

Euree A-REIT Securities Fund

ARSN 669 664 500

Annual report for the financial year ended 30 June 2026

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Directors' Report

The directors of One Managed Investment Funds Limited (ABN 47 117 400 987) ("OMIFL" or the "Responsible Entity"), the Responsible Entity of Euree A-REIT Securities Fund (the "Fund"), submit their report together with the financial statements for the Fund for the year ended 30 June 2026.

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 2000.

Directors

The names of the directors and company secretaries of the Responsible Entity, during the period and up to the date of this report are:

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

Investment Manager

The Investment Manager of the Fund is Euree Asset Management Pty Ltd (ABN 40 665 390 241).

The principal place of business of the Investment Manager is Level 14, suite 1401, 56 Pitt street, Sydney 2000.

Principal Activities

The Fund is a registered managed investment scheme, under the Corporations Act and is structured as a unit trust. The Fund was constituted on 12 July 2023, registered on 24 July 2023 and commenced operations on 14 August 2023.

The principal activity of the Fund during the year was to invest in accordance with the provisions of the Fund's Constitution and its most recent offer document dated 11 August 2023 and the supplementary information memorandum dated 11 August 2023.

The Fund's investment objective is to invest in a diversified portfolio of ASX listed property securities to outperform the S&P 300 A-REIT Accumulation Index by 1.5% p.a. (after fees) over rolling 3-year periods.

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 period ended 30 June 2026 was \$19,933 (2025: \$540,431).

Distributions

In respect of the financial period ended 30 June 2026, a distribution of \$249,370 (2025: \$586,864) was declared and \$7,893 (2025: \$489,670) payable to unitholders as at 30 June 2026.

Directors' Report (continued)

Review of Operations (continued)

Value of Assets and Units Issued

The total value of the Fund's assets at 30 June 2026 was \$1,656,282 (2025: \$5,121,663). The total number of units on issue as at 30 June 2026 was 1,578,680 (2025: 4,181,405).

Significant Changes in State of Affairs

There were no material changes in the state of affairs in the Fund during the financial period ended 30 June 2026.

Subsequent Events

Subsequent to the end of the Financial Year ended 30 June 2026, the Responsible Entity was advised that 100% of the shares in Euree Asset Management Pty Ltd (the Investment Management Company) would be transferred to new owners and a new investment management team appointed.

The Responsible Entity is still assessing the impact of this change, if any.

Likely Developments and Expected Results of Operations

The Fund will continue to be managed in accordance with the Constitution and investment objectives as detailed in its most recent Product Disclosure Statement dated 11 August 2023.

Fees Paid and Interests Held in the Fund by the Responsible Entity and its Associates

Fees paid to the Responsible Entity and its associates out of Fund property during the year are disclosed in Note 7 to the financial statements.

No fees were paid out of Fund property to the directors of the Responsible Entity during the year.

The number of interests in the Fund held by the Responsible Entity or its associates as at the end of the financial year are disclosed in Note 10 to the financial statements.

Interests in the Fund

The movement in units on issue in the Fund during the year is disclosed in Note 6 to the financial statements.

The value of the Fund's assets and liabilities is disclosed in the statement of financial position and derived using the basis set out in Note 5 to the financial statements.

Indemnification and Insurance of Directors, Officers and Auditors

During or since the financial period, 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, an insurance premium in respect of a contract insuring against a liability incurred by an officer of the Responsible Entity or auditor of the Fund.

Environmental Regulation

The operations of the Fund are not subject to any particular or significant environmental regulations under Commonwealth, State or Territory law.

Rounding of amounts to the nearest thousand dollars

Amounts in the Directors' Report have been rounded to the nearest dollar in accordance with *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2026/183*, unless otherwise indicated.

Directors' Report (continued)

Review of Operations (continued)

Auditor

Ernst & Young was appointed as auditor of the fund in accordance with section 327 of the *Corporations Act 2001*.

Auditors Independence Declaration

A copy of the auditors independence declaration as required under section 307C of the Corporations Act 2001 is set out on page 5.

On behalf of the directors of the responsible entity, One Managed Investment Funds Limited.



