and other receivables	(3,589)	(33)
Increase / (decrease) in trade and other payables	(3,659)	5,638
Net cash from operating activities	**(11,756)**	**(9,896)**

Non-cash financing activities

During the financial year ended 30 June 2026, the cancellation of securities arising from the unwinding of the strategic partnership with Challenger resulted in a non-cash financing transaction between the Parent entity and Kyron Investment Fund (refer to Note 15). In the prior year, the repayment of external debt was partially funded by a $48.4 million drawdown on the intercompany loan from the Company. Subsequently, approximately $16.0 million of the intercompany loan was extinguished through the non-cash settlement of outstanding intercompany receivable balances.

Related Parties

Related parties are persons or entities that are related to the KIF as defined by AASB 124 *Related Party Disclosures*. This note provides information about transactions with related parties during the year.

Controlled entities

Interests in controlled entities are set out in Note 19.

Responsible Entity fees

In accordance with the Constitution of Kyron Investment Fund (KIF), KMFRE was entitled to receive a management fee equal to its reasonable costs in providing its services as Responsible Entity for which it is not otherwise reimbursed. For the year ended 30 June 2026, this amount is $54,165 (2025: $129,996).

KMFRE makes payments for KIF from time to time. These payments are incurred by KMFRE in properly performing or exercising its powers or duties in relation to KIF. KMFRE has a right of indemnity from KIF for any liability incurred by KMFRE in properly performing or exercising any of its powers or duties in relation to KIF. The amount reimbursed for the year ended 30 June 2026 was nil (2025: nil).

Rental income

A summary of the rental income earned during the year by KIF Group from the KCL Group is provided below:

	KIF Group 30 June 2026 $'000	KIF Group 30 June 2025 $'000
Elanor Hotel Accommodation Limited and its subsidiaries	6,602,623	7,364,277
Elanor Hotel Accommodation II Limited and its subsidiaries	4,896,477	7,186,796
Elanor Wildlife Park Pty Limited and its subsidiaries	3,029,187	3,873,214
Total	14,528,287	18,424,287

Key Management Personnel (KMP)

Executive	Position
Mr David McNamara	Chief Executive Officer (appointed 22 June 2026)
Mr. Anthony (Tony) Fehon	Managing Director (until 1 August 2026), Executive Director (from 1 August 2026)
Mr. Symon Simmons	Chief Financial Officer and Company Secretary
Non-Executive	**Position**
Mr. Ian Mackie	Independent Chairman and Non-Executive Director
Mrs. Karyn Baylis	Independent Non-Executive Director
Ms. Kathy Ostin	Independent Non-Executive Director
Mr. Su Kiat Lim	Non-Executive Director (resigned 2 June 2026)

Compensation of the KMP of KIF is paid by Kyron Capital Limited and its subsidiaries.

31. Disposal of material subsidiary

Description

Elanor Wildlife Park Fund (EWPF) was consolidated until its disposal in February 2026, with the Group holding 42.82% until sale. The Group's co-investment in EWPF, together with management rights and related receivables, was sold for a combined purchase price of $13.0 million.

EWPF was classified as held for sale at 31 December 2025 under AASB 5 Non-current Assets Held for Sale and Discontinued Operations. Financial information relating to the material subsidiary for the period to the date of disposal is set out below:

Financial performance and cash flow information

The financial performance and cash flow information presented below are for the seven months ended 5 February 2026 and the year ended 30 June 2025.

	5 February 2026 $'000	30 June 2025 $'000
Revenue	14,862	22,633
Expenses	(12,705)	(25,238)
Profit/(loss) before income tax	2,157	(2,605)
Income tax benefit	15	4
Profit/(loss) after income tax	**2,172**	**(2,601)**
Attributable to security holders of:		
– Parent Entity	930	(1,114)
– External Non-controlling interest	1,242	(1,487)
Profit after income tax of sold subsidiary	930	–
Loss on sale of the subsidiary	(472)	–
Profit from the disposal of subsidiary	458	–

	5 February 2026 $'000	30 June 2025 $'000
Net cash flows from operating activities	724	1,094
Net cash flows used in investing activities	(309)	(474)
Net cash flows used in financing activities	(100)	(32)
Net increase in cash	**315**	**588**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

