Kyron

Annual Sustainability Report

FY 2026

Acknowledgement of Country

Kyron is proud to work with the communities in which we operate, to manage and improve properties on land across Australia and New Zealand.

We pay our respects to the Traditional Owners, their Elders past, present and emerging and value their care and custodianship of these lands.

Contents

01

Kyron Capital

Letter from the Chair and Chief Executive Officer

On behalf of Kyron Capital Group ("Kyron" or "Group"), we are pleased to present our FY26 annual sustainability report. This report demonstrates our continued positive and impactful environmental, social and governance contributions to our stakeholders and the communities in which we invest.

Throughout FY26, Kyron's ESG Management Committee, reporting to the Board's Sustainability Committee, continued its important work in assessing and overseeing the implementation of ESG initiatives across the Group.

Pleasingly, we continued the solar panel rollout across the retail portfolio, with the Riverton shopping centre recently commissioned. All our retail centres, with one exception, now have operational on-site solar power generation.

During the year, a two-year electricity agreement incorporating 100% GreenPower across four of our Queensland properties was executed, providing cost certainty while decarbonising our landlord-controlled operations.

Over FY26 Scope 1 and 2 Group Total location-based emission intensity remained relatively stable year-on-year, increasing marginally from 36.6 $kgCO_2$-e/m^2 in FY25 to 37.4 $kgCO_2$-e/m^2 on final data in FY26. This reflects resilient emissions performance despite higher hotel occupancy naturally leading to increased emissions and the changes in composition of the area under operational control, following asset divestments and fund/mandate transitions.

We expanded community partnerships across our retail portfolio, including with the Salvation Army's Thread Together program which has now extended to the Clifford Gardens, Warrawong Plaza and Riverside Plaza shopping centres.

For our team, we strengthened our people and wellbeing initiatives including through the addition of an inaugural 'Me Day', a firm-wide annual leave day for staff to support mental health.

We also reset the Group's values to better reflect the team culture: Choose the right path, Make 'better' your barometer, Agile in execution, and Do what you say you'll do.

Community giving continued, with support provided to Taldumande Youth Services, Beyond Blue and Women's Legal Service, and our investor giving program also continued to contribute 0.01% p.a. of Gross Asset Value from eligible funds, in support of The Smith Family.

In the second half of the year, we finalised the establishment of an Independent Trustee Board for the Group's managed funds, achieving clear separation between Manager and Trustee fiduciary responsibilities.

Our GS007 accreditation was retained, and we are currently completing our Type II controls report for service organisations offering property management services.

As we look forward, our focus is on further embedding our material ESG topics into our investment, risk and asset management decisions, monitoring the evolving regulatory and sustainability reporting landscape, and concentrating our efforts where we can make the most meaningful and measurable difference.

Ian Mackie
Chair

David McNamara
Chief Executive Officer

Who we are

Kyron is a real estate funds management business, investing since 2012 and listed on the ASX in 2014 (ASX:KYN). Since inception, we have managed A$7.4bn of assets across 91 properties within 39 managed funds and mandates on behalf of over 2,400 investors

Kyron bridges investment through people, place and shared prosperity across Australia & New Zealand, creating long-term value through strategic partnerships, local insight and measured boldness.

Our ethos is represented in four core values:

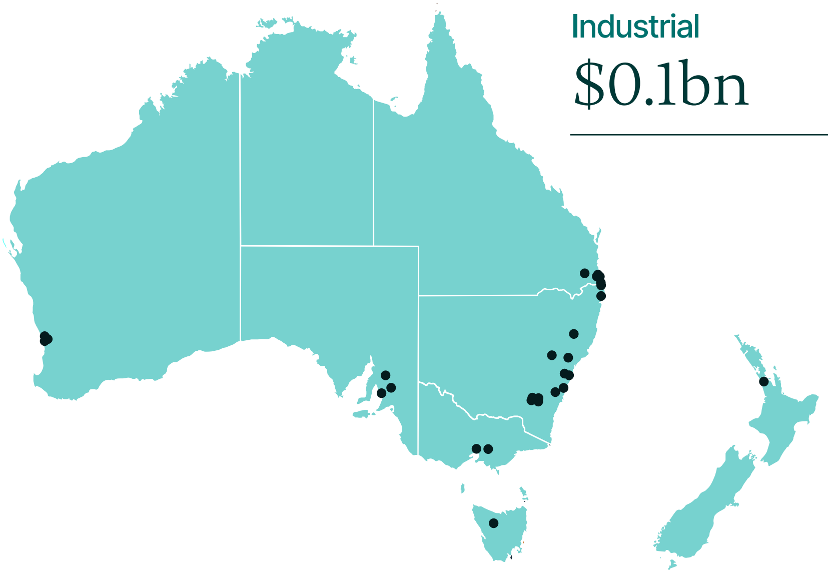
Choose the right path	Make 'better' your barometer	Agile in execution	Do what you say you'll do
Even when it's harder	Even if only incremental	Even when care is required	Even when no one is watching

We've been shaped by real markets and hard decisions. It's what gives us the instinct to act when others are still deliberating. We seek out assets others underestimate, move when the timing is right, and manage them actively for performance.

With assets located across regional Australia, we contribute to local economic growth by supporting employment and engaging local businesses through the operation of our properties as well as the delivery of strategic capital improvement projects.

