

Oreana Real Income Fund (formerly OAM Select Income Fund)

ARSN 646 952 267

Annual report for the financial year ended 30 June 2025

Index to the Financial Statements

	Page
Directors' Report	1
Auditor's Independence Declaration	4
Statement of Profit or Loss and Other Comprehensive Income	5
Statement of Financial Position	6
Statement of Cash Flows	7
Statement of Changes in Net Assets Attributable to Unitholders	8
Notes to the Financial Statements	9
Directors' Declaration	25
Independent Auditor's Report	26

Directors' Report

The directors of One Managed Investment Funds Limited (ACN 117 400 987) ("OMIFL" or the "Responsible Entity"), the responsible entity of Oreana Real Income Fund (ARSN 646 952 267) (formerly OAM Select Income Fund) (the "Fund"), submit their report together with the financial statements for the Fund for the year ended 30 June 2025.

Responsible Entity

The responsible entity of the Fund is OMIFL. The registered office and principal place of business of the Responsible Entity is Level 16, Governor Macquarie Tower, 1 Farrer Place, Sydney NSW 2000.

Information about the Directors and Senior Management

The names of the directors and company secretaries of the Responsible Entity who held office during the reporting period and up to the date of this report are:

Name	Title
Frank Tearle	Executive Director and Company Secretary
Sarah Wiesener	Executive Director and Company Secretary
Michael Sutherland	Executive Director

Principal activities

The Fund is a registered managed investment scheme, domiciled in Australia.

The principal activity of the Fund during the year was to invest in a portfolio of loans to borrowers in, and developers of, residential, commercial, retail and industrial real estate across Australia.

The Fund did not have any employees during the year.

In October 2024, the Fund collapsed the 4 existing unit classes into 1 single unit class named 'A1 Unit'

Review of operations

Results

The results of the operations of the Fund are disclosed in the Statement of Profit or Loss and Other Comprehensive Income of the financial statements. The profit attributable to unitholders for the year ended 30 June 2025 was \$1,297,621 (30 June 2024: Profit of \$1,148,200).

Distributions

In respect of the year ended 30 June 2025, distributions totalling \$1,297,621 (30 June 2024: \$1,148,200) were declared, of which \$109,681 (30 June 2024: \$86,110) was payable to the unitholders as of 30 June 2025.

Oreana Real Income Fund

Directors' Report (continued)

Value of Assets and Units Issued

The total value of the Fund's total assets at 30 June 2025 was \$17,086,810 (30 June 2024: \$14,067,625). The total number of units on issue as at 30 June 2025 was 16,959,421 (30 June 2024: 13,969,740). The total number of units and net asset value by class as at 30 June 2025 are as follows:

	30 June 2025		30 June 2024	
	No. of Units	Amount (\$)	No. of Units	Amount (\$)
Class A	-	-	3,514,491	3,514,491
Class B	-	-	7,229,249	7,229,249
Class C	-	-	1,999,000	1,999,000
Class D	-	-	1,227,000	1,227,000
A1 Unit	16,959,421	16,959,421	-	-
Net assets	16,959,421	16,959,421	13,969,740	13,969,740

Changes in State of Affairs

There was an extraordinary general meeting of unitholders held on 13 September 2024. A resolution was passed to facilitate a simplification of the structure of the Fund by consolidating the Fund's classes of units into a single class, change the name of the Fund and update certain aspects of the Constitution.

Environmental Regulation and Performance

The operations of the Fund are not subject to any particular or significant environmental regulation under a law of the Commonwealth or of a State or Territory. There have been no known significant breaches of any other environmental requirements applicable to the Fund.

Subsequent Events

On 25 July 2025, Tarneit loan of \$2,400,000 was repaid in full and on 28 July 2025 Oreana Officer loan of \$2,800,000 was repaid in full. The number of loans remaining on the Balance Sheet is now 4.

There has been no other matter or circumstance occurring subsequent to the end of the year that has significantly affected, or may significantly affect the operations of the Fund, the results of those operations, or the state of affairs of the Fund in future years.

Future Developments

The Fund will be managed in accordance with the Fund's Constitution and investment objectives as detailed in its most recent Product Disclosure Statement.

Indemnification of Directors, Officers and Auditors

During or since the year, the Fund has not indemnified or made a relevant agreement to indemnify an officer of the Responsible Entity or auditor of the Fund or any related corporate body against a liability incurred by an officer of the Responsible Entity or auditor of the Fund. In addition, the Fund has not paid, or agreed to pay, a premium in respect of a contract insuring against a liability incurred by an officer of the Responsible Entity or auditor of the Fund.

Directors' Report (continued)

Auditor's Independence Declaration

A copy of the Auditor's independence declaration as required under Section 307C of the Corporations Act 2001 is set out on page 4.

ESV Business Advice and Accounting has been appointed as the Fund's auditor effective 12 August 2022.

The report is made in accordance with a resolution of the directors of the Responsible Entity, One Managed Investment Funds Limited, pursuant to section 306 (a) of the Corporations Act 2001.