31. Disposal of material subsidiary (continued)

Details of the sale of the subsidiary

	5 February 2026 $'000	30 June 2025 $'000
Cash	13,009	–
Fair value of contingent consideration	–	–
Total disposal consideration	13,009	–
Carrying amount of net asset sold	(13,481)	–
Loss on sales	**(472)**	–

The carrying amounts of assets and liabilities as at the date of sale (5 February 2026) were:

	5 February 2026 $'000
Assets	
Cash and cash equivalents	1,251
Trade and other receivables	1,664
Inventories	1,522
Prepayments	929
Property, plant and equipment	60,058
Intangible assets	30
Deferred tax asset	956
Total assets	**66,410**
Liabilities	
Trade and other payables	4,521
Deferred income	386
Employee benefits	714
Interest bearing liabilities	29,303
Total liabilities	**34,924**
Net Asset	**31,484**

This has resulted in the deconsolidation adjustment of $19.0 million of NCI on disposal.

32. Material Non-controlling interest

Description

Elanor Hotel Accommodation Fund (EHAF) is a consolidated subsidiary of the Group in which external investors hold units giving rise to a non-controlling interest (NCI). The NCI represents the portion of EHAF's net assets and results attributable to external unitholders and is presented separately within equity. EHAF is considered material to the Group's non-controlling interests and accordingly summarised financial information has been disclosed.

Summarised Statement of Comprehensive Income

	EHAF Group 30 June 2026 $'000	EHAF Group 30 June 2025 $'000
Revenue	63,097	78,892
Profit/ (loss) for the year	(14,558)	(48,793)
Other comprehensive income	12,025	(27,676)
Profit/ (loss) allocated to NCI	(1,711)	(75,649)

Summarised Statement of Financial Position

	EHAF Group 30 June 2026 $'000	EHAF Group 30 June 2025 $'000
Total current assets	38,257	146,870
Total current liabilities	110,092	195,425
Total non-current assets	233,876	209,281
Total non-current liabilities	-	2,652
Net assets	162,041	158,074
Accumulated NCI	**108,663**	**106,763**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

32. Material Non-controlling interest (continued)

Summarised Statement of Cash Flows

	EHAF Group 30 June 2026 $'000	EHAF Group 30 June 2025 $'000
Cash flows from operating activities	**(3,438)**	(1,286)
Cash flows from investing activities	85,807	61,122
Cash flows from financing activities	(82,357)	(60,142)
Net increase/(decrease) in cash and cash equivalents	**12**	**(306)**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

33. Restatement note

During the process of preparing the 30 June 2026 annual report the Group identified errors relating to prior years that have been corrected in the comparative 30 June 2025 (and 1 July 2024 where applicable) reported balances.

Consolidated Group:

	Reported Consolidated Group 30-Jun 2025 $'000	Consolidated Group Increase/ (Decrease) $'000	Restated Consolidated Group 30-Jun 2025 $'000
Consolidated statements of financial position (extract)			
Investment Properties[2]	31,094	(31,094)	–
Assets held for sale[2]	138,915	31,094	170,009
Total current assets	**204,009**	**–**	**204,009**

Consolidated statements of profit or loss:

No restatements made.

Consolidated statement of changes in equity:

The 1 July 2024 opening balances have been restated to correct the balances between reserves and retained earnings. This adjustment has no impact on total equity.

Consolidated statement of cash flows:

No restatements made.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (continued)

33. Restatement note (continued)

KIF Group:

	Reported KIF Group 30-Jun 2025 $'000	KIF Group Increase/ (Decrease) $'000	Restated KIF Group 30-Jun 2025 $'000
Consolidated statements of profit or loss (extract)			
Fair value loss on revaluation of PP&E and investment properties	2,499	1,558[5]	4,057
Total expenses	**49,811**	**1,558**	**51,367**
Consolidated statements of financial position (extract)			
Investment Properties[2]	31,094	(31,094)	–
Assets held for sale[3]	126,060	48,563	174,623
Total current assets	**197,957**	**17,469**	**215,426**
Investment Properties[1]	308,887	(15,430)	293,457
Total non-current assets	**326,812**	**(15,430)**	**311,382**
Total assets	**524,769**	**2,039**	**526,808**
Payables[1]	32,005	15,013	47,018
Total current liabilities	**282,612**	**15,013**	**297,625**
Total liabilities	**322,470**	**15,013**	**337,483**
Net assets	**202,299**	**(12,974)**	**189,325**
Consolidated statement of changes in equity (Extract)			
Equity holders of Parent Entity			
Contributed equity – Parent Entity Interest[4]	**72,065**	**(4,212)**	**67,852**
External non-controlling interest			
External Non-controlling interest[4]	**130,234**	**(8,762)**	**121,473**
Total equity	**202,299**	**(12,974)**	**189,325**

Consolidated statement of cash flows:

No restatements made.