At 30 June 2026, Assets Under Management (AUM) was A$1.8bn across 30 properties. Our AUM is diverse with assets in the following sectors throughout Australia and New Zealand

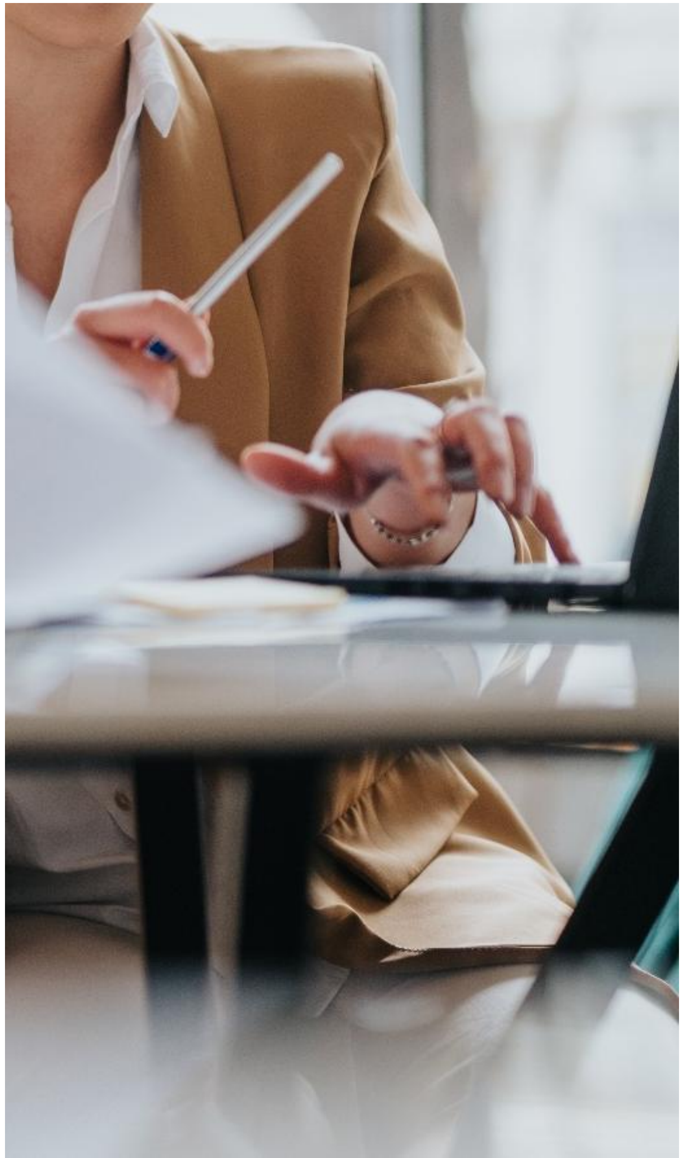
Retail	$0.9bn
Healthcare	$0.3bn
Office	$0.3bn
Hotels & Leisure	$0.3bn
Industrial	$0.1bn



02

Sustainability Approach

Our approach to Sustainability



Kyron's ESG Management Committee, reporting to the Board's Sustainability Committee, plays a central role in advancing the Group's sustainability agenda, providing leadership, oversight and direction for ESG initiatives across the business.

In FY26, we continued to embed our ESG programme, building on the foundations established in previous years. Progress remained aligned with the four key stages of the ESG framework: (1) Identification, (2) Stakeholder Analysis, (3) Prioritisation, and (4) Baselining and Strategy Development, as outlined in the following pages.

Kyron's ESG Management Committee continues to provide strategic oversight and direction, helping to advance sustainability initiatives and drive performance across the Group's material ESG priorities and broader focus areas.

1. Identification

Our ESG strategy has been shaped through the identification of key ESG issues relevant to the business, drawing on our vision, values and operations, as well as recognised industry standards and best practice guidance.

2. Stakeholder Analysis

A desktop stakeholder assessment has helped to better understand the interests and expectations of key internal and external stakeholders, and to evaluate the relevance and impact of identified ESG topics. Stakeholders are grouped into the following categories:

Internal stakeholders
e.g. employees, investors, key business partners

External stakeholders
e.g. tenants, visitors, suppliers, communities

Regulatory bodies
e.g. regulators, sustainability guiding bodies

Our approach to Sustainability (cont.)