Frank Tearle
Executive Director
18 September 2026



**Shape the future
with confidence**

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Auditor's independence declaration to the directors of One Managed Investment Funds Limited as Responsible Entity for Euree A-REIT Securities Fund

As lead auditor for the audit of the financial report of Euree A-REIT Securities Fund for the financial year ended 30 June 2026, I declare to the best of my knowledge and belief, there have been:

- a. No contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit;
- b. No contraventions of any applicable code of professional conduct in relation to the audit; and
- c. No non-audit services provided that contravene any applicable code of professional conduct in relation to the audit.

Ernst & Young

Rohit Khanna
Partner
18 September 2026

Directors' Declaration

In the opinion of the directors of the Responsible Entity:

- (a) the financial statements and notes set out on pages 7 to 25 are in accordance with the *Corporations Act 2001*, including:
 - (i) complying with Australian Accounting Standards, the *Corporations Regulations 2001* and other mandatory professional reporting requirements; and
 - (ii) giving a true and fair view of the Fund's financial position as at 30 June 2026 and of its performance for the financial period for the year ended 30 June 2026.
- (b) There are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable.
- (c) Note 3 confirms that the financial statements also comply with the International Financial Reporting Standards as issued by the International Accounting Standards Board.

This declaration is made in accordance with a resolution of the directors of One Managed Investment Funds Limited through a delegated authority given by One Managed Investment Funds Limited's Board.



Frank Tearle
Executive Director
18 September 2026

Statement of profit or loss and other comprehensive income for the year ended 30 June 2026

	Note	Year ended 30 June 2026 \$	Year ended 30 June 2025 \$
Income			
Net (losses)/gains on financial assets at fair value through profit or loss		(28,026)	385,264
Dividend income		73,608	200,493
Interest income		798	728
Other Income		14	-
Total income		46,394	586,485
Expenses			
Management fees	7	22,747	46,043
General fund expense		1,473	-
Legal fee expense		2,240	-
Other expenses		-	11
Trade commissions and broker fees		1	-
Total expenses		26,461	46,054
Profit for the period		19,933	540,431
Comprehensive income			
Other comprehensive income for the period		-	-
Total comprehensive income		19,933	540,431

The above Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the accompanying notes.

Statement of financial position as at 30 June 2026

	Note	As at 30 June 2026 \$	As at 30 June 2025 \$
Assets			
Cash and cash equivalents	8(i)	103,595	167,645
Financial assets held at fair value through profit or loss	5	1,507,145	4,893,460
GST receivable		352	1,094
Dividends receivable		22,886	59,422
Interest receivable		21	42
Other receivables		22,283	-
Total assets		1,656,282	5,121,663
Liabilities			
Management fees payable	7	2,282	3,617
Due to broker		92,582	-
Commission payable		7	-
Distribution payable		7,893	489,670
Total liabilities		102,764	493,287
Net assets attributable to unitholders - equity	6	1,553,518	4,628,376

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

Statement of changes in equity for the year ended 30 June 2026

	Year ended 30 June 2026	Year ended 30 June 2025
	\$	\$
Total equity opening balance	4,628,376	5,246,946
Profit for the period	19,933	540,431
Total comprehensive income for the period	19,933	540,431
Transactions with unit holders		
Applications	10,000	761,274
Redemptions	(2,885,946)	(1,341,177)
Units issued upon reinvestment of distributions	30,525	7,766
Distributions paid and payable	(249,370)	(586,864)
Transactions with owners in their capacity as equity holders	(3,094,791)	(1,159,001)
Total equity at the end of the financial period	1,553,518	4,628,376

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

Statement of cash flows for the year ended 30 June 2026

	Note	Year ended 30 June 2026	Year ended 30 June 2025
		\$	\$
Cash flows from operating activities			
Net gains on financial instruments at fair value through profit or loss		3,450,891	775,238
Management fees paid		(24,082)	(46,270)
Dividends received		110,144	200,252
GST received		742	98
General fund expense		(3,713)	
Other Receivable		(22,283)	
Net cash used in operating activities	8(ii)	3,511,699	929,318
Cash flows from financing activities			
Payments for redemptions by unitholders		(2,885,946)	(1,341,177)
Distributions paid to unitholders		(700,622)	(310,890)
Interest received		819	697
Proceeds from unitholders applications		10,000	786,274
Net cash provided by financing activities		(3,575,749)	(865,096)
Net (decrease)/increase in cash and cash equivalents		(64,050)	64,222
Cash and cash equivalents at the beginning of the year		167,645	103,423
Cash and cash equivalents at the end of the year	8(i)	103,595	167,645

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

1. General information

The Fund is registered as a managed investment scheme. The trustee of the Fund is One Managed Investment Funds Limited ("OMIFL" or the "Responsible Entity"). The registered office and principal place of business of the Trustee is Level 16, Governor Macquarie Tower, 1 Farrer Place, Sydney, NSW 2000.