Consolidated statement of changes in equity:

The 1 July 2024 opening balances have been restated to correct reserves, retained earnings, in addition to the impacts on the profit and loss for the 2025 financial year noted above. Restatement changes have been reflected in the Statement of Changes in Equity.

[1] During the current year, the Group identified that KIF capital expenditure paid for by the management company, which would be reimbursable by the trust, was not recorded in the investment property value for KIF. This adjustment had no impact on net assets attributable to unitholders of the consolidated Group. Additionally, Management identified an accounting error relating to the carrying value

of investment properties which resulted in the reduction in the carrying value of the investment properties and thus decreased the net asset value compared to the previously reported value.

[2] During the current year, the Group identified that certain investment properties which met the criteria for classification as held for sale under AASB 5 *Non-current Assets Held for Sale and Discontinued Operations* had continued to be presented within Investment Properties. Accordingly, the comparative information has been restated to reclassify these assets from Investment Properties to Assets Held for Sale. The restatement had no impact on total assets, net assets, profit after tax or cash flows and only affected the presentation of the statement of financial position.

[3] During the current year, the Group identified that estimated selling costs had been incorrectly deducted from the carrying amount of investment properties classified as held for sale. As a result, the comparative balances have been restated to reverse the inappropriate deduction of selling costs.

[4] During the year, Management identified a historical asset revaluation reserve balance that had been carried forward in relation to property, plant and equipment. As such, Management have cleared out there reserves against the retained earnings balances.

[5] Parent share of the restated amount is $506k and external NCI is $1,052k.

Consolidated Entity Disclosure Statement

Name of entity	Type of entity	Trustee, partnership or participant in JV	% of share capital	Place of business/ country of incorporation	Australian resident or foreign resident	Foreign jurisdiction(s) of foreign residents
KYN						
Kyron Capital Limited	Body corporate	-	100	Australia	Australian	n/a
Cougal Street Property Trust	Trust	-	100	Australia	Australian	n/a
Country Place Management Pty Limited	Body corporate	-	100	Australia	Australian	n/a
Kyron Investment Management Pty Limited	Body corporate	-	100	Australia	Australian	n/a
Elanor Development Nominees Pty Ltd	Body corporate	Trustee	100	Australia	Australian	n/a
Kyron Managed Funds RE Limited	Body corporate	Trustee	100	Australia	Australian	n/a
Kyron Group RE Limited	Body corporate	Trustee	100	Australia	Australian	n/a
Elanor Healthcare Equity Trust	Trust	-	100	Australia	Australian	n/a
Elanor Healthcare Nominees Pty Limited	Body corporate	Trustee	100	Australia	Australian	n/a
Elanor Healthcare Real Estate Venture Trust	Trust	-	100	Australia	Australian	n/a
Elanor Healthcare Real Estate Fund II	Trust	-	100	Australia	Australian	n/a
RPAH Property Trust	Trust	-	100	Australia	Australian	n/a
RPAH Medical Centre Fund	Trust	-	100	Australia	Australian	n/a
Elanor Hotel Operations Pty Limited	Body corporate	-	100	Australia	Australian	n/a
Kyron Investment Fund	Trust	-	100	Australia	Australian	n/a
Kyron Investment Holdings Pty Limited	Body corporate	-	100	Australia	Australian	n/a
Kyron Investment Nominees Pty Limited	Body corporate	Trustee	100	Australia	Australian	n/a
Elanor Investment Nominees No 2 Pty Limited	Body corporate	Trustee	100	Australia	Australian	n/a
Elanor Investment Trust	Trust	-	100	Australia	Australian	n/a
Elanor Management Pty Limited	Body corporate	-	100	Australia	Australian	n/a
Kyron Operations Pty Limited	Body corporate	-	100	Australia	Australian	n/a
Elanor Property Services Pty Ltd	Body corporate	Trustee	100	Australia	Australian	n/a
Elanor Technology Pty Limited	Body corporate	-	100	Australia	Australian	n/a
EPIF Holding Trust	Trust	-	100	Australia	Australian	n/a
FP NewCo1 Pty Limited	Body corporate	-	100	Australia	Australian	n/a
JCF Management Pty Limited	Body corporate	-	100	Australia	Australian	n/a