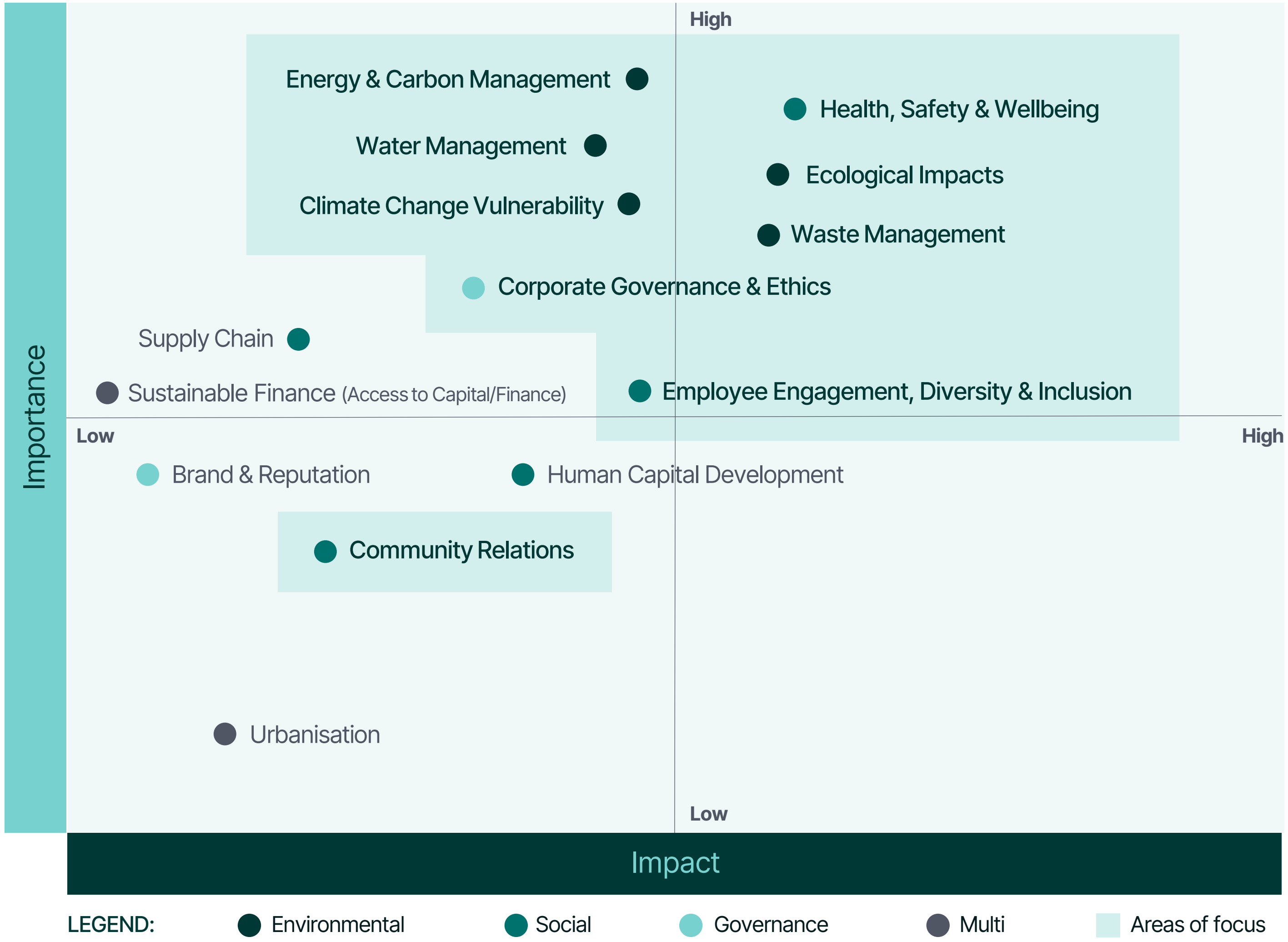
3. Prioritisation

Based on the outcomes of a stakeholder analysis, eight material topics have been identified as having the greatest significance to both our business and stakeholders.

Alongside these priority topics, Community Relations remains a key area of focus for us, reflecting our commitment to our core values and the communities in which we invest. As a result, it has been added, taking the material topics to nine.

As the business continues to evolve, we intend to periodically review and update our materiality assessment to ensure it remains aligned with stakeholder expectations and organisational priorities.

We look forward to providing further updates on our material topics and ESG priorities in future Sustainability Reports.



Our approach to Sustainability (cont.)

4. Baselining and Strategy Development

The development of our ESG Strategy has been guided by the nine material ESG topics identified through our materiality assessment process.

Responsibility for each topic has been assigned to members of the ESG Management Committee, who oversee the assessment of current performance, the establishment of targets, and the monitoring of progress against key objectives.

This process results in a robust ESG Strategy with a clear roadmap of short-, medium- and long-term initiatives across each material topic.

The following pages highlight key initiatives, achievements and areas of ongoing focus across our material ESG topics, demonstrating where we are delivering positive outcomes and creating long-term value for our stakeholders.

Our nine material ESG topics are categorised as follows:

E Environment	Minimising our impact on the planet.	1	Energy & Carbon Management
		2	Ecological Impacts
		3	Water Management
		4	Waste Management
		5	Climate Change Vulnerability
S Social	Creating stronger communities by giving back to those we operate in and building an inclusive, diverse culture within Kyron that focuses on the wellbeing of current and future employees.	6	Community Relations
		7	Employee Engagement, Diversity & Inclusion
		8	Health, Safety & Wellbeing
G Governance	Using internal systems and processes to make decisions that support performance and build value for our stakeholders.	9	Corporate Governance & Ethics

03

Environmental

Energy & Carbon Management

Scope 1 and 2 emissions intensity remained stable during the year, reflecting ongoing efforts to manage energy consumption and carbon emissions across the portfolio.

Accurate and consistent data collection remains fundamental to understanding and managing the environmental performance of our portfolio. High-quality data enables us to identify opportunities for improvement, monitor progress and support informed decision-making across our assets.

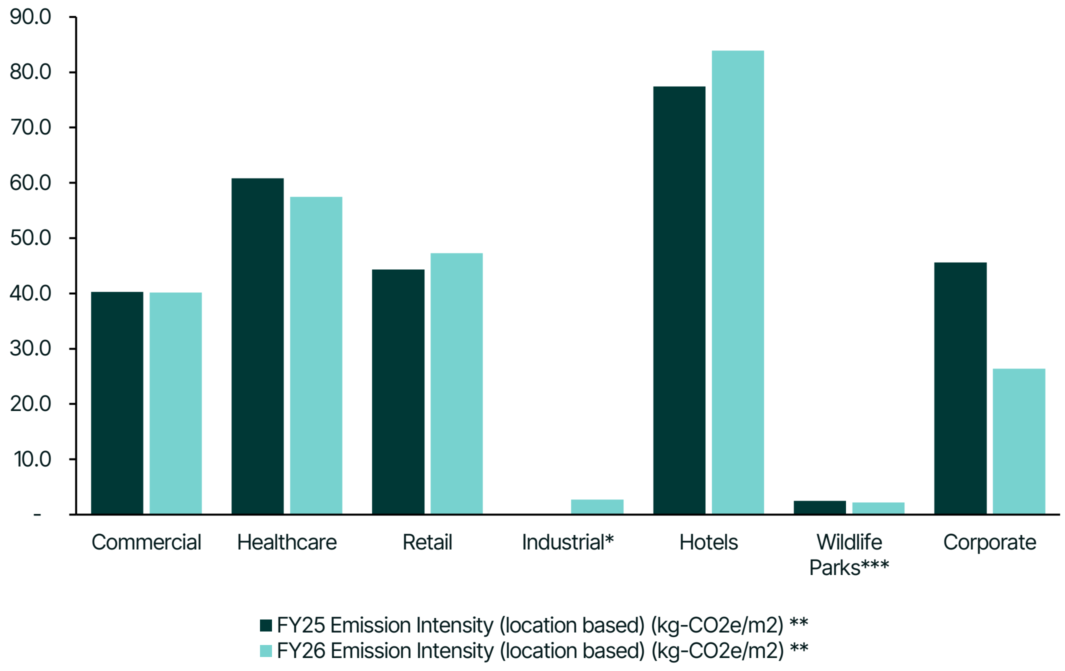
During FY26, we completed our voluntary energy and carbon reporting with the support of World Kinect, undertaking a comprehensive assessment of portfolio-wide energy consumption and Scope 1 and 2 greenhouse gas emissions.

