

ASX CODE

AXI

ISSUED CAPITAL

Ordinary Shares
432.7 M

CONTACT

New South Wales

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29 July 2025

ASX ANNOUNCEMENT

ACTIVITIES REPORT AND APPENDIX 4C – QUARTERLY CASH FLOW REPORT JUNE 2025

Sydney, Australia, Tuesday 29 July 2025: Axiom Properties Limited (ASX:AXI) lodges the attached Appendix 4C Quarterly report for entities admitted on the basis of commitments for the quarter ended 30 June 2025.

The Company's cash reserves for the June quarter increased by \$1,667,000 and the Company held cash reserves of \$3,325,000 as at 30 June 2025.

UPDATE ON ACTIVITIES

Property Technology Division:

PaySure

This quarter includes the fourth full financial quarter integration of the 100% acquired PaySure business (previously 'ListSure'). Key highlights of the strong financial performance from the PaySure business for the quarter are:

- Net operating result exceeded budget expectations.
- Further development and deployment of a bridging loan product (Settlement Advance) to help property owners bridge the gap between buying and selling. The product aligns well with the strategic objective to service property owners across the lifecycle of home ownership. The business is in advanced commercial discussions with a leading legal technology provider to exclusively refer this product to their significant network of property owners.
- In addition to the various additional and varied new products the business has developed, PaySure continues to work with its extensive network of industry groups to develop and refine new initiatives within the real estate payments and lending sector, further enhancing the PaySure offering.

As reported in the March 2025 quarterly report, on 10th April 2025 PaySure commenced a new \$30m wholesale debt facility with a credit fund, replacing existing facilities. This new facility will enable the Company to capitalise on its significant distribution agreements and accelerate the growth of the operations.

As part of this new wholesale facility transition, the Company repaid short-term loan agreements with the previous loan providers totalling circa \$1m during the quarter. Further, during the quarter, the Company negotiated an extension to existing debt Facility 1 of \$2m from 27th May 2025 to 9th July 2025, to correspond with the expected final settlement of the Company's Mt Barker development. This loan was fully repaid on 9th July 2025.

During the quarter, the Company negotiated an extension to existing debt Facility 2 of \$1m from 17th June 2025 to 30th September 2025.

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PaySure has quickly become a key platform of growth for the Company and has also attracted significant interest from other industry players in the payments processing and lending verticals.

Other Technology Investments

The Group's other proptech investments and businesses continue to perform in line with expectations, other than the Group's investment in Digital Classifieds Group which underwent an administration process during the quarter. It is unclear as to the final net outcome of this process as at time of writing, however the Group continues to monitor the situation and is hopeful of achieving a return on its investment as a result of this current process.

Property Development Division:

"Glenlea Estate" Mt Barker

The Company's Mount Barker subdivision project "Glenlea Estate" completed settlements for its Stages 7 & 8 land allotments during the quarter and completed settlement for the remaining circa 11 hectares of development land, allowing the Joint Venture partners to access surplus cash flow from the project. For the quarter, circa \$3.7m (excl GST) in development fees and proceeds have been received by the Company. This marks the completion of this very successful project for the Company and its partner. Axiom is now managing the returning of certain bank guarantees held in relation to the project and various construction elements which are expected to complete in stages over the next 12 months.

Mt Gambier Large Format Retail

Following an impasse between the stakeholders involved in this proposed project not being capable of resolution in relation to access and servicing arrangements, Axiom received the full refund of its deposit paid previously from the vendor of the land during the quarter. This deposit amounted to approximately \$500,000. The Group no longer has any exposure to this proposed project.

The Company continues to diligently monitor and manage its future capital requirements for its various activities on an ongoing basis to achieve the optimal financial balance. In this regard, the Company has identified initiatives in its strategy to build a more sustainable recurring income stream in its property technology investments division with operating business PaySure.

Aggregate amount of payments to related parties and their associates are for director fees and salaries and wages, as well as for costs incurred on behalf of the Company in the ordinary course of business, which were reimbursed at cost.

There were no other substantive changes to business activities during the quarter.

Authorised for release by the Board.

About Axiom Properties Ltd

Axiom Properties Ltd is a property development and investment business focused on developing and delivering quality property and technology solutions. Axiom's principal objective is to create long term value for shareholders by creating a well-respected property development and technology investment company that consistently delivers above industry returns on capital.

Forward-Looking Information

This announcement contains forward-looking information that is based on Axiom's expectations, estimates and projections as of the date on which the statements were made. This forward-looking information includes, among other things, statements with respect to Axiom's business strategy, plans, development, objectives, performance, outlook, growth, cash flow, projections, targets and expectations, negotiations, and product/service development.

