

## ASX Announcement | 30 July 2025 Assetora Limited (ASX:AOH)

### Quarterly Activities and Cashflow Report

Assetora Limited ('Assetora' or 'the Company') is pleased to announce its Appendix 4C cash flow report for the quarter ended 30 June 2025, along with the following financial and operational update.

#### HIGHLIGHTS

- **Improved cash position with over two quarters of funding available**
- **Assetora appointed as the new Responsible Entity (RE) of the DomaCom Fund by unitholder vote**
- **ASIC officially registers Assetora as RE, providing a pathway for the DomaCom Fund to reopen to new business and secondary market reactivation**
- **Executed a binding term sheet for a five-year strategic mortgage management project for a \$700M portfolio**
- **Foundation laid for strong, recurring revenue growth and operational scalability**

---

#### CORPORATE UPDATE

##### Appointment as Responsible Entity of the DomaCom Fund

During the quarter, Assetora reached a critical milestone with its formal appointment as the Responsible Entity of the DomaCom Fund (ARSN 167 020 626), replacing Melbourne Securities Corporation Ltd (MSC). This transition followed a successful vote by Fund unitholders on 17 June 2025, where Resolution 1 (appointing Assetora) passed with 56.03% support. ASIC subsequently confirmed the registration on 27 June 2025.

This change empowers Assetora to take full control of the Fund's governance, compliance, and strategic growth. Taking on the role of Responsible Entity paves the way for removing prior restrictions, reactivating the secondary market and opening the Fund to new investment activity.

## Strategic Mortgage Portfolio Agreement with EquitiFund

Earlier in the quarter, Assetora signed a binding term sheet for a transformational five-year agreement with EquitiFund Ltd to manage a mortgage portfolio initially valued at \$350 million, with capacity to scale to \$700 million. The agreement provides:

- A predictable revenue base from day one
- Enhanced mortgage origination, pricing and oversight capabilities
- Up to 33.3 million shares issued as consideration, aligned with performance KPIs

This strategic partnership positions Assetora as a major player in the private mortgage and credit markets.

Following the signing of the Binding Term Sheet on 3 April 2025 between Assetora and EquitiFund, the parties have been working towards finalising a formal Management Agreement. While progress on final documentation had stalled, Assetora can now confirm the following developments:

- On 30 June 2025, a deposit of \$650,000 was paid to Assetora by an entity associated with EquitiFund as a commitment toward finalising the Management Agreement. This deposit was subsequently cancelled and fully refunded at the request of the depositor.
- EquitiFund has acknowledged that delays were in part due to concerns raised by its lending partners in light of challenges Assetora faced earlier in the year. With those issues now resolved — including the formal appointment of Assetora as Responsible Entity and trustee of the DomaCom Fund — both parties have agreed to a revised pathway forward.
- EquitiFund has agreed to reinstate the \$650,000 deposit, which will be held as restricted cash. Upon successful completion of the Management Agreement, the deposit will be refunded. Prior to execution, the deposit may be released to Assetora or refunded at the direction of EquitiFund, subject to ongoing confidence in the parties' intention to proceed.

### Next Steps and Agreed Timetable

Assetora and EquitiFund have agreed to a 60-day period to finalise the transaction. Key milestones will include:

- Completion and execution of the formal Mortgage Management Agreement;
- Finalisation of Key Performance Indicators (KPIs);
- Assetora's assessment of the mortgage management business and key resourcing;
- A transition and handover process involving meetings with key lenders and stakeholders.

## **Strengthened Financial Position**

Assetora ended the quarter with an improved cash position, providing operational runway for more than two quarters. This buffer supports business continuity, execution of strategic initiatives, and funding of future sub-fund launches without immediate reliance on external capital.

At 30 June 2025, the Company had cash and cash equivalents totalling \$742k, comprising \$702k of cash at bank and \$40k of cash on deposit. Of the cash at bank, \$650,000 is restricted cash relating to the agreement with Equitifund.