The Fund was constituted on 12 July 2023, registered on 24 July 2023 and commenced operations on 14 August 2023.

The financial statements were authorised for issue by the directors on the date the Director's Declaration was signed. The directors of the Responsible Entity have the power to amend and reissue the financial statements. The principal activity of the Fund is disclosed in the Directors' Report.

2. New or amended accounting standards and interpretations adopted

The Fund has adopted all of the new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period. Any new or amended Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.

The adoption of these Accounting Standards and Interpretations did not have any material impact on the financial performance or position of the Fund.

3. Material accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below.

(a) 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* in Australia. The Fund is a for-profit entity for the purpose of preparing the financial statements.

The financial statements are prepared on the basis of fair value measurement of assets and liabilities except where otherwise stated.

The statement of financial position is presented on a liquidity basis. Assets and liabilities are presented in decreasing order of liquidity and do not distinguish between current and non-current. All balances are expected to be recovered or settled within 12 months, except for investments in financial assets and liabilities and net assets attributable to unit holders.

The Fund manages financial assets at fair value through profit or loss based on the economic circumstances at any given point in time, as well as to meet any liquidity requirements. As such, it is expected that a portion of the portfolio will be realised within 12 months, however, an estimate of that amount cannot be determined as at reporting date.

In the case of net assets attributable to unit holders, the units are redeemable on demand at the unit holder's option. However, holders of these instruments typically retain them for the medium to long term. As such, the amount expected to be settled within 12 months cannot be reliably determined.

3. Material accounting policies (continued)

(i) Compliance with International Financial Reporting Standards (IFRS)

The financial statements of the Fund also comply with IFRS as issued by the International Accounting Standards Board (IASB).

(b) *Going concern basis*

The financial report has been prepared on a going concern basis.

(c) *Revenue and income recognition*

Revenue

Revenue is recognised and measured at the fair value of the consideration received or receivable to the extent that it is probable that the economic benefits will flow to the Fund and the revenue can be reliably measured. Changes in fair value of financial assets and liabilities are recognised in profit or loss in the period in which the changes occur.

Distributions

Distributions from investments are recognised when the right to receive the payment is established.

Dividends

Dividend income is recognised on the ex-dividend date.

Interest Income

Interest income is recognised as interest accrued using the effective interest method. This is a method of calculating the amortised cost of a financial asset and allocating the interest income over the relevant period using the effective interest rate, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the net carrying amount of the financial asset.

Other income

Other revenue is recognised when it is received or when the right to receive payment is established.

(d) *Expenses*

All expenses, including Responsible Entity and Investment Manager fees, are recognised in the Statement of Profit or Loss and Other Comprehensive Income on an accruals basis.

(e) *Cash and cash equivalents*

Cash and cash equivalents comprise cash at banks and cash balances held with financial institutions.

(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. Material accounting policies (continued)***(g) Distributions***

In accordance with the Product Disclosure Statement, the Fund intends to pay income distributions quarterly. An income distribution comprises the Investor's shares of any net income earned by the Fund and determined to be distributable by the Responsible Entity. Where a distribution is made, the entitlement to income in respect of the class for a distribution period is the entitlement of the class for the period divided by the number of units of the class on issue as at the relevant distribution date. Distributions will generally be paid within 20 Business Days after the end of the Distribution Period or when possible following the winding up of the Fund.

Distributable income includes capital gains arising from the disposal of investments. Unrealised gains or losses on investments that are recognised in the Statement of Profit or Loss and Other Comprehensive Income are not distributed until realised. Capital losses are not distributed to unitholders and are retained to be offset against future realised capital gains.