To ensure year-on-year comparability and transparency, we continue to report emissions using a location-based intensity methodology. This approach excludes the benefits of renewable energy procurement and retired carbon credits, while accounting for changes in portfolio composition resulting from acquisitions and disposals.

Over FY26 Scope 1 and 2 Group Total location-based emission intensity remained relatively stable year-on-year, increasing marginally from 36.6 kgCO_2-e/m² in FY25 to 37.4 kgCO_2-e/m² on final data in FY26. This reflects resilient emissions performance despite higher hotel occupancy naturally leading to increased emissions and the changes in composition of the area under operational control, following asset divestments and fund/mandate transitions.

Given the increased entity size thresholds proposed in the May 2026 Federal Budget (which double the 'large entity' revenue and asset tests referenced in s292A of the Corporations Act), Kyron, at its current scale, may be below the criteria that require Group 3 reporting from FY28. The proposed changes remain subject to legislative passage, and we are monitoring developments accordingly.

Emission Intensity (location based) (kg-CO2e/m2)



- * In FY25 Kyron was not deemed to have 'operational control' of any of the Industrial real estate assets that were managed or were under development. Instead, operational control resided with the tenants under the structure of the leases, or builder under the building contract. During FY26 the Broadmeadows industrial development reached practical completion and thus operational control of the common area of this property passed from the builder to Kyron.
- ** Both FY25 and part of FY26 include data from the Challenger portfolio and listed commercial property fund which Kyron ceased to manage from 15th of October 2025 and 4 Feb 2026, respectively.
- *** Kyron ceased managing the wildlife park fund from 5 Feb 2026.

Energy & Carbon Management (cont.)

During the year, we continued to advance our approach to energy and carbon management through a range of targeted initiatives across the portfolio. These initiatives support the reduction of environmental impacts while enhancing asset resilience and delivering long-term value for investors.

Certifications

We continued to utilise recognised sustainability benchmarking and certification frameworks to measure performance, demonstrate transparency and support continuous improvement across our portfolio. During FY26, we again submitted a GRESB assessment on our Healthcare Real Estate Fund, achieving a preliminary result of 70.3 in CY25, which once confirmed will be an improvement upon the CY24 score of 69.

We also achieved strong results in the NABERS Sustainable Portfolios Index (SPI) 2026. The commercial portfolio achieved 5.3 Stars for Office Energy and 4.2 Stars for Office Water, while the retail portfolio achieved 4.1 Stars for Shopping Centre Energy and 4.8 Stars for Shopping Centre Water.

In our first year participating in the Shopping Centres Index, we were recognised as a sector leader in electrification, highlighting our commitment to improving asset performance, reducing emissions and enhancing sustainability outcomes across our investments.

Renewable Energy

During FY26, we executed a two-year electricity agreement incorporating 100% GreenPower across four of our Queensland properties, providing cost certainty while decarbonising our landlord-controlled operations. This initiative represents an important step in reducing operational emissions and progressing our long-term ESG objectives.

Energy Bay Partnership

We progressed a partnership with Energy Bay to investigate battery energy storage systems (BESS) at shopping centres with existing solar installations, improving renewable energy utilisation and supporting grid stability as Australia's energy system transitions to cleaner sources.

In addition, we continued the solar panel rollout across the retail portfolio, with Riverton shopping centre recently commissioned, meaning all retail centres, with one exception, now have operational on-site solar.

Solar Panels at Riverton Shopping Centre

Energy & Carbon Management (cont.)

We have signed up to expand our use of Buildings Alive across the entire portfolio.

Buildings Alive is an environmental performance monitoring and optimisation platform that provides real-time visibility of energy, water, gas and emissions performance across a property portfolio. By combining data analytics with engineering expertise, it helps identify inefficiencies, track sustainability performance and target operational improvements.

Why it Matters to Kyron

- Improves environmental performance by reducing energy, water and greenhouse gas emissions across assets.
- Supports our NABERS and other sustainability ratings
- Enhances operational efficiency through proactive monitoring, issue identification and action tracking.
- Reduces utility costs and unlocks operational savings, supporting long-term asset value.
- Provides portfolio-wide performance visibility and accountability, helping our asset managers make informed decisions.
- Contributes to improved tenant outcomes through more efficient and better-performing buildings.

Portfolio Impact

By turning building performance data into actionable insights, Buildings Alive helps ensure assets operate closer to their full potential, delivering measurable environmental improvements while enhancing financial and operational performance across the portfolio.