## **Operational Execution and Fund Growth**

Assetora's in-house compliance, legal and operations teams have completed a seamless RE transition and are now focused on:

- Reigniting new capital inflows across existing and upcoming sub-funds
- Relaunching the secondary market to improve investor liquidity
- Delivering high-impact investment opportunities across real assets, credit, healthtech, and AI

## **STRATEGIC OUTLOOK**

Assetora is positioned to scale Funds Under Management (FUM), grow recurring revenue, and drive long-term value creation. The company will continue to leverage its technology-enabled platform and advisor network to broaden investor access and product innovation.

## **APPENDIX 4C AND ASX ADDITIONAL INFORMATION**

The Company's Appendix 4C for the quarter ended 30 June 2025 is attached.

This announcement has been authorised for release to the ASX by the Board of Assetora Australia Limited.

## Appendix 4C

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

**Name of entity**

Assetora Limited (ASX Code: AOH)

**ABN**

69 604 384 885

**Quarter ended ("current quarter")**

30 June 2025

<b>Consolidated statement of cash flows</b>	<b>Current quarter \$A'000</b>	<b>Year to date (12 months) \$A'000</b>
<b>1. Cash flows from operating activities</b>		
1.1 Receipts from customers	689	1,646
1.2 Payments for		
(a) research and development	-	-
(b) product manufacturing and operating costs	-	(42)
(c) advertising and marketing	(6)	(146)
(d) leased assets	-	-
(e) staff costs	(219)	(1,190)
(f) administration and corporate costs	(635)	(2,503)
1.3 Dividends received (see note 3)	-	-
1.4 Interest received	-	6
1.5 Interest and other costs of finance paid	(167)	(800)
1.6 Income taxes paid	-	-
1.7 Government grants and tax incentives	-	-
1.8 Other (provide details if material)	-	-
<b>1.9 Net cash from / (used in) operating activities</b>	<b>(338)</b>	<b>(3,029)</b>
<b>2. Cash flows from investing activities</b>		
2.1 Payments to acquire or for:		
(a) entities	-	-
(b) businesses	-	-
(c) property, plant and equipment	-	-
(d) investments	-	-
(e) intellectual property	-	-
(f) other non-current assets	-	-

For personal use only

Consolidated statement of cash flows		Current quarter \$A'000	Year to date (12 months) \$A'000
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 (payments for capitalised development costs)	-	(20)
2.3	Cash flows from loans to other entities	-	(418)
2.4	Dividends received (see note 3)	-	-
2.5	Other (provide details if material)	-	-
<b>2.6</b>	<b>Net cash from / (used in) investing activities</b>	<b>-</b>	<b>(438)</b>

<b>3.</b>	<b>Cash flows from financing activities</b>		
3.1	Proceeds from issues of equity securities (excluding convertible debt securities)	-	3,500
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	-	(363)
3.5	Proceeds from borrowings	857	3,854
3.6	Repayment of borrowings	(31)	(2,564)
3.7	Transaction costs related to loans and borrowings	-	(27)
3.8	Dividends paid	-	-
3.9	Other (provide details if material)	-	-
<b>3.10</b>	<b>Net cash from / (used in) financing activities</b>	<b>826</b>	<b>4,155</b>

<b>4.</b>	<b>Net increase / (decrease) in cash and cash equivalents for the period</b>		
4.1	Cash and cash equivalents at beginning of period	254	54
4.2	Net cash from / (used in) operating activities (item 1.9 above)	(338)	(3,029)
4.3	Net cash from / (used in) investing activities (item 2.6 above)	-	(438)

<b>Consolidated statement of cash flows</b>		<b>Current quarter \$A'000</b>	<b>Year to date (12 months) \$A'000</b>
4.4	Net cash from / (used in) financing activities (item 3.10 above)	826	4,155
4.5	Effect of movement in exchange rates on cash held	-	-
<b>4.6</b>	<b>Cash and cash equivalents at end of period</b>	<b>742</b>	<b>742</b>

<b>5.</b>	<b>Reconciliation of cash and cash equivalents</b> at the end of the quarter (as shown in the consolidated statement of cash flows) to the related items in the accounts	<b>Current quarter \$A'000</b>	<b>Previous quarter \$A'000</b>
5.1	Bank balances <sup>1</sup>	702	214
5.2	Call deposits	-	-
5.3	Bank overdrafts	-	-
5.4	Other (deposits)	40	40
<b>5.5</b>	<b>Cash and cash equivalents at end of quarter (should equal item 4.6 above)</b>	<b>742</b>	<b>254</b>