Frank Tearle
Director
23 September 2025

AUDITOR'S INDEPENDENCE DECLARATION UNDER SECTION 307C OF THE CORPORATIONS ACT 2001

As auditor for the audit of Oreana Real Income Fund for year ended 30 June 2025, I declare that to the best of my knowledge and belief, there have been:

- (i) no contraventions of the auditor's independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and
- (ii) no contraventions of any applicable code of professional conduct in relation to the audit.

Dated at Sydney on the 23rd September 2025

ESV Business advice and accounting



Dongyan Yu
Client Director

Statement of Profit or Loss and Other Comprehensive Income for the year ended 30 June 2025

	Notes	Year ended 30 June 2025 \$	Year ended 30 June 2024 \$
Investment income			
Interest income	5	1,391,897	1,277,884
Other income		58,700	2,300
Total investment income		1,450,597	1,280,184
Expenses			
Management fees	6	152,927	131,953
Bank fees		49	31
Total expenses		152,976	131,984
Net gain attributable to unitholders		1,297,621	1,148,200
Finance costs attributable to unitholders			
Distributions to unit holders		(1,297,621)	(1,148,200)
Profit for the year		-	-
Other comprehensive income		-	-
Total comprehensive income for the year		-	-

The accompanying Notes to the Financial Statements should be read in conjunction with this statement.

Statement of Financial Position as at 30 June 2025

	Notes	30 June 2025 \$	30 June 2024 \$
Assets			
Cash and cash equivalents	7	2,096,345	5,014,950
Interest receivable		50,465	6,166
Financial assets	8	14,940,000	9,046,509
Total assets		17,086,810	14,067,625
Liabilities			
Trade and other payables	9	17,708	11,775
Distributions payable		109,681	86,110
Total liabilities (excluding net assets attributable to unitholders)		127,389	97,885
Net assets attributable to unitholders - liability	10	16,959,421	13,969,740

The accompanying Notes to the Financial Statements should be read in conjunction with this statement.

Statement of Cash Flows for the year ended 30 June 2025

	Notes	year ended 30 June 2025 \$	year ended 30 June 2024 \$
Cash flows from operating activities			
Interest income received		1,318,237	1,296,044
Other income received		184,207	170,716
Payments to suppliers		(298,230)	(280,077)
Loan investments acquired		(8,759,168)	(4,630,000)
Receipt from loan repayments		2,902,951	6,060,754
Net cash (used in)/provided by operating activities	7(b)	(4,652,003)	2,617,437
Cash flows from financing activities			
Proceeds from units issued	10	8,250,421	6,254,049
Redemption of units		(5,260,740)	(8,774,195)
Distributions paid to unitholders		(1,256,283)	(1,107,782)
Net cash (used in)/provided by financing activities		1,733,398	(3,627,928)
Net decrease in cash and cash equivalents		(2,918,605)	(1,010,491)
Cash and cash equivalents at the beginning of the year/period		5,014,950	6,025,441
Cash and cash equivalents at the end of the year	7(a)	2,096,345	5,014,950

The accompanying Notes to the Financial Statements should be read in conjunction with this statement.

Statement of Changes in Net Assets Attributable to Unitholders for the year ended 30 June 2025

	Notes	Year ended 30 June 2025 \$
Opening Balance		13,969,740
Application for units		8,250,421
Redemption of units		(5,260,740)
Distributions paid		(1,297,621)
Net gain attributable to unitholders		1,297,621
Balance as at 30 June 2025	10	16,959,421

	Notes	Year ended 30 June 2024 \$
Opening balance		16,489,887
Application for units		6,254,049
Redemption of units		(8,774,195)
Distributions paid		(1,148,200)
Net gain attributable to unitholders		1,148,200
Balance at 30 June 2024	10	13,969,740

The accompanying Notes to the Financial Statements should be read in conjunction with this statement.

Notes to the Financial Statements

1. General information

This financial report covers Oreana Real Income Fund (ARSN 646 952 267) (formerly known as OAM Select Income Fund) (the "Fund"), an unlisted registered managed investment scheme.

The Responsible Entity of the Fund is One Managed Investment Funds Limited (ACN 117 400 987; AFSL 297042) ("OMIFL" or the "Responsible Entity"). The Responsible Entity's registered office and principal place of business is Level 16, Governor Macquarie Tower, 1 Farrer Place, Sydney, NSW, 2000.

The Fund was constituted on 4 January 2021, registered on 20 January 2021 and commenced operations on 1 August 2021. The financial statements cover the financial year ended 30 June 2025.

The Investment Manager of the Fund is Oreana Investments Pty Ltd, a division of Oreana Financial Services Ltd (CR No. 0766472) ("OIPL" or "Investment Manager"). OIPL is a corporate authorised representative (Authorised Representative Number: 001285005) of Oreana Financial Services Pty Ltd (ACN 607 515 122; AFSL 482234).

The principal activity of the Fund during the year ended 30 June 2025 was to invest in a portfolio of loans to borrowers in, and developers of, residential, commercial, retail and industrial real estate across Australia.

2. Adoption of new and revised Accounting Standards

Standards and interpretations affecting amounts reported in the current period

The Fund has adopted all the new and revised Standards and interpretations issued by the Australian Accounting Standards Board ("AASB") that are relevant to its operations and are effective for the current financial reporting year ended 30 June 2025.

There were no new accounting standards adopted during the year which had a significant impact on the reported position and performance of the Fund.