Consolidated Entity Disclosure Statement (continued)

Name of entity	Type of entity	Trustee, partnership or participant in JV	% of share capital	Place of business/ country of incorporation	Australian resident or foreign resident	Foreign jurisdiction(s) of foreign residents
Wiltex Wholesale Pty Ltd	Body corporate	-	100	Australia	Australian	n/a
Elanor Funds Management No 2 Pty Ltd	Body corporate	Trustee	100	Australia	Australian	n/a
Elanor Logistics Nominees Pty Ltd	Body corporate	-	100	Australia	Australian	n/a
Elanor Broadacre Real Estate Fund	Trust	-	100	Australia	Australian	n/a
Broadmeadows Logistics Finance Pty Ltd	Body corporate	-	100	Australia	Australian	n/a
Mulgrave Logistics Property Trust	Trust	-	100	Australia	Australian	n/a
Mulgrave Logistics Fund	Trust	-	100	Australia	Australian	n/a
Clifford Gardens No. 1 Pty Ltd	Body corporate	Trustee	50	Australia	Australian	n/a
Clifford Gardens No. 2 Pty Ltd	Body corporate	Trustee	50	Australia	Australian	n/a
Bluewater Hotel Development Fund	Trust	-	100	Australia	Australian	n/a
Riverside Morisset Developments Pty Ltd	Body corporate	Trustee	100	Australia	Australian	n/a
193 Clarence Hotel Management Pty Limited	Body corporate	-	100	Australia	Australian	n/a
Bell City Accommodation Management Pty Limited	Body corporate	-	100	Australia	Australian	n/a
Bell City Hotel Management Pty Limited	Body corporate	-	100	Australia	Australian	n/a
Elanor NZ Operations Limited	Body corporate	-	100	New Zealand	Australian	n/a[1]
Elanor NZ Holdings Limited	Body corporate	-	100	New Zealand	Australian	n/a[1]
EHAF						
Albany Hotel Management Pty Limited[2]	Body corporate	-	31	Australia	Australian	n/a
Albany Hotel Syndicate[2]	Body corporate	-	31	Australia	Australian	n/a
Alice Springs Property Trust	Trust	-	31	Australia	Australian	n/a
Barossa Weintal Hotel Management Pty Ltd[2]	Body corporate	-	31	Australia	Australian	n/a
Barossa Weintal Hotel Property Trust[2]	Trust	-	31	Australia	Australian	n/a
Byron Bay Hotel Management Pty Limited[2]	Body corporate	-	31	Australia	Australian	n/a
Byron Bay Property Trust[2]	Trust	-	31	Australia	Australian	n/a
Clare Country Club Management Pty Ltd[2]	Body corporate	-	31	Australia	Australian	n/a
Clare Country Club Property Trust[2]	Trust	-	31	Australia	Australian	n/a
Country Place Property Trust[2]	Trust	-	31	Australia	Australian	n/a
Cradle Mountain Lodge Management II Pty Ltd[2]	Body corporate	-	31	Australia	Australian	n/a
Cradle Mountain Lodge Management Pty Ltd[2]	Body corporate	-	31	Australia	Australian	n/a
Cradle Mountain Lodge Property Trust[2]	Trust	-	31	Australia	Australian	n/a
Eaglehawk Hotel Management Pty Limited[2]	Body corporate	-	31	Australia	Australian	n/a

Consolidated Entity Disclosure Statement (continued)

