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Market Release

17 September 2026

AFG prices new Prime RMBS transaction

Strong domestic and international investor demand supports AFG's latest issuance

Australian Finance Group Ltd (**ASX: AFG**) today announced that its subsidiary, AFG Securities Pty Ltd (**AFG Securities**), has priced a A$1.2 billion Prime Residential Mortgage-Backed Securities (**RMBS**) transaction. The transaction was supported by demand from domestic and international investors, reflecting continued engagement with AFG's RMBS program. AFG CEO David Bailey said the transaction marked another important milestone for the company. "We are very pleased with the response to this transaction and the breadth of engagement from investors in Australia and international markets.

"This transaction further supports the strength and diversity of our funding program and provides an important foundation for AFG Securities to continue delivering competitive home loan solutions for AFG brokers and their customers."

The transaction size matches AFG's A$1.2 billion Prime RMBS issuance in February 2026, which was the largest issuance in AFG's history at that time. This is AFG's 21st term transaction taking total issuance to $13.1 billion. Importantly more than 50% of AFG Securities' total outstanding funding is sourced from long term RMBS issuance.

The transaction is expected to settle on 29th September 2026. Details of the notes are as follows:

Class	Issue Size A$(m)	Expected Ratings Fitch/S&P	Initial Credit Support	Interest Rate	Expected WAL
A1S	$384,000,000.000	AAAsf/AAAsf	10.00%	BBSW + 73 bps	0.4yrs
A1L	$696,000,000.000	AAAsf/AAAsf	10.00%	BBSW + 103 bps	2.9yrs
A2	$60,590,000.000	AAAsf/AAAsf	4.95%	BBSW + 120 bps	3.8yrs
B	$26,530,000.000	AAsf/NR	2.74%	BBSW + 140 bps	3.8yrs
C	$18,600,000.000	Asf/NR	1.19%	BBSW + 160 bps	3.8yrs
D	$5,280,000.000	BBBsf/NR	0.75%	BBSW + 175 bps	3.8yrs
E	$4,560,000.000	BBsf/NR	0.37%	BBSW + 290 bps	3.8yrs
F	$1,320,000.000	Bsf/NR	0.26%	BBSW + 405 bps	3.8yrs
G	$3,120,000.000	NR/NR	0.00%	ND	5.0yrs

The release of this announcement was authorised by AFG Company Secretary, Michelle Palethorpe.

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