(h) Payables

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

(i) Due to/from broker

Amounts due to/from broker represent receivables for securities sold and payables for securities purchased that have been contracted for but not yet delivered by period end. Trades are recorded on trade date, and are normally settled within 1 to 2 business days for the listed investments and up to 3 weeks for the unlisted investments. A provision for impairment of amounts due from brokers is established when there is objective evidence that the Fund will not be able to collect all amounts due from the relevant broker. Indicators that the amount due from brokers is impaired include significant difficulties of the broker, and the probability that the broker will enter into bankruptcy or financial reorganisation and default in payments.

(j) Receivables

Receivables may include amounts for dividends, interest, and securities sold where settlement has not yet occurred. Dividends are accrued when the right to receive payment is established. Interest is accrued in accordance with the method outlined in note 3(c). Amounts are generally received within 30 days of being recorded as receivables.

(k) 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.

(l) Net assets attributable to unitholders

Units are redeemable at the unitholders' option, however, applications and redemptions may be suspended by the Trustee if it is in the best interests of the unitholders.

The units can be put back to the Fund at any time for cash based on the redemption price. The fair value of redeemable units is measured at the redemption amount that is payable (based on the redemption unit price) at the end of the reporting period if unitholders exercised their right to redeem units in the Fund.

3. Material accounting policies (continued)

(l) Net assets attributable to unitholders (continued)

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 attributable to the puttable financial instrument over the life are based substantially on the profit or loss.

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

Management has adhered to the Fund's unit pricing policy which sets out the basis upon which the units of the Fund have been valued, a copy of which is available upon request.

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.

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 investments are outlined in Note 4 of these financial statements.

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

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

- where the amount of GST is not recoverable from the taxation authority, 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.

4. Financial risk management

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

The Fund's overall risk management program focuses on ensuring compliance with the Fund's Information Memorandum and seeks to maximise the returns derived for the level of risk to which the Fund is exposed. Financial risk management is carried out by the Investment Manager.

4. Financial risk management (continued)

(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.

(i) Price risk

Price risk is the risk that the fair value of investments decreases as a result of changes in market prices (other than those arising from currency risk or interest rate risk), whether those changes are caused by factors specific to the individual stock or factors affecting all instruments in the market. Price risk is managed by monitoring compliance with established investment mandate limits. All securities present a risk of loss of capital. The maximum risk resulting from financial instruments is determined by the fair value of the financial instruments.

The Fund is exposed to equity securities and unlisted investment funds price risk. This arises from investments held by the Fund for which prices in the future are uncertain. Investments are classified in the Statement of Financial Position as at fair value through profit or loss. All securities investments present a risk of loss of capital. Except for equities sold short, the maximum risk resulting from financial instruments is determined by the fair value of the financial instruments. Possible losses from equities sold short can be unlimited.

(ii) Currency risk

Currency risk arises as the value of monetary securities denominated in other currencies will fluctuate due to changes in exchange rates.

The Fund has no financial assets and liabilities denominated in other currencies and held nearly all its financial instruments in Australian dollars. Exposure to foreign exchange risk is considered to be nil and no sensitivity analysis was performed.

(iii) Cash flow and fair value interest risk

The Fund is exposed to cash flow interest risk on financial instruments with variable interest rates. The Fund's interest bearing financial assets expose it to risks associated with the effects of fluctuations in the prevailing levels of market interest rates on its Statement of Financial Position and cash flows. The risk is measured using sensitivity analysis.

The only financial asset held by the Fund subject to interest rate risk is cash and cash equivalents. The Fund has direct exposure to interest rate changes on the valuation and cash flows of its interest bearing assets and liabilities. However, it may also be indirectly affected by the impact of interest rate changes on the earnings of certain companies in which the Fund invests and impact on the valuation of certain assets that use interest rates as input in their valuation model. Therefore, the sensitivity analysis may not fully indicate the total effect on the Fund's net assets attributable to unitholders of future movements in interest rates.

Interest rate risk is the risk that the value of a financial instrument will fluctuate due to changes in market interest rates.

There is no significant direct interest rate risk in the Fund as the Fund does not directly hold interest rate sensitive financial instruments. The interest rates on deposits at bank and on bank overdrafts are both referenced to RBA cash rate.