During this financial year, since beginning tracking with Buildings Alive, we have seen significant savings in energy use across a number of assets as follows:

	% Improvement in energy use FY25 – FY26
Pacific Private	1.6%
Rockingham	2.9%
Woolloongabba	7.0%
Ashgrove	5.2%

Waste

Waste Management: Food Organics Diversion and Reduction

We have progressed a targeted food organics diversion programme across Fairfield, Tweed and Warrawong shopping centres, supporting compliance with the NSW EPA FOGO Business Mandate and the introduction of organics recycling across the centres by 1 July 2026.

The initiative has been supported by our successful win of the NSW EPA Food Waste Business Partnership Grant, with Gurru engaged to provide food businesses with training and practical support on food waste reduction and source separation.

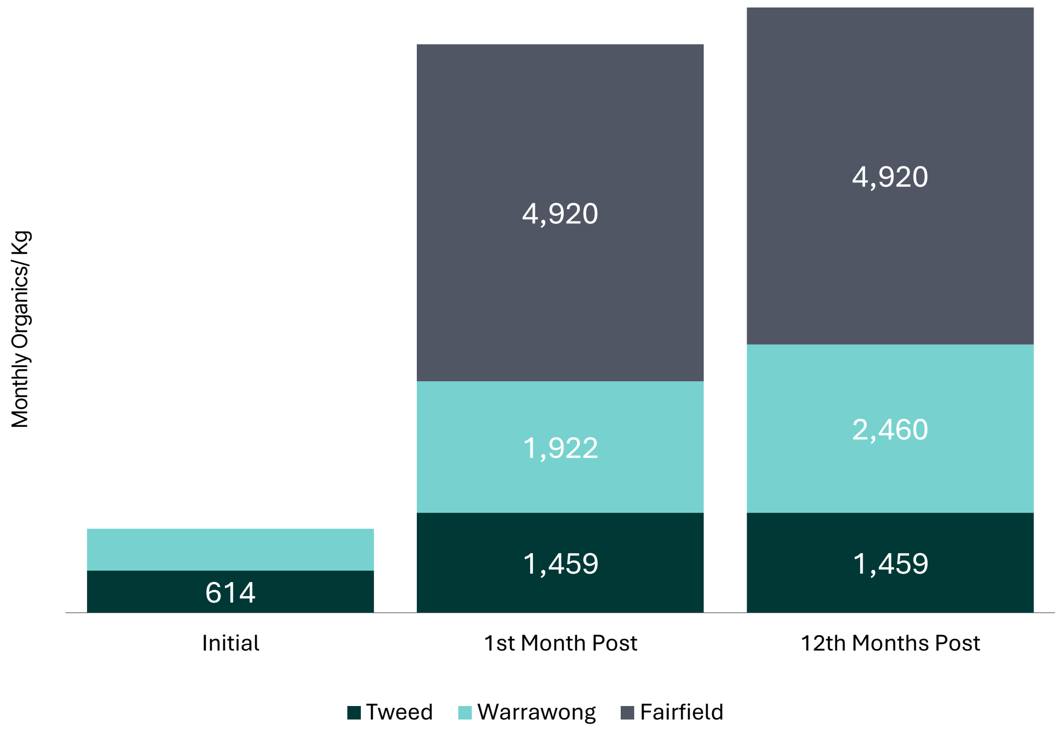
The programme focuses on increasing organics diversion from landfill and reducing food waste through tenant engagement, improved bin infrastructure, source separation, workshops, visual bin audits and ongoing check-ins.

Key outcomes

- All three centres are meeting the requirements of the NSW EPA FOGO Business Mandate.
- All 37 food-related tenants are separating food waste at source.
- More than 40 staff have been engaged in food waste separation and recycling, with participation expected to increase.
- Organics are collected at least weekly across all sites, which will divert an additional ~7t of food waste from landfill each month.
- Monthly organics diversion is forecast to increase from 1,228 kg initially to 8,296 kg after the first month post-rollout, and 8,834 kg by month 12.

From compliance to impact: The programme is helping reduce landfill waste, improve tenant participation and embed better waste behaviours across our retail assets.

Expected Organics Kg Per Month



Climate Change Vulnerability

PARTNERING WITH CUNDALL & FM

An engineering-led approach to asset-specific risk management

Since 2022, Cundall have been undertaking Climate Change Vulnerability Assessments on assets we've acquired, during the due diligence phase. This has helped us better understand asset-specific climate related risk so that we can review and plan for any mitigating capital expenditure. Cundall are presently working on similar assessments for assets acquired before 2022.

In November 2025, Factory Mutual Insurance Company (FM) became Kyron's new property insurer. FM have a strong focus on risk management, engineering, loss prevention and business resilience. The relationship extends beyond insurance cover by drawing on risk engineering insights to identify climate vulnerabilities and practical actions that can help reduce the likelihood and impact of property loss. FM's analysis therefore complements Cundall's assessments and during the year, FM undertook climate resilience analysis across our insured assets to help us better understand and manage climate risk from an insurance lens, with a focus on loss prevention and insurance premium minimisation.