3. Summary of material accounting policies

The financial statements have been prepared in accordance with the material accounting policies disclosed below, which the Directors have determined are appropriate to meet the needs of members. The financial statements have been prepared on an accruals basis and are based on historical costs unless stated otherwise in the notes.

The following material accounting policies have been adopted in the preparation and presentation of the financial statements.

(a) Statement of compliance

These financial statements are general purpose financial statements which have been prepared in accordance with Australian Accounting Standards, the Corporations Act 2001, other authoritative pronouncements and interpretations of the Australian Accounting Standards Board and the Fund's Constitution.

Compliance with Australian Accounting Standards, as issued by the AASB, ensures that the financial statements and notes there to comply with International Financial Reporting Standards ("IFRS"), as issued by the International Accounting Standards Board ("IASB").

3. Summary of material accounting policies (continued)

(b) Basis of preparation

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') and the Corporations Act 2001, as appropriate for for-profit oriented entities. These financial statements also comply with the fund constitution.

Historical cost convention

The financial statements have been prepared under the historical cost convention, except for, where applicable, the revaluation of financial assets and liabilities at fair value through profit or loss and derivative financial instruments as disclosed in Note 3(l) below.

Critical accounting estimates

The preparation of the financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the fund's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 3(n).

(c) Going concern basis

The financial report has been prepared on a going concern basis, which contemplates the continuity of normal business activity and the realisation of assets and the settlement of liabilities in the normal course of business.

(d) Cash and cash equivalents

Cash and cash equivalents comprise cash held at bank.

(e) Revenue and other income

Revenue is measured at the fair value of the consideration received or receivable after taking into account any trade discounts and volume rebates allowed. Any consideration deferred is treated as the provision of finance and is discounted at a rate of interest that is generally accepted in the market for similar arrangements. The difference between the amount initially recognised and the amount ultimately received is interest revenue.

Interest income is recognised as the interest accrues using the effective interest rate method, which is the rate that exactly discounts future cash receipts through the expected life of the financial instrument to the net carrying amount of the financial asset.

Other income is recognized when it is received or when the right to receive the payment is established.

All revenue is stated net of the amount of goods and services tax.

(f) Taxation

Under the current tax legislation, the Fund is not subject to income tax provided that the unitholders are presently entitled to the income of the Fund and that the Fund entirely distributes its taxable income.

3. Summary of material accounting policies (continued)***(f) Taxation (continued)***

There is no taxable income of the Fund to which the unitholders are not currently entitled. Additionally, the Fund's Constitution requires the distribution of the full amount of the net taxable income of the Fund to unitholders each year. As a result, deferred taxes have not been recognised in the financial statements in relation to the differences between carrying amounts of assets and liabilities and their respective tax bases. This includes taxes on capital gains which could arise in the event of a sale of investments for the amount at which they are stated in the financial statements. In the event that the taxable gains are realised by the Fund, these gains would be included in the taxable income and assessable in the hands of the unitholders.

(g) Trade and other receivables

Trade receivables are initially recognised at fair value and subsequently measured at amortised cost, less any allowance for expected credit losses.

Other receivables are recognised at amortised cost, less any allowance for expected credit losses.

(h) Trade and other payables

Trade and other payables represent the liabilities for goods and services received by the Fund that remain unpaid at the end of the reporting period. The balance is recognized as a current liability with the amounts normally paid within 30 days of recognition of the liability.

Trade and other payables are recognised when the Fund becomes obliged to make future payments resulting from the purchase of goods and services.

(i) Goods and services tax ("GST")

Revenues, expenses and assets are recognized net of the amount of GST, except:

- Where the amount of GST is not recoverable from the taxation authority (Australian Taxation Office ("ATO")), it is recognised as part of acquisition of an asset or part of an item of expense; or
- For receivables and payables which are recognised inclusive of GST.

The net amount of GST recoverable from, or payable to the tax authority is included as part of receivables or payables. Cash flows are included in the Statement of Cash Flows on a gross basis. The GST component of cash flows arising from investing and financing activities which is recoverable from, or payable to, the taxation authority is classified as operating cash flows.

The GST incurred on the costs of various services provided to the Fund by third parties such as management fees and administration fees were subjected to the Reduced Input Tax Credits ("RITCs") in accordance with legislation.

(j) Financial instruments***Non-derivative financial instruments***

Non-derivative financial instruments comprise of cash and cash equivalents, held to maturity investments and receivables. This classification is determined by the purpose underpinning the acquisition of the investment.

Initial recognition and measurement

Financial instruments, incorporating financial assets and financial liabilities, are initially recognised using trade date accounting, i.e., when the Fund becomes party to the contractual provisions of the instrument.

3. Summary of material accounting policies (continued)

(j) Financial instruments (continued)

Financial assets

These instruments are measured at amortised cost as they are held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and their contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

For loans the Fund applies a simplified approach in calculating expected credit losses (ECLs). Therefore the Fund does not track changes in credit risk, but instead recognises a loss allowance based on the ECLs at each reporting date. The Fund has established a provision matrix that is based on its historical credit loss experience, adjusted for forward looking factors specific to the debtors and the economic environment.