Name of entity	Type of entity	Trustee, partnership or participant in JV	% of share capital	Place of business/ country of incorporation	Australian resident or foreign resident	Foreign jurisdiction(s) of foreign residents
EHAF Operations Pty Limited[2]	Body corporate	-	31	Australia	Australian	n/a
Elanor Hotel Accommodation Fund I[2]	Trust	-	31	Australia	Australian	n/a
Elanor Hotel Accommodation Fund II[2]	Trust	-	31	Australia	Australian	n/a
Elanor Hotel Accommodation Fund III[2]	Trust	-	31	Australia	Australian	n/a
Elanor Hotel Accommodation II Limited[2]	Body corporate	-	31	Australia	Australian	n/a
Elanor Hotel Accommodation Limited[2]	Body corporate	-	31	Australia	Australian	n/a
EMPR II Management Pty Limited[2]	Body corporate	-	31	Australia	Australian	n/a
Estate Tuscany Management Pty Limited[2]	Body corporate	-	31	Australia	Australian	n/a
Estate Tuscany Property Trust[2]	Trust	-	31	Australia	Australian	n/a
Kangaroo Valley Hotel Management Pty	Body corporate	-	31	Australia	Australian	n/a
Kangaroo Valley Property Trust[2]	Trust	-	31	Australia	Australian	n/a
Kingscote Hotel Property Trust	Trust	-	31	Australia	Australian	n/a
Leura Hotel Management Pty Limited[2]	Body corporate	-	31	Australia	Australian	n/a
Leura Hotel Property Trust[2]	Trust	-	31	Australia	Australian	n/a
Marysville Hotel Management Pty Ltd[2]	Body corporate	-	31	Australia	Australian	n/a
Marysville Hotel Property Trust[2]	Trust	-	31	Australia	Australian	n/a
Mayfair Hotel Management Pty Ltd[2]	Body corporate	-	31	Australia	Australian	n/a
Mayfair Hotel Property Trust[2]	Trust	-	31	Australia	Australian	n/a
Narrabundah Hotel Management Pty Limited[2]	Body corporate	-	31	Australia	Australian	n/a
Narrabundah Property Trust[2]	Trust	-	31	Australia	Australian	n/a
Panorama Resort Management Pty Limited[2]	Body corporate	-	31	Australia	Australian	n/a
Parklands Resort Hotel Management Pty	Body corporate	-	31	Australia	Australian	n/a
Parklands Resort Property Trust[2]	Trust	-	31	Australia	Australian	n/a
Pavilion Wagga Wagga Hotel Management Pty Limited[2]	Body corporate	-	31	Australia	Australian	n/a
Pavilion Wagga Wagga Property Trust[2]	Trust	-	31	Australia	Australian	n/a
Port Macquarie Hotel Management Pty Limited[2]	Body corporate	-	31	Australia	Australian	n/a
Port Macquarie Property Trust[2]	Trust	-	31	Australia	Australian	n/a
Tall Trees Hotel Management Pty Limited[2]	Body corporate	-	31	Australia	Australian	n/a
Tall Trees Property Trust[2]	Trust	-	31	Australia	Australian	n/a
Tamworth Hotel Management Pty Limited[2]	Body corporate	-	31	Australia	Australian	n/a
Tamworth Hotel Property Trust[2]	Trust	-	31	Australia	Australian	n/a

Consolidated Entity Disclosure Statement (continued)

Name of entity	Type of entity	Trustee, partnership or participant in JV	% of share capital	Place of business/ country of incorporation	Australian resident or foreign resident	Foreign jurisdiction(s) of foreign residents
Wakefield Street Hotel Management Pty Ltd[2]	Body corporate	-	31	Australia	Australian	n/a
Wakefield Street Hotel Property Trust[2]	Trust	-	31	Australia	Australian	n/a
Wollongong Hotel Management Pty Limited[2]	Body corporate	-	31	Australia	Australian	n/a
Wollongong Hotel Property Trust[2]	Trust	-	31	Australia	Australian	n/a
Wollongong Hotel Syndicate[2]	Trust	-	31	Australia	Australian	n/a
Yering Hotel Management Pty Limited[2]	Body corporate	-	31	Australia	Australian	n/a
Yering Property Trust[2]	Trust	-	31	Australia	Australian	n/a
Bluewater						
Bluewater Square Syndicate	Trust	-	100	Australia	Australian	n/a

1 These entities are also a tax resident in their respective countries of incorporation. However, they are assessed as an Australian resident under the Income Tax Assessment Act 1997 and therefore not classified as a foreign resident under the Act.

2 The Group has 31% of voting rights in EHAF versus 32% of accounting equity exposure, refer to 'about this report' section for further explanation.

Basis of preparation

This consolidated entity disclosure statement (CEDS) has been prepared in accordance with the *Corporations Act 2001* and includes information for each entity that was part of the consolidated entity as at the end of the financial year in accordance with AASB 10 *Consolidated Financial Statements*.