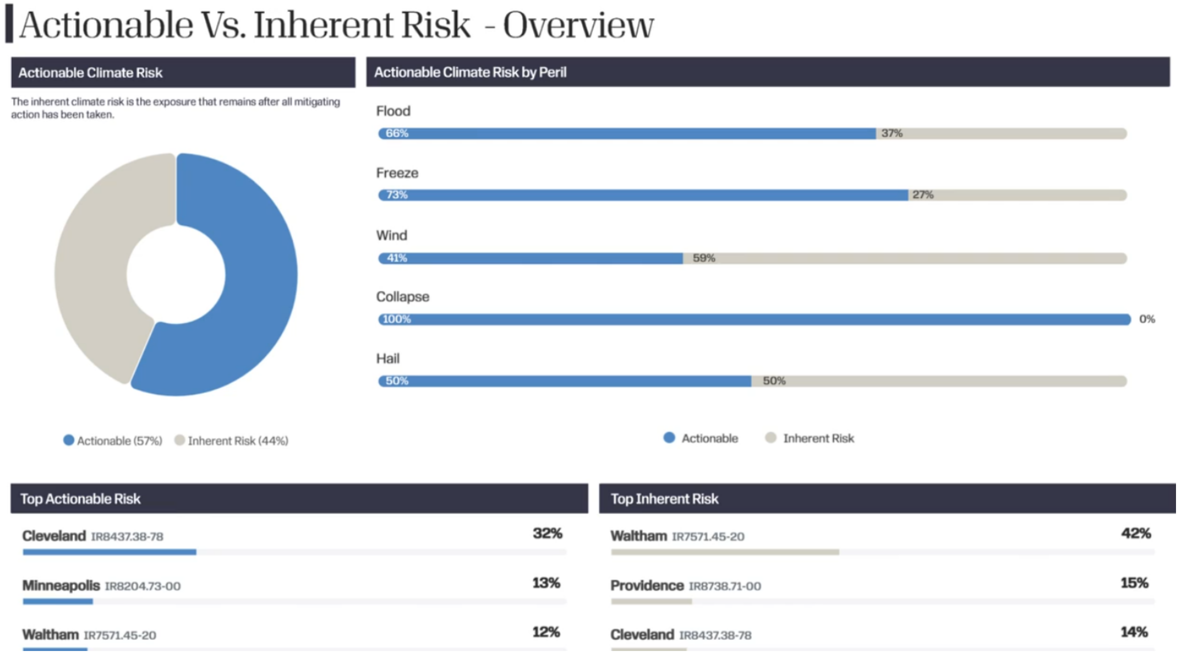


Image source: FM (sample reports only)

04

Social

Diversity & Inclusion, Employee Engagement

Our employees are our greatest asset, and we are committed to fostering a safe, inclusive, and welcoming environment where everyone feels valued and respected.

We are continuously evolving our practices to attract, retain, support, and nurture talent by prioritising equitable recruitment, strong leadership, an inclusive culture, and a collaborative and supportive workplace.

Diversity and Inclusion

Diversity and inclusion remain important priorities for Kyron. Throughout the year, we supported a range of initiatives and events designed to celebrate cultural diversity, build awareness and strengthen our inclusive culture across our direct staff and assets.

JP Morgan Fun Run

Kyron team members will again be participating in this year's JP Morgan fun run. Driven by a spirit of teamwork, wellbeing and friendly competition, employees of all abilities participate in a 5.6km race in support of the Indigenous Marathon Foundation (IMF). Since 2010, the IMF has empowered Aboriginal and Torres Strait Islander people through running, helping participants progress from non-runners to marathon finishers while delivering health, leadership and community programs that now reach First Nations communities across Australia.

Supporting Mental Health

To further support employee wellbeing, we introduced additional leave provisions, with an inaugural 'Me Day' focused on supporting mental health, recognising the importance of rest, recovery and personal wellbeing.

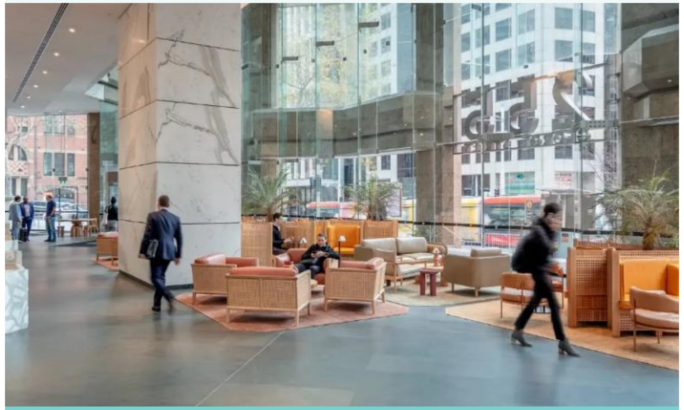
Training & Development

Regular lunch and learn sessions ran throughout the year, sharing knowledge across the team and encouraging AI adoption to improve efficiency and lift the quality of our work.

255 George Street

We relocated our head office to 255 George Street, Sydney, a building that aligns with our ESG objectives through strong sustainability credentials, Climate Active Carbon Neutral certification and a landlord committed to responsible business practices, including the management of modern slavery risks.

In addition, the building has achieved high levels of environmental performance, including a 5.5 Star NABERS Energy rating and Climate Active Carbon Neutral certification, supporting our efforts to reduce Kyron's operational environmental footprint while promoting responsible supply chain management.



Health, Safety & Wellbeing

Kyron is committed to promoting a safe, healthy and supportive environment for employees, tenants, contractors, visitors and the broader communities connected to our assets.

R U OK?

Our staff again actively participated in R U OK? Day, engaging in meaningful conversations and promoting mental health awareness. Team members were provided with coffee vouchers to encourage social interaction alongside free Kit Kats® on everyone's desk.

Wisdom Wellbeing Employee Assistance Program

Kyron continues to support employee wellbeing through an Employee Assistance Program (EAP), recognising the important link between employee health, engagement and workplace performance.

During FY26, we promoted our Wisdom Wellbeing EAP, which provides employees and their immediate families with 24/7 access to confidential counselling, financial, legal and work-life support services.

Regular employee feedback and engagement activities help inform the ongoing development of wellbeing initiatives. Key outcomes during the year included strengthened employee support, a more open and supportive workplace culture, and improved employee retention during a period of organisational change.