Effective interest rate method

The effective interest method is a method of calculating the amortised cost of a financial asset and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial assets or, where appropriate, a shorter period. Income is recognised on an effective interest rate basis for debt instruments other than those financial assets 'at fair value through profit or loss'.

Derecognition

Financial assets are derecognised if the Fund's contractual rights to the cash flows from the financial assets expire, or if the Fund transfers the financial assets to another party without retaining substantially all the risks and rewards attached to the asset.

Financial liabilities

The Fund's financial liabilities include trade and other payables, which are measured at amortised cost using the effective interest rate method. Financial liabilities are derecognised if the Fund's obligations specified in the contract expire or are discharged or cancelled.

Derivative financial instruments

During the financial year, the Fund did not hold any derivative financial instruments to hedge its interest rate risk exposures.

(k) Distributions

The Fund distributes its distributable income, calculated in accordance with the Fund's Constitution, Product Disclosure Statement (PDS) and applicable tax legislation, to unitholders who are presently entitled to the income under the Fund's Constitution. Distributions to unitholders are presented in the Statement of Comprehensive Income as finance costs.

(l) Applications and redemptions

Applications received for units in the Fund are recorded net of any entry fees payable prior to the issue of units in the Fund. Redemptions from the Fund are recorded gross of any exit fees payable after the cancellation of units redeemed.

3. Summary of material accounting policies (continued)

(m) Net assets attributable to unitholders

Units are redeemable at the unitholder's option, however, under the Fund's Constitution, the Responsible Entity may suspend the acceptance of applications, withdrawal requests, the withdrawal of units and/or the payment of withdrawal amounts if the Responsible Entity believes that it is in the best interest of the unitholders as a whole, including if:

(a) it is desirable for the protection of the Fund;

(b) it suspects or is advised that the payment of the withdrawal amount may result in a contravention of anti-money laundering and counter-terrorism laws, financial transaction laws or other relevant laws to which the Responsible Entity is subject;

(c) an emergency (including an emergency caused by a mechanical or electronic malfunction) or such other circumstances exist and as a result:

(i) it is not reasonably practicable for the Responsible Entity to acquire or dispose of assets or determine the application price or withdrawal price fairly;

(ii) the Responsible Entity's ability to acquire or dispose of assets or determine the application price or withdrawal price fairly is, or may be, significantly adversely affected; or

(iii) sufficient assets of the Fund cannot be realised at an appropriate price, in a timely manner or on adequate terms or otherwise.

The units are carried at the redemption amount that is payable at balance sheet date if the holder exercises the right to put the unit back to the Fund. This amount represents the expected cash flows on redemption of these units.

Units are classified as equity when they satisfy the following criteria under AASB 132 *Financial instruments Presentation*:

- the puttable financial instrument entitles the holder to a pro-rata share of net assets in the event of the Fund's liquidation;
- the puttable financial instrument is in the class of instruments that is subordinate to all other classes of instruments and class features are identical;
- the puttable financial instrument does not include any contractual obligations to deliver cash or another financial asset, or to exchange financial instruments with another entity under potentially unfavourable conditions to the Fund, and it is not a contract settled in the Fund's own equity instruments; and
- the total expected cash flows attributed to the puttable financial instrument over the life are based substantially on the profit or loss.

(n) Critical accounting judgements and key sources of estimation uncertainty

In the application of the accounting policies, management is required to make judgments, estimates and assumptions about carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstance, the results of which form the basis of making the judgments. Actual results may differ from these estimates.

3. Summary of material accounting policies (continued)

(n) Critical accounting judgements and key sources of estimation uncertainty (continued)

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods. The assumptions and methods used in the determination of the value of financial instruments are outlined in Note 3(j) of this financial report.

Impairment

Changes in facts and in management's evaluations and assumptions may give rise to further impairment losses, or reversals.

Financial assets are also periodically reviewed for impairment. Provisions for losses on trade receivables have been made based on an evaluation of individual accounts. Actual losses may turn out significantly different from the evaluations made based on the knowledge and assumptions at the time of approving the accounts. There are no impairments recorded for year ended 30 June 2025.

(o) New Accounting Standards and Interpretations not yet mandatory or early adopted

Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet mandatory, have not been early adopted by the fund for the annual reporting period ended 30 June 2025. The fund's assessment of the impact of these new or amended Accounting Standards and Interpretations, most relevant to the fund, are set out below.

AASB 18 Presentation and Disclosure in Financial Statements

This standard is applicable to annual reporting periods beginning on or after 1 January 2027 and early adoption is permitted. The standard replaces IAS 1 'Presentation of Financial Statements', with many of the original disclosure requirements retained and there will be no impact on the recognition and measurement of items in the financial statements. But the standard will affect presentation and disclosure in the financial statements, including introducing five categories in the statement of profit or loss and other comprehensive income: operating, investing, financing, income taxes and discontinued operations. The standard introduces two mandatory sub-totals in the statement: 'Operating profit' and 'Profit before financing and income taxes'. There are also new disclosure requirements for 'management-defined performance measures', such as earnings before interest, taxes, depreciation and amortisation ('EBITDA') or 'adjusted profit'. The standard provides enhanced guidance on grouping of information (aggregation and disaggregation), including whether to present this information in the primary financial statements or in the notes. The fund will adopt this standard from 1 July 2027 and it is expected that there will be a significant change to the layout of the statement of profit or loss and other comprehensive income.