Determination of tax residency

Section 295 (3A)(vi) of the *Corporation Act 2001* defines tax residency as having the meaning in the Income *Tax Assessment Act 1997*. The determination of tax residency involves judgement as there are different interpretations that could be adopted, and which could give rise to a different conclusion on residency. In determining tax residency, the consolidated entity has applied the following interpretations:

- Australian tax residency

  The consolidated entity has applied current legislation and judicial precedent, including having regard to the Tax Commissioner's public guidance in Tax Ruling TR 2018/5

- Foreign tax residency

  Where necessary, the consolidated entity has used independent tax advisers in foreign jurisdictions to assist in its determination of tax residency to ensure applicable foreign tax legislation has been complied with (see section 295(3A)(vii) of the *Corporations Act 2001*).

Partnerships and trusts

Australian tax law generally does not contain corresponding residency tests for partnerships and trusts and these entities are typically taxed on a flow-through basis. Additional disclosures on the tax status of partnerships and trusts have been provided where relevant.

As trusts are unable to meet the definition of “Australian resident” or “foreign resident” within the meaning of the Income *Tax Assessment Act 1997*, Kyron has disclosed whether the trust satisfies the definition of an “Australian trust”.

Directors' Declaration to Stapled Securityholders

In the opinion of the Directors of Kyron Capital Limited and Kyron Group RE Limited as responsible entity for the Kyron Investment Fund:

a. the financial statements and notes set out on pages 46 to 151 are in accordance with the *Corporations Act 2001* (Cth) including:

   i. complying with Australian Accounting Standards, the *Corporations Regulations 2001* and other mandatory professional reporting requirements; and

   ii. giving a true and fair view of the Group's and KIF's financial position as at 30 June 2026 and of their performance, for the financial year ended on that date; and

b. as a result of the matters described in the Directors' Report and the 'About this report' section of the Notes to the consolidated financial statements there is material uncertainty as to whether the Group and the KIF Group will be able to pay their debts as and when they become due and payable.

c. the financial statements also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

d. the consolidated entity disclosure statement on pages 152 to 156 is true and correct.

e. the Directors have been given the declarations by the Chief Executive Officer and Chief Financial Officer required by Section 295A of the *Corporations Act 2001* (Cth).

This declaration is made in accordance with a resolution of the Boards of Directors in accordance with Section 295(5) of the *Corporations Act 2001* (Cth).

Anthony Fehon
Executive Director

Sydney
28 August 2026

Ernst & Young
200 George Street
Sydney NSW 2000 Australia
GPO Box 2646 Sydney NSW 2001

Tel: +61 2 9248 5555
Fax: +61 2 9248 5959
ey.com/au

Independent auditor's report to the stapled securityholders of Kyron Capital Group and the unitholders of Kyron Investment Fund

Report on the audit of the financial report

Opinion

We have audited the financial reports of:

- Kyron Capital Group, being the consolidated stapled entity, which comprises Kyron Capital Limited (the Company) and its subsidiaries and Kyron Investment Fund and its subsidiaries (collectively the Consolidated Group); and
- Kyron Investment Fund (the Trust) and its subsidiaries (collectively the KIF Group)

which comprises the consolidated statements of financial position as at 30 June 2026, the consolidated statements of profit and loss, the consolidated statements of comprehensive income, consolidated statements of changes in equity and consolidated statements of cash flows for the year then ended, notes to the financial statements, including material accounting policy information, the consolidated entity disclosure statement and the directors declaration.

In our opinion, the accompanying financial reports of the Consolidated Group and the KIF Group are in accordance with the *Corporations Act 2001*, including:

a. Giving a true and fair view of the consolidated financial positions of the Consolidated Group and the KIF Group as at 30 June 2026 and of their consolidated financial performances for the year ended on that date; and

b. Complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* section of our report. We are independent of the Consolidated Group and the KIF Group in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to audits of the financial reports of public interest entities in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Material uncertainty related to going concern

We draw attention to the 'Going concern' subsection of the 'About this report' section in the financial report, which describes the directors' assessment of the abilities of the Consolidated Group and the KIF Group to continue as going concerns. The events or conditions as stated in the 'Going concern' subsection indicate that a material uncertainty exists that may cast significant doubt on the Consolidated Group and the KIF Group's abilities to continue as going concerns. Our opinion is not modified in respect of this matter.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial reports of the current year. These matters were addressed in the context of our audit of the financial reports as a whole, and in forming our opinion thereon, but we do not provide a separate opinion on these matters. In addition to the matter described in the *Material Uncertainty Related to Going Concern* section, we have determined the matters described below to be the key audit matters to be communicated in our report. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the *Auditor's responsibilities for the audit of the financial report* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial reports. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial reports.