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Generally, this forward-looking information can be identified by the use of terminology such as 'outlook', 'anticipate', 'project', 'target', 'potential', 'likely', 'believe', 'estimate', 'expect', 'intend', 'may', 'would', 'could', 'should', 'scheduled', 'will', 'plan', 'forecast', 'evolve' and similar expressions. Persons reading this announcement are cautioned that such statements are only predictions, and that Axiom's actual future results or performance may be materially different. Forward-looking information is subject to known and unknown risks, uncertainties and other factors that may cause Axiom's actual results, level of activity, performance or achievements to be materially different from those expressed or implied by such forward-looking information.

For more information please contact:

Michael Alperstein
Company Secretary
admin@axiompl.com.au

Appendix 4C

Quarterly cash flow report for entities subject to Listing Rule 4.7B

Name of entity

Axiom Properties Limited

ABN

40 009 063 834

Quarter ended ("current quarter")

30 June 2025

Consolidated statement of cash flows	Current quarter \$A'000	Year to date (12 months) \$A'000
1. Cash flows from operating activities		
1.1 Receipts from customers	804	6,381
1.2 Payments for		
(a) research and development		
(b) product manufacturing and operating costs		
(c) advertising and marketing		
(d) leased assets		
(e) staff costs	(486)	(2,607)
(f) administration and corporate costs	(185)	(3,137)
1.3 Dividends received (see note 3)		
1.4 Interest received	29	68
1.5 Interest and other costs of finance paid	(355)	(1,057)
1.6 Income taxes paid		
1.7 Government grants and tax incentives		
1.8 Other (Development Costs, Development Refunds, & Inventory)	311	(1,613)
1.9 Net cash from / (used in) operating activities	118	(1,965)
2. Cash flows from investing activities		
2.1 Payments to acquire or for:		
(a) entities		
(b) businesses	-	(136)
(c) property, plant and equipment	-	(5)

Consolidated statement of cash flows	Current quarter \$A'000	Year to date (12 months) \$A'000
(d) investments	(20)	(165)
(e) intellectual property		
(f) other non-current assets		
2.2 Proceeds from disposal of:		
(a) entities		
(b) businesses		
(c) property, plant and equipment		
(d) investments		
(e) intellectual property		
(f) other non-current assets		
2.3 Cash flows from loans to other entities		
2.4 Dividends received (see note 3)		
2.5 Other (Distributions from Joint Venture)	3,711	5,461
2.6 Net cash from / (used in) investing activities	3,691	5,155

3. Cash flows from financing activities		
3.1 Proceeds from issues of equity securities (excluding convertible debt securities)		
3.2 Proceeds from issue of convertible debt securities		
3.3 Proceeds from exercise of options		
3.4 Transaction costs related to issues of equity securities or convertible debt securities		
3.5 Proceeds from borrowings	2,696	4,737
3.6 Repayment of borrowings	(4,625)	(4,900)
3.7 Transaction costs related to loans and borrowings	(172)	(452)
3.8 Dividends paid / Return of Capital		
3.9 Other (Right of Use Lease Liability)	(40)	(217)
3.10 Net cash from / (used in) financing activities	(2,141)	(832)

Consolidated statement of cash flows		Current quarter \$A'000	Year to date (12 months) \$A'000
4.	Net increase / (decrease) in cash and cash equivalents for the period		
4.1	Cash and cash equivalents at beginning of period	1,657	967
4.2	Net cash from / (used in) operating activities (item 1.9 above)	118	(1,965)
4.3	Net cash from / (used in) investing activities (item 2.6 above)	3,691	5,155
4.4	Net cash from / (used in) financing activities (item 3.10 above)	(2,141)	(832)
4.5	Effect of movement in exchange rates on cash held		
4.6	Cash and cash equivalents at end of period	3,325	3,325

5.	Reconciliation of cash and cash equivalents at the end of the quarter (as shown in the consolidated statement of cash flows) to the related items in the accounts	Current quarter \$A'000	Previous quarter \$A'000
5.1	Bank balances	3,241	1,574
5.2	Call deposits		
5.3	Bank overdrafts		
5.4	Other (Bank Guarantees)	84	84
5.5	Cash and cash equivalents at end of quarter (should equal item 4.6 above)	3,325	1,658

6.	Payments to related parties of the entity and their associates	Current quarter \$A'000
6.1	Aggregate amount of payments to related parties and their associates included in item 1	187
6.2	Aggregate amount of payments to related parties and their associates included in item 2	
<i>Note: if any amounts are shown in items 6.1 or 6.2, your quarterly activity report must include a description of, and an explanation for, such payments.</i>		