4. Financial risk management objectives and policies

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

The Fund's overall risk management programme focuses on ensuring compliance with the PDS. It also seeks to maximise the returns derived for the level of risk to which the Fund is exposed and seeks to minimise potential adverse effects on the Fund's financial performance. The Fund's policy allows it to use derivative financial instruments to both moderate and create certain risk exposures.

(a) Market risk

Market risk is the risk that the fair value of future cash flows will fluctuate due to changes in market variables such as interest rates, foreign exchange rates and equity prices liquidity. Market risk is managed and monitored on an ongoing basis by the Investment Manager.

4. Financial risk management objectives and policies (continued)**(a) Market risk (continued)**

The Fund's investments are contractual in nature with pre-defined outcomes, including interest earned and the duration of the Loans. Loans are secured against underlying Security Property or, in specific cases, include a First Loss Guarantee, meaning the Fund will be able to recover any outstanding amounts on exercising its security interest. As a result, it is expected that the Fund will perform according to expectations in a broad variety of market conditions. However, there may be certain market conditions where the income paid to Investors or repayment of the principal amount by Borrowers may be impacted, including as a result of:

- changes to the base interest rate in Australia, resulting in an increase or decrease to the income payable to investors;
- specific development, investment, corporate or external risks, resulting in the Fund having less income to pay to investors;
- decline in property prices, resulting in property investments being worth significantly less or developments being delayed or not proceeding;
- economic recession, resulting in a decrease in the Fund's finances, as well as its Borrower's finances. In extreme circumstances, this may also have an impact on the ability of the Borrower to support a First Loss Guarantee; and
- adverse economic environments, such as a significant decline in property values or a rise in unemployment.

To the extent the above scenarios severely negatively impact the Fund, the Investment Manager and Responsible Entity will determine the best course of action to protect the return of capital to investors by the end of their investment term. These scenarios will also likely reduce investment opportunities for the Fund and may result in the Investment Manager and Responsible Entity temporarily reducing or restricting applications for new Units in the Fund.

Interest rate risk

The Fund is exposed to cash flow interest rate risk on financial instruments with variable interest rates. Financial instruments with fixed rates expose the Fund to fair value interest rate risk.

The Fund's cash and cash equivalents expose it to a risk of change in the fair value or future cash flows due to changes in interest rates. The table below summarises the Fund's exposure to interest rate risk.

The Funds interest bearing financial assets expose it to risks associated with the effects of fluctuations in the prevailing levels of market interest rates on its financial position and cash flows. The risk is measured using sensitivity analysis.

Notes to the Financial Statements
4. Financial risk management objectives and policies (continued)
(a) Market risk (continued)

Interest rate risk arises from the possibility that changes in interest rates will affect future cash flows or the fair value of financial instruments. The Fund's exposure to interest rate risk is set out in the following table:

	Floating interest rate	Fixed interest rate	Non- interest bearing	Total
	\$	\$	\$	\$
30 June 2025				
Assets				
Cash and cash equivalents	2,096,346	-	-	2,096,346
Trade and other receivables	-	-	50,465	50,465
Financial assets	10,620,000	4,320,000	-	14,940,000
Total assets	12,716,346	4,320,000	50,465	17,086,811
Liabilities				
Trade and other payables	-	-	17,709	17,709
Distributions payable	-	-	109,681	109,681
Net assets attributable to unitholders	-	-	16,959,421	16,959,421
Total liabilities	-	-	17,086,811	17,086,811
Net exposure	12,716,346	4,320,000	(17,036,346)	-

Notes to the Financial Statements
4. Financial risk management objectives and policies (continued)
(a) Market risk (continued)

	Floating interest rate \$	Fixed interest rate \$	Non- interest bearing \$	Total \$
30 June 2024				
Assets				
Cash and cash equivalents	5,014,950	-	-	5,014,950
Trade and other receivables	-	-	6,166	6,166
Financial assets	9,046,509	-	-	9,046,509
Total assets	14,061,459	-	6,166	14,067,625
Liabilities				
Trade and other payables	-	-	11,774	11,774
Distributions payable	-	-	86,111	86,111
Net assets attributable to unitholders	-	-	13,969,740	13,969,740
Total liabilities	-	-	14,067,625	14,067,625
Net exposure	14,061,459	-	(14,061,459)	-

The following table demonstrates the sensitivity of the Fund's net assets attributable to unitholders and operating profit to a reasonable change in interest rates, with all other variables constant. However, actual movements in the risk variables may be greater or less than anticipated due to a number of factors, including unusually large market movements resulting from changes in the performance of and/or correlation between the performances of the economies, markets and securities in which the Fund invests. As a result, historic variations in risk variables should not be used to predict future variations in the risk variables.

	Change in basis points increase/(decrease)	Effect on operating profit and net assets attributable to unitholders (\$)
Year ended 30 June 2025		
Market interest rate	100 (100)	89,432 (89,432)
Year ended 30 June 2024		
Market interest rate	100 (100)	101,415 (101,415)

Notes to the Financial Statements
4. Financial risk management objectives and policies (continued)
(b) Liquidity risk

Liquidity risk is the risk that loans are not actively traded and therefore may not be readily convertible to cash without some loss of capital to the Fund. While it is intended that the Fund will operate as a Liquid fund, the Fund may become illiquid due to market developments.