Recapitalisation and Refinancing Transaction (Refer to strategic review and recapitalisation section)

Why significant	How our audit addressed the key audit matter
During the year, the Group completed a significant recapitalisation and refinancing transaction to repay existing senior secured borrowings, redeem outstanding corporate notes and provide additional working capital. The transaction involved a number of financing arrangements and instruments, including debt, equity and warrant components. Management was required to apply significant judgement in determining the appropriate accounting treatment, including whether instruments should be classified as financial liabilities or equity instruments, and in estimating the fair value of the debt and warrants issued as part of the transaction. This was a key audit matter because: • the transaction was significant to the Group's financial position and capital structure; • the accounting involved complex application of Australian Accounting Standards relating to financial instruments; • significant judgement was required in determining the classification and measurement of financing instruments including \$70m senior debt facility, \$55m perpetual notes and 30 million issued penny warrants;	Our procedures included, amongst others: • obtaining an understanding of the recapitalisation and refinancing arrangements; • inspecting financing agreements, amendments, subscription agreements and related contractual documentation; • assessing management's accounting treatment of the various financing instruments against the requirements of Australian Accounting Standards; • evaluating whether the classification of debt, equity and any compound instruments was appropriate; • utilising EY specialists to assess the appropriateness of the valuation methodology and key assumptions adopted for valuation of warrants; • testing the mathematical accuracy of valuation calculations; and • assessing whether the related disclosures appropriately describe the significant judgements, estimation uncertainty and financial reporting impacts arising from the transaction.

<table>
<tr><th>Why significant</th><th>How our audit addressed the key audit matter</th></tr>
<tr><td>the valuation of warrants involved estimation uncertainty and sensitivity to key assumptions; and
the transaction was closely linked to the Group's liquidity position and going concern assessment.</td><td></td></tr>
</table>

Valuation of property, plant and equipment (PPE), investment properties (IP) and assets held for sale (AHFS) (Refer to notes 8, 9, 11, 30)

<table>
<tr><th>Why significant</th><th>How our audit addressed the key audit matter</th></tr>
<tr><td>As at 30 June 2026, the Consolidated Group's assets comprised of property, plant and equipment (PPE) and PPE classified as held for sale. The KIF Group's property portfolio comprised of investment properties and investment properties held for sale. Additionally, Consolidated Group and KIF Group hold investment properties indirectly through its equity accounted investments.

Consolidated Group and KIF Group measure PPE and investment properties (including investment property assets held for sale) at fair value. Fair values were determined by the Directors with reference to external property valuations and market conditions existing at the reporting date. PPE assets held for sale were measured at the lower of carrying amount and fair value less costs to sell.

This was a key audit matter because:
the determination of fair value involves significant management judgement and estimation uncertainty, including assumptions relating to capitalisation rates, discount rates, occupancy levels, market rent and expected selling costs;
relatively small changes in key assumptions may have a material impact on reported asset values.
We draw attention to Notes 8, 9, 11 and 30 of the financial statements which discloses the accounting policy, key assumptions and sensitivities to changes in the key assumptions that may impact PPE and investment property valuations.</td><td>Our audit procedures included the following for directly and indirectly held investment properties and PPE:
enquiries with management and obtaining an understanding of:
Changes in the conditions of each property;
Changes and movements in the property portfolio, including understanding of hotel's performance, leasing activity, tenant occupancy risk; and
Controls in place for the valuation process.
evaluating the competence, capabilities and objectivity of the external valuers engaged by management;
assessing appropriateness and consistency of the valuation methodologies applied by valuers with the requirements of Australian Accounting Standards;
evaluating the key valuation assumptions and inputs, including the adopted capitalisation rate, forecast occupancy, average daily rate, market and contractual rent, future capital expenditure;
agreeing key valuation inputs to supporting documentation, including lease agreements, occupancy reports, approved capital expenditure forecasts;
testing the mathematical accuracy of valuation calculations;</td></tr>
</table>

Why significant	How our audit addressed the key audit matter
	• on a sample basis, engaging our real estate valuation specialists to assist with the assessment of the valuation assumptions and methodologies; • for assets held for sale where contracts have been exchanged but not yet settled, or properties are subject to active sales campaign and management is committed to sell properties within 12 months, inspecting related contracts and substantiating carrying values, including net realisable value calculation for PPE assets; and • assessing the adequacy of the related financial statement disclosures consistent with the requirements of the accounting standards.