Modern Slavery Statement

Kyron's inaugural Modern Slavery Statement was approved by the Board on 26 May 2023 and submitted to the Australian Border Force. We remain committed to the scheme and have updated the Statement to reflect initiatives and outcomes over the last three years. Particular areas of focus are cleaning and security services at our assets and checking the supply chains of our material suppliers and partners.

WHSW Governance

Kyron's Work Health, Safety and Wellbeing (WHSW) Management Committee, which includes Executive Committee representation, provides oversight of key health, safety and wellbeing risks, emerging issues and strategic initiatives across the business.

Working closely with property manager JLL and hotel operator 1834 Hotels, we continue to strengthen WHSW performance across our diverse portfolio, spanning retail, office, healthcare, and hotels.

Through ongoing collaboration, governance and reporting, we seek to identify opportunities for improvement, share learnings across the organisation and foster a strong culture of health, safety and wellbeing.

Community Relations

As a real estate investment manager, Kyron is well positioned to create positive outcomes for the communities in which we invest through corporate giving, investor giving and community partnerships.

Community Partnerships

We expanded community partnerships across our retail portfolio, including with the Salvation Army's Thread Together program which has now extended to Clifford Gardens, Warrawong Plaza and Riverside Plaza shopping centres.

This program provides brand-new clothing to vulnerable Australians experiencing crisis, disaster, or severe hardship, with the Salvation Army acting as a primary delivery and charity partner for Thread Together, a global-first non-profit dedicated to ethical fashion redistribution.

Investor Giving

During the year, Kyron continued the Investor Giving Program across eligible wholesale investor funds established since 2024.

Under the initiative, participating funds make a tax-deductible charitable contribution equivalent to 0.01% per annum of Gross Asset Value, providing an ongoing mechanism to support community organisations, such as The Smith Family, to deliver positive social impact alongside investment performance.

Corporate Giving

Our corporate giving saw Kyron host a table at the annual family dinner for Taldumande. This year marked Taldumande's 50th anniversary, celebrating their important work supporting children and families through some of the most challenging times in their lives.

On the night, we were pleased to donate an auction item, and the dinner raised more than $400,000 in total. This supports more than 15 deserving youth who have a chance to reset their lives.

05

Governance

Corporate Governance & Ethics

Giselle Collins
Independent Director and Chair
Trustee Board
30+ years of experience

Stephen Bull
Independent Non-Executive Director
Trustee Board
30+ years of experience

Strong governance starts at the highest level of the organisation. Kyron Capital Group's Board of Directors is responsible for overseeing the Group's governance framework, shaping organisational culture and ensuring robust policies and processes are in place to support responsible and transparent operations.

As an ASX-listed organisation and the holder of two Australian Financial Services Licences, Kyron is committed to maintaining the confidence of investors and the broader investment community. The Board plays a key role in supporting long-term performance and value creation while delivering positive outcomes for stakeholders, communities and the environment.

During FY26, we retained our GS007 accreditation and are currently completing a Type II controls report for service organisations offering property management services. Another key milestone was finalising the establishment of an Independent Trustee Board for the Group's managed funds, achieving clear separation between Manager and Trustee fiduciary responsibilities (see new independent directors to the left).

As part of Kyron's Code of Conduct, the Board is responsible for instilling a culture of acting lawfully, ethically and responsibly.

This is underpinned by Kyron's core values:

Choose the right path	Make 'better' your barometer	Agile in execution	Do what you say you'll do
(even when it's harder)	(even if only incremental)	(even when care is required)	(even when no one is watching)