The Responsible Entity of the Fund has determined that the Fund is not currently liquid. The Responsible Entity intends to facilitate withdrawals by making Monthly Withdrawal Offers having regard to available liquidity in the Fund. An Investor who lodges a Withdrawal Request Form applying to withdraw some or all of their Units will be eligible to participate in the Monthly Withdrawal Offer that occurs after the expiry of 60 days from the date the Responsible Entity receives the Withdrawal Request Form and all subsequent Monthly Withdrawal Offers until the Units the subject of the Withdrawal Request Form have been redeemed.

The table below analyses the Fund's non-derivative financial liabilities into relevant maturity groupings based on the remaining period at balance sheet date to the contractual maturity date. The amounts in the table are the contractual undiscounted cash flows. Net assets attributable to unitholders is not considered a financial liability but has been included below as units are redeemed on maturity dates at the unitholder's option. However, the Responsible Entity does not envisage that the contractual maturity disclosed in the table below will be representative of the actual cash outflows, as holders of these instruments typically retain them for the medium to long term.

30 June 2025				
	< 1 month	1-6 months	6-12 months	> 12 months
Liabilities	\$	\$	\$	\$
Trade and other payables	-	17,069	-	-
Distributions payable	109,681	-	-	-
Net assets attributable to unitholders	-	-	16,959,421	-
Total liabilities	109,681	17,069	16,959,421	-

30 June 2024				
	< 1 month	1-6 months	6-12 months	> 12 months
Liabilities	\$	\$	\$	\$
Trade and other payables	-	11,136	-	-
Distributions payable	86,111	-	-	-
Net assets attributable to unitholders	6,026,316	5,558,314	1,485,110	900,000
Total liabilities	6,112,427	5,569,450	1,485,110	900,000

Notes to the Financial Statements

4. Financial risk management objectives and policies (continued)**(c) Credit risk**

The Fund is exposed to credit risk, which is the risk that a counterparty will be unable to pay amounts in full when they fall due, causing a financial loss to the Fund.

This is a risk that Borrowers may not be able to meet their obligations in full and not pay interest and repay principal or other financial obligations on time in accordance with the Loan agreement. The value of the loan might become impaired where underlying Loans are not repaid in full. This could result in a loss to an Investor of its capital invested in the Fund and may mean the Fund is unable to pay any income or make any distributions to the Investor. This risk is partly mitigated by the underlying Security Property, or, in specific cases, a First Loss Guarantee as set out in Note 8. However it is not possible to completely eliminate credit risk and Borrower default on a loan may be beyond our control. Equally, with loan to value ratios set at 70% and 80%, reductions in property values can have further effects on credit risks.

In accordance with the Fund's policy, the Investment Manager monitors the Fund's credit position on an ongoing basis.

Maximum exposure to credit risk

The maximum exposure to credit risk before any credit enhancements at the end of each reporting period is the carrying amount of the financial assets.

5. Interest income

The following table provides information about the interest income generated from different sources during the year ended 30 June 2025.

	Year ended 30 June 2025	Year ended 30 June 2024
	\$	\$
Loan interest	1,245,096	1,193,265
Bank interest	146,801	84,619
Total for the year	1,391,897	1,277,884

6. Management fees

Management fees are the fees payable under the Fund's Constitution to the Responsible Entity for the management of the Fund.

In accordance with the Fund's PDS, the Responsible Entity is entitled to a fee of 0.95% per annum of the Fund's Net Assets Value (before fees), which includes the fees payable to the Responsible Entity and the Investment Manager.

The following fees were incurred by the Fund during the year ended 30 June 2025:

- Total management fees for the year ended 30 June 2025: \$152,927 (30 June 2024: \$131,953).
- Management fees payable as at 30 June 2025: \$16,838 (30 June 2024: \$6,187).

Oreana Real Income Fund

Notes to the Financial Statements

7. Cash and cash equivalents

- (a) Cash and cash equivalents include cash at bank. Cash at the end of the year as shown in the Statement of Cash Flows is reconciled to the related items in the Statement of Financial Position as follows:

	30 June 2025	30 June 2024
	\$	\$
Cash at bank	2,096,345	5,014,950

- (b) Reconciliation of Net gain attributable to unitholders before finance costs for the year to net cash flows provided by (used in) operating activities:

	Year ended 30 June 2025	Year ended 30 June 2024
	\$	\$
Net gain attributable to unitholders before finance costs	1,297,621	1,148,200
Adjustment for WHT paid	(20,349)	(56,454)
Adjustment for capitalised interest	(37,275)	-
Loan investments acquired	(8,759,168)	(4,630,000)
Receipt from loan repayments	2,902,951	6,060,754
Change in assets and liabilities:		
Net changes in receivables	(44,299)	98,987
Net changes in payables	8,516	(60,504)
Net cash (used in)/provided by operating activities	(4,652,003)	2,617,437

8. Financial assets

	30 June 2025	30 June 2024
	\$	\$
Non-current	4,320,000	3,920,000
Current	10,620,000	5,126,509
Balance as at end of the year	14,940,000	9,046,509

The financial assets of the Fund are from a diversified portfolio of loans secured by appropriate security property determined by the Investment Manager in its discretion based on the risk profile of the borrower.