Carrying value of equity accounted investments (Refer to notes 10 and 30)

Why significant	How our audit addressed the key audit matter
The Consolidated Group and the KIF Group hold investments in associates that are accounted for using the equity method. Management assessed whether indicators of impairment existed and determined the recoverable amount of each equity accounted investment by reference to the underlying net asset values of the investee funds. This was a key audit matter because: • equity accounted investments (EAI) represent a significant component of the Consolidated Group and KIF Group's asset base; • recoverable amount assessments rely on the valuation of underlying real estate assets and related investment structures; • significant judgement is required in estimating forecast realisation values and associated disposal costs; and • the recoverable amounts are sensitive to changes in the underlying property valuations and market assumptions.	Our procedures included, amongst others: • evaluating whether impairment indicators had been appropriately identified; • assessing the methodology applied by management in determining the recoverable amount of the EAIs for consistency with the requirements of Australian Accounting Standards; • assessing the reasonableness of assumptions used in estimating recoverable amounts where required; • testing the carrying values of underlying investments to supporting financial information; • assessing the valuation of material underlying property assets by performing procedures consistent with those described in the valuation of PP&E and investment properties KAM above; evaluating the adequacy of the related financial statement disclosures, including disclosures regarding key judgements, assumptions and estimation uncertainty associated with the impairment assessment.

Other Matter

The financial report of the Consolidated Group and the KIF Group for the year ended 30 June 2025 was audited by another auditor who expressed an unqualified opinion on that financial report on 09 March 2026.

Information other than the financial report and auditor's report thereon

The directors of the Company and the directors of Kyron Group RE Limited, being the Responsible Entity of KIF Group (hereafter collectively "the directors"), are responsible for the other information. The other information comprises the information included in the Consolidated Group and the KIF Group 2026 annual report, but does not include the financial reports and our auditor's report thereon.

Our opinion on the financial reports does not cover the other information and accordingly we do not express any form of assurance conclusion thereon, with the exception of the Remuneration Report and our related assurance opinion.

In connection with our audit of the financial reports, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial reports or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the directors for the financial report

The directors are responsible for the preparation of:

- ► The financial reports (other than the consolidated entity disclosure statement) that give a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001*; and

- ► The consolidated entity disclosure statement that is true and correct in accordance with the *Corporations Act 2001;* and

for such internal control as the directors determine is necessary to enable the preparation of:

- ► The financial reports (other than the consolidated entity disclosure statement) that give a true and fair view and is free from material misstatement, whether due to fraud or error; and

- ► The consolidated entity disclosure statement that is true and correct and is free of misstatement, whether due to fraud or error.

In preparing the financial reports, the directors are responsible for assessing the Consolidated Group's and the KIF Group's abilities to continue as a going concerns, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Consolidated Group and the KIF Group or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial report

Our objectives are to obtain reasonable assurance about whether the financial reports as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial reports.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial reports, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Consolidated Group's and the Responsible Entity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Consolidated Group's and the KIF Group's abilities to continue as a going concerns. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial reports or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Consolidated Group and the KIF Group to cease to continue as a going concerns.

- Evaluate the overall presentation, structure and content of the financial reports, including the disclosures, and whether the financial reports represent the underlying transactions and events in a manner that achieves fair presentation.

- Plan and perform the Consolidated Group and KIF Group audits to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Groups as a basis for forming an opinion on the Consolidated Group and KIF Group financial reports. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated to the directors, we determine those matters that were of most significance in the audit of the financial reports of the current year and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on the audit of the Remuneration Report

Opinion on the Remuneration Report

We have audited the Remuneration Report included in pages 24 to 41 of the directors' report for the year ended 30 June 2026.

In our opinion, the Remuneration Report of Kyron Capital Group for the year ended 30 June 2026, complies with section 300A of the *Corporations Act 2001*.

Responsibilities

The directors of the Company are responsible for the preparation and presentation of the Remuneration Report in accordance with section 300A of the *Corporations Act 2001*. Our responsibility is to express an opinion on the Remuneration Report, based on our audit conducted in accordance with Australian Auditing Standards.

Ernst & Young

Ernst & Young

Andrew Gilder
Partner
Sydney
28 August 2026

Kyron

Level 5
255 George Street
Sydney NSW 2000
+61 2 9239 8400

kyroncapital.com