7.	Financing facilities <i>Note: the term "facility" includes all forms of financing arrangements available to the entity. Add notes as necessary for an understanding of the sources of finance available to the entity.</i>	Total facility amount at quarter end \$A'000	Amount drawn at quarter end \$A'000
7.1	Loan facilities	30,000	2,214
7.2	Credit standby arrangements		
7.3	Other		
7.4	Total financing facilities	30,000	2,214
7.5	Unused financing facilities available at quarter end		27,786
7.6	<p>Include in the box below a description of each facility above, including the lender, interest rate, maturity date and whether it is secured or unsecured. If any additional financing facilities have been entered into or are proposed to be entered into after quarter end, include a note providing details of those facilities as well.</p> <p><u>Sophisticated and Professional Investors (unsecured):</u> Facility 1 was extended from 27th May 2025 to 9th July 2025 (loan repaid on 9th July 2025). Facility 2 was extended from 17th June 2025 to 30th September 2025. The material terms of the loan facilities are: Facility 1 <ul style="list-style-type: none"> • Amount: \$2,000,000 • Interest: 20% interest per annum payable at repayment date • Security: Unsecured • Repayment: 8th July 2025 Facility 2 <ul style="list-style-type: none"> • Amount: \$1,000,000 • Interest: 25% interest per annum payable at repayment date • Security: Unsecured • Repayment: 30 September 2025 </p> <p><u>Sophisticated and Professional Investors (secured against the assets of PaySure):</u> On 10th April 2025, PaySure commenced a new \$30m wholesale debt facility with a credit fund, replacing previous Facilities 3 and 4. Key details of the new facility are as follows: <ul style="list-style-type: none"> • Amount: \$30,000,000 • Interest: a) 9.25% interest per annum blended across Class A and Class B Notes plus the mid-point of the 1-month BBSW paid monthly • Security: Secured • Repayment: 9 April 2028 (2 year option to extend) </p>		
8.	Estimated cash available for future operating activities	\$A'000	
8.1	Net cash from / (used in) operating activities (item 1.9)	118	
8.2	Cash and cash equivalents at quarter end (item 4.6)	3,325	
8.3	Unused finance facilities available at quarter end (item 7.5)	27,786	
8.4	Total available funding (item 8.2 + item 8.3)	31,111	

8.5 **Estimated quarters of funding available (item 8.4 divided by item 8.1)**

N/A

Note: if the entity has reported positive net operating cash flows in item 1.9, answer item 8.5 as "N/A". Otherwise, a figure for the estimated quarters of funding available must be included in item 8.5.

8.6 If item 8.5 is less than 2 quarters, please provide answers to the following questions:

8.6.1 Does the entity expect that it will continue to have the current level of net operating cash flows for the time being and, if not, why not?

Answer: N/A

8.6.2 Has the entity taken any steps, or does it propose to take any steps, to raise further cash to fund its operations and, if so, what are those steps and how likely does it believe that they will be successful?

Answer: N/A

8.6.3 Does the entity expect to be able to continue its operations and to meet its business objectives and, if so, on what basis?

Answer: N/A

Note: where item 8.5 is less than 2 quarters, all of questions 8.6.1, 8.6.2 and 8.6.3 above must be answered.

Compliance statement

- 1 This statement has been prepared in accordance with accounting standards and policies which comply with Listing Rule 19.11A.
- 2 This statement gives a true and fair view of the matters disclosed.

Date: 29 July 2025.....

Authorised by: By the Board.....
(Name of body or officer authorising release – see note 4)

Notes

1. This quarterly cash flow report and the accompanying activity report provide a basis for informing the market about the entity's activities for the past quarter, how they have been financed and the effect this has had on its cash position. An entity that wishes to disclose additional information over and above the minimum required under the Listing Rules is encouraged to do so.
2. If this quarterly cash flow report has been prepared in accordance with Australian Accounting Standards, the definitions in, and provisions of, *AASB 107: Statement of Cash Flows* apply to this report. If this quarterly cash flow report has been prepared in accordance with other accounting standards agreed by ASX pursuant to Listing Rule 19.11A, the corresponding equivalent standard applies to this report.
3. Dividends received may be classified either as cash flows from operating activities or cash flows from investing activities, depending on the accounting policy of the entity.
4. If this report has been authorised for release to the market by your board of directors, you can insert here: "By the board". If it has been authorised for release to the market by a committee of your board of directors, you can insert here: "By the [name of board committee – eg Audit and Risk Committee]". If it has been authorised for release to the market by a disclosure committee, you can insert here: "By the Disclosure Committee".
5. If this report has been authorised for release to the market by your board of directors and you wish to hold yourself out as complying with recommendation 4.2 of the ASX Corporate Governance Council's *Corporate Governance Principles and Recommendations*, the board should have received a declaration from its CEO and CFO that, in their opinion, the financial

Quarterly cash flow report for entities subject to Listing Rule 4.7B

records of the entity have been properly maintained, that this report complies with the appropriate accounting standards and gives a true and fair view of the cash flows of the entity, and that their opinion has been formed on the basis of a sound system of risk management and internal control which is operating effectively.

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