Oreana Real Income Fund

Notes to the Financial Statements

8. Financial assets (continued)

All loans are secured by either:

- (a) a first ranking registered mortgage over real property and in certain circumstances, a First Loss Guarantee; or
- (b) a second ranking unregistered mortgage over real property and a First Loss Guarantee, as determined by the Investment Manager.

Loan	Principal	Mortgage Rank
Eaststone Developments Pty Ltd	\$3,920,000	First
Tarneit Grand Central Developments Pty Ltd	\$2,400,000	First
Actavia Property Developments Pty Ltd	\$900,000	First
Atherstone Developments Pty Ltd	\$4,320,000	First
96 Happy Valley Pty Ltd	\$600,000	First
Oreana Officers Pty Discretionary Trust	\$2,800,000	Second

9. Trade and other payables

The following table details the other liabilities by the Fund during the year.

	30 June 2025	30 June 2024
	\$	\$
Trade creditors	2,245	4,674
Tax payable/(Receivable)	(2,014)	275
Management fee payable	16,838	6,187
Interest income in advance	639	639
Balance as at end of the year	17,708	11,775

10. Net assets attributable to unitholders - liability

Movements in the number of units and net assets attributable to unitholders during the year were as follows:

Year ended 30 June 2025	No. of Units	\$
Opening balance	13,969,740	13,969,740
Redemption of units by unitholders	(5,260,740)	(5,260,740)
Applications for units	8,250,421	8,250,421
Net gain attributable to unitholders	-	1,297,621
Distributions paid	-	(1,297,621)
Balance as at 30 June 2025	16,959,421	16,959,421

10. Net assets attributable to unitholders - liability (continued)

Year ended 30 June 2024	No. of Units	\$
Opening balance	16,489,887	16,489,887
Applications for units	6,254,049	6,254,049
Redemption of units by unitholders	(8,774,195)	(8,774,195)
Net gain attributable to unitholders	-	1,148,200
Distributions paid	-	(1,148,200)
Balance as at 30 June 2024	13,969,740	13,969,740

The following table shows the net assets attributable to unitholders by class:

	30 June 2025		30 June 2024	
	No. of Units	Amount (\$)	No. of Units	Fair value (\$)
Class A	-	-	3,514,491	3,514,491
Class B	-	-	7,229,249	7,229,249
Class C	-	-	1,999,000	1,999,000
Class D	-	-	1,227,000	1,227,000
A1 Unit	16,959,421	16,959,421	-	-
Total	16,959,421	16,959,421	13,969,740	13,969,740

11. Capital management

The Fund's objectives for managing capital are:

- to invest the capital in investments meeting the description, risk exposure and expected return indicated in the Fund's PDS;
- to achieve consistent returns while safeguarding capital by investing in secured loans;
- to maintain sufficient liquidity to meet the investment terms of Unit Classes and the ongoing expenses of the Fund; and
- to maintain sufficient size to make the operation of the Fund cost-efficient.

As a result of the ability to issue, redeem and transfer units, the capital of the Fund can vary depending on the demand for redemptions and subscriptions to the Fund as stated in the Fund's PDS.

At the beginning of the year, there was 4 classes of Units in the Fund:

- Class A Ordinary Units
- Class B Ordinary Units
- Class C Ordinary Units
- Class D Ordinary Units

As at 1 October 2024, these have been collapsed into one single class called 'A1 Unit'

Notes to the Financial Statements**12. Related party transactions**

Transactions with related parties have taken place at arm's length and in the ordinary course of business.

(a) Transactions with the Responsible Entity and its associated entities

The key management personnel of the Responsible Entity for the year ended 30 June 2025 are:

Name	Title
Frank Tearle	Executive Director and Company Secretary
Sarah Wiesener	Executive Director and Company Secretary
Michael Sutherland	Executive Director

No fees or remuneration were paid directly to the key management personnel of the Responsible Entity and Former Responsible Entity from the Fund during the year ended 30 June 2025.

(b) Transactions with the Investment Manager and its associated entities

The key management personnel of the Investment Manager for the year ended 30 June 2025 are:

Name	Title
Luke Moore	Chief Executive Officer
Daniel Huxley	Head of Distribution
Ben Canagasabay	Chief Operating Officer
Jacob Rumball	Managing Director

No fees or remuneration were paid directly to the key management personnel of the Investment Manager from the Fund during the year ended 30 June 2025.

Management fees

In accordance with the Fund's PDS, the Responsible Entity is entitled to a fee of 0.95% per annum of the Fund's Net Assets Value (before fees), which includes the fees payable to the Responsible Entity and the Investment Manager.

All other fees paid to the third parties providing services to the Fund, such as custody, fund administration, registry and audit services, and all ordinary costs are paid out of the management fee.

The following management fees were incurred, paid or payable out of the Fund's assets to the Responsible Entity and Former Responsible Entity:

- Total management fees to Responsible Entity for the year ended 30 June 2025 amounted to \$152,927 (30 June 2024: \$131,953)
- Management fees payable as at 30 June 2025 is \$16,838 (30 June 2024: \$6,187).