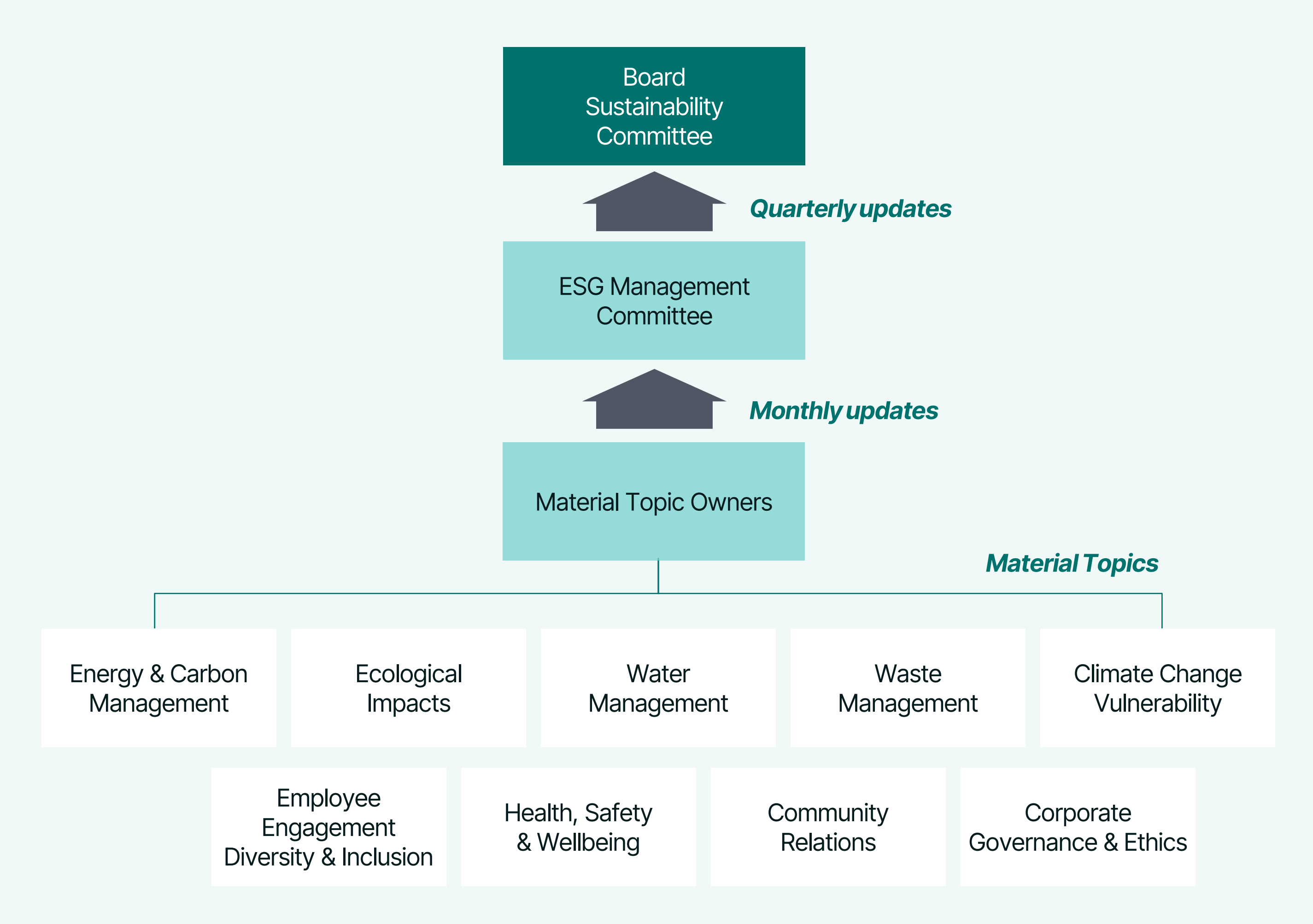
ESG Implementation

Kyron is committed to creating positive outcomes for communities and stakeholders through responsible, values-driven investment and business practices that support sustainable long-term value creation.

The Board recognises that sustainability is integral to the Group's long-term success and increasingly important to investors, tenants, employees and other key stakeholders.

Kyron's ESG Management Committee is chaired by our Chief Executive Officer and reports to the Board's 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 Board in relation to sustainability strategy, ESG integration and climate-related matters.

Throughout the year, the ESG Management Committee continued to advance progress across Kyron's material ESG priorities, strengthening performance and embedding responsible business practices across the Group.



Third Party Checking Statements

World Kinect

17 September, 2026

World Kinect Energy Services
Suite 501 165 Walker Street
North Sydney NSW 2060

Kyron Capital Group
Level 5, 255 George Street
Sydney, NSW 2000

To Whom it May Concern,

World Kinect Energy Services ("Kinect") has been engaged by Kyron Capital Group to provide data compilation services for the FY25-26 reporting period. As part of the data collection and reporting process, Kinect has checked and validated data across electricity, natural gas, refrigerants, diesel, LPG and scope 1 and 2 greenhouse gas emissions sources across the Kyron and Challenger portfolios. The data collation and checking process has been completed as outlined in the attached Supplier Operations Manual for use in current and future sustainability reporting requirements.

Kindest Regards,

Marcus Casaclang
Commercial Director – Aus/NZ
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NettZero

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Sydney Melbourne Brisbane Adelaide Perth

07th July 2026

Blake McNaughton
Head of Corporate Development
Elanor Investors Group
Level 5, 255 George St
Sydney NSW 2000

Performance Checking Statement

NettZero are continuously engaged by Elanor Investor Group to complete a wide range of NABERS Rating across their Office & Retail properties.

The three tables below identify the properties that we have rated over the last 12 months. The NABERS Program is operated by the NSW Government on behalf of the Australian Government. Each Rating type and property type has its own set NABERS Rules that must be adhered to. NettZero have numerous sustainability engineers who have achieved the various accreditations required to enable them to complete a range of NABERS Rating Types. The NABERS Rating process is a verifiable procedure and all Certified ratings pass through the NABERS level 1 audit process and 5% go through the full level 2 audit process.

All NABERS completed by NettZero for Elanor were compliant with the relevant and current NABERS Rules.

NABERS Energy & Water NABERS Ratings for Office Sites:

NettZero were engaged by Elanor Investor Group to complete an Accredited NABERS Base Building Energy & Water Rating for each property listed below.

19 Harris Street Sydney NSW	55 Elizabeth St Brisbane QLD

NABERS Carbon Neutral Rating for Office Sites

NettZero were engaged by Elanor Investor Group to complete a NABERS Base Building Climate Active Carbon Neutral Certification for each property listed below.

19 Harris Street Sydney NSW	55 Elizabeth Street Brisbane QLD

NETZERO IS A CERTIFIED CLIMATE ACTIVE CARBON NEUTRAL ORGANISATION. THIS MEANS WE DO NOT CONTRIBUTE TO YOUR ORGANISATION'S SCOPE 3 GHG EMISSIONS

NettZero Pty Ltd (ABN 52 127 569 340, AFS Representative No. 001311093) is a Corporate Authorised Representative of True Oak Investments Pty Ltd (ABN 81 002558 956, AFSL 238184). Any information about the financial products and financial services available from or through NettZero Pty Ltd is general information only and does not take into account your personal objectives, financial situation or needs.

NettZero

info@nettzero.com.au nettzero.com.au
Sydney Melbourne Brisbane Adelaide Perth

NABERS Energy & Water Ratings for Retail Sites

NettZero were engaged by Elanor Investor Group to complete an Accredited NABERS Shopping Centre Energy & Water Rating for each property listed below.

Clifford Gardens Newtown QLD	Tweed Mall Tweed Heads NSW
Fairfield City Central NSW	Warrawong Plaza Warrawong NSW

Yours sincerely

Lisa Williams
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NettZero Pty Ltd
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2

Kyron

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