<sup>1</sup> - bank balances include \$650,000 of restricted cash

<b>6.</b>	<b>Payments to related parties of the entity and their associates</b>	<b>Current quarter \$A'000</b>
6.1	Aggregate amount of payments to related parties and their associates included in item 1	206
6.2	Aggregate amount of payments to related parties and their associates included in item 2	-

For personal use only

7. <b>Financing facilities</b> <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>	<b>Total facility amount at quarter end \$A'000</b>	<b>Amount drawn at quarter end \$A'000</b>
7.1 Loan facilities	1,500	120
7.2 Credit standby arrangements	-	-
7.3 Other (please specify)	3,071	3,071
7.4 <b>Total financing facilities</b>	4,571	3,191
7.5 <b>Unused financing facilities available at quarter end</b>		1,380

**7.6 Loan facilities**

The \$2,500,000 unsecured loan facility with Bricklet Ltd as announced on 16 August 2024, was converted to equity during the quarter ended 31 March 2025.

At 31 March 2025, the \$1,500,000 unsecured loan facility with Samagi Capital has been drawn down by \$120,000. This loan facility has a maturity of 30 September 2026 with an interest rate of 13% per annum.

**Other**

\$650,000 was raised through the issue of Unsecured Convertible Notes on 25 January 2018 to various note holders with an annual coupon of 10% payable quarterly in arrears. The Unsecured Convertible Notes have reached maturity date and are now redeemable.

\$350,000 was raised on 31 August 2023 as short-term unsecured loans from two DomaCom shareholders with an initial interest rate of 15% for 3 months repayable on the completion of the capital raise announced on 10 October 2023. During the quarter, \$160k was repaid, comprising principal and interest. At period end, these unsecured loans had been repaid.

\$2,081,000 has been raised through the issue of Tranche 1 secured convertible notes on 17 November 2023 and \$70,000 has been raised through the issue of Tranche 2 secured convertible notes on 12 December 2023 as part of the capital raise announced on 10 October 2023 with an annual interest rate of 12% per annum. \$870,000 of the convertible notes from Tranche 1 and \$70,000 of convertible notes from Tranche 2 were converted to equity during April 2025. The total balance of convertible notes outstanding at 30 June 2025 is \$1,211,000.

A loan of \$1,500,000 was entered into with Bricklet Ltd as announced on 4 March 2024, with a maturity date of 1 March 2026 and an interest rate of 12% per annum paid quarterly in arrears. At period end, this loan had been repaid.

Loans of \$500,000 were entered into with two investors as announced on 16 May 2024, with a maturity date of 31 October 2025 and an interest rate of 13% per annum paid quarterly in arrears.

An unsecured loan of \$200,000 was entered into with the principal IT service provider through the conversion of a trade creditor balance from 1 July 2024 with a maturity date of 1 July 2026 and an interest rate of 13% per annum paid on maturity.

An unsecured loan of \$125,000 was entered into with a Director of DomaCom on 6 May 2024 with a maturity date of 5 June 2024 and an interest rate of 13% per annum paid on maturity. This remains outstanding at 31 March 2025.

An unsecured loan of \$185,000 was entered into with a Director of Assetora on 7 April 2024. This remains outstanding at 30 June 2025.

A loan of \$200,000 was entered into with a loan financing service provider on 20 June 2025 as an advance of the refundable Research and Development rebate which is repayable 60 days after receive of the refund and at an interest rate of 0% per annum.

<b>8. Estimated cash available for future operating activities</b>	<b>\$A'000</b>
8.1 Net cash from / (used in) operating activities (item 1.9)	(338)
8.2 Cash and cash equivalents at quarter end (item 4.6)	742
8.3 Unused finance facilities available at quarter end (item 7.5)	1,380
8.4 Total available funding (item 8.2 + item 8.3)	2,122
<b>8.5 Estimated quarters of funding available (item 8.4 divided by item 8.1)</b>	<b>6.3</b>
<i>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.</i>	
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: NA	
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: NA	
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: NA	
<i>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.</i>	

**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: .....30 July 2025.....

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

For personal use only

**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 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.