Other fees paid to related parties

OMIFL is entitled to receive a fee for acting as the responsible entity and custodian for the Fund. Responsible entity and custody fees of \$79,171 were paid for the year ended 30 June 2025 (30 June 2024: \$84,080) and \$4,660 was payable as at the end of the year (30 June 2024: \$7,007).

The Responsible Entity has appointed third party service providers to the Fund, some of whom are related parties of the Responsible Entity. The following entities, which are related parties of the Responsible Entity, have provided services to the Fund during the year ended 30 June 2025:

12. Related party transactions (continued)

(b) Transactions with the Investment Manager and its associated entities (continued)

One Registry Services Pty Ltd, an entity associated with the Responsible Entity, provided registry services to the Fund for the year ended 30 June 2025. Registry fees of \$38,034 were paid for the year ended 30 June 2025 (30 June 2024: \$51,403), none of which was payable at the end of the year (30 June 2024: \$nil).

Unity Fund Services Pty Ltd, an entity affiliated with the Responsible Entity and its wholly owned subsidiary Unity Tax Services Pty Ltd, provided fund administration and taxation services to the Fund for the year ended 30 June 2025. Fund administration fees of \$45,093 were paid for the year ended 30 June 2025 (30 June 2024: \$45,997), and \$3,649 was payable as of the end of the year (30 June 2024: \$3,517).

None of the above has received any remuneration directly from the Fund in relation to these services and they are remunerated out of the Management Fee. To the extent there is a shortfall to these expenses, they will be paid by the Investment Manager.

Financial assets - loans

The Investment Manager sources potential borrowers from an extensive network of property groups (including related parties and associates of the Investment Manager) to meet the objectives of the Fund.

There were loans advanced to borrowers that are related parties and associates of the Investment Manager during the year ended 30 June 2025, of which the remaining balance as at year end was \$14,940,000 (30 June 2024: \$9,046,509). These loans were for site and property investments in Australia and secured with first and second ranking registered mortgages over real property.

13. Auditors' remuneration

During the year, the following fees were paid or payable for services provided by the auditors of the Fund. These will be paid out of the management fee and will not be recharged to the Fund.

	30 June 2025	30 June 2024
	\$	\$
Audit and review services - ESV Business Advice and Accounting	29,900	19,468
Compliance plan audit - Ernst & Young	5,225	5,225
Total	35,125	24,693

14. Commitments and contingencies

There were no commitments or contingencies at 30 June 2025 (30 June 2024: nil).

15. Subsequent events

On 25 July 2025, Tarneit loan of \$2,400,000 was repaid in full and on 28 July 2025 Oreana Officer loan of \$2,800,000 was repaid in full. The number of loans remaining on the Balance Sheet is now 4.

No other significant events have occurred since the end of the reporting year which would impact on the financial position of the Fund disclosed in the Statement of Financial Position as at 30 June 2025 or on the results and cash flows of the Fund for the year ended on that date.

Directors Declaration

In the opinion of the directors of the Responsible Entity:

- (a) In the directors' opinion, there are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable;
- (b) in the directors' opinion, the attached financial statements are in compliance with International Financial Reporting Standards, as stated in Note 3(a) to the financial statements; and
- (c) in the directors' opinion, the attached financial statements and notes thereto are in accordance with the Corporations Act 2001, including compliance with Australian Accounting Standards and giving a true and fair value of the financial position and performance of the Fund.

Signed in accordance with a resolution of the directors of the Responsible Entity made pursuant to Section 303(5) of the Corporations Act 2001.

On behalf of the directors of the Responsible Entity, One Managed Investment Funds Limited.



Frank Tearle

Director

23 September 2025

INDEPENDENT AUDIT REPORT TO THE UNITHOLDERS OF OREANA REAL INCOME FUND**Opinion**

We have audited the financial report, being a general purpose financial report of Oreana Real Income Fund (the 'Fund'), which comprises the statement of financial position as at 30 June 2025, the statement of profit or loss and other comprehensive income, statement of changes in net assets attributable to unit holders and cash flow statement for the year then ended, and notes to the financial statements, including a summary of material accounting policies, and the directors' declaration.

In our opinion:

- a) the financial report of Oreana Real Income Fund is in accordance with the *Corporations Act 2001*, including:
 - i) giving a true and fair view of the financial position of the Fund for the period ended 30 June 2025 and of its performance for the year ended on that date; and
 - ii) complying with Australian Accounting Standards and the *Corporations Regulations 2001*.
- b) the financial report also complies with *International Financial Reporting Standards* as disclosed in Note 3.

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 Fund 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 our audit of the financial report 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.

Other Information

The directors of the responsible entity are responsible for the other information. The other information comprises the Directors' Report for the year ended 30 June 2025 but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report 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.

INDEPENDENT AUDIT REPORT TO THE UNITHOLDERS OF OREANA REAL INCOME FUND

Responsibilities of the directors of the Responsible Entity for the financial report

The directors of the responsible entity are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to wind-up the Fund 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 report as a whole is 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 this financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at: http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf This description forms part of our auditor's report.

Dated at Sydney on the 23rd September 2025

ESV Business advice and accounting



Dongyan Yu
Client Director