Euree A-REIT Securities Fund

Notes to the Financial Statements

4. Financial risk management (continued)

(a) Market risk (continued)

(iii) Cash flow and fair value interest risk (continued)

A sensitivity analysis was performed showing how the effect of a 25 basis point increase and a 25 basis point decrease in interest rates on cash and cash equivalents would have increased/decreased the impact on operating profit/net assets attributable to unitholders as at 30 June 2026.

The following table summarises the Fund's exposure to interest rate risks. It includes the Fund's assets and liabilities at fair value, categorised by the earlier of contractual repricing or maturity dates.

	Floating interest rate \$	Fixed interest rate \$	Non-interest bearing \$	Total \$
30 June 2026				
Financial Assets				
Cash and cash equivalents	103,595	-	-	103,595
Other assets	-	-	45,542	45,542
Financial assets at fair value through profit or loss	-	-	1,507,145	1,507,145
	103,595	-	1,552,687	1,656,282
Financial Liabilities				
Management fees payable	-	-	(2,282)	(2,282)
Distributions payable	-	-	(7,893)	(7,893)
Commission payable	-	-	(7)	(7)
Due to broker	-	-	(92,582)	(92,582)
	-	-	(102,764)	(102,764)
Net exposure	103,595	-	1,449,923	1,553,518

Euree A-REIT Securities Fund

Notes to the Financial Statements

4. Financial risk management (continued)

(a) Market risk (continued)

(iii) Cash flow and fair value interest risk (continued)

	Floating interest rate	Non- interest bearing	Total
	\$	\$	\$
30 June 2025			
Assets			
Cash and cash equivalents	167,645	-	167,645
Other assets	-	60,558	60,558
Financial assets at fair value through profit or loss	-	4,893,460	4,893,460
Total assets	167,645	4,954,018	5,121,663
Liabilities			
Management fees payable	-	(3,617)	(3,617)
Distributions payable	-	(489,670)	(489,670)
Total liabilities	-	(493,287)	(493,287)
Net exposure	167,645	4,460,731	4,628,376

(b) Summarised sensitivity analysis

The reasonably possible movements in the risk variables have been determined based on management's best estimate, having regard to a number of factors, including historical levels of changes in interest rates, foreign exchange rates and historical market volatility. However, actual movements in the risk variables may be greater or less than anticipated due to a number of factors, including unusually large market shocks resulting from changes in the performance of and/or correlation between the performance 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.

A sensitivity analysis was performed showing how the effect of a 10% increase and a 10% decrease in market prices would have increased/decreased the impact on operating profit/net assets attributable to unitholders as at 30 June 2026. A positive 10% sensitivity would have had an impact on the Fund's operating profit and net assets attributable to unit holders of \$1,553,518 (2025: \$4,628,376). A negative sensitivity would have an equal but opposite impact.

The following table summarises the sensitivity of the Fund's operating profit and net assets attributable to unitholders to price risk and interest rate risk:

	Change in basis points increase/(decrease)	Effect on operating profit and net assets attributable to unitholders (\$)
Year ended 2026		
AUD interest rate	100bps/(100bps)	1,306/(1,306)
Year ended 2025		
AUD interest rate	100bps/(100bps)	1,676/(1,676)

Euree A-REIT Securities Fund

Notes to the Financial Statements

4. Financial risk management (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.

The main concentration of credit risk to which the Fund is exposed arises from cash and cash equivalents. Credit risk is mitigated on the basis that the Fund only holds cash with major Australian banks.

An analysis of the Fund's cash and cash equivalents by counterparty is disclosed in the following table:

	Period ended 30 June 2026	Period ended 30 June 2025
	\$	\$
AA-	1,591	11,405
A+	102,004	156,240
	103,595	167,645

(d) Liquidity risk

Liquidity risk is the risk that the Fund may not be able to generate sufficient cash resources to settle its obligations in full as they fall due or can only do so on terms that are materially disadvantageous.

The risk that an investment made by the Fund may not be easily converted into cash with little or no loss of capital and minimum delay. This may cause a delay or freeze in processing withdrawal requests.

The Fund is exposed to daily cash redemptions of its units. Its policy is therefore to hold investments that are traded in an active market and can be readily disposed.

The Fund's listed securities are considered readily realisable, as they are listed on the Australian Securities Exchange.

In order to manage the Fund's overall liquidity, the Responsible Entity has the discretion to reject an application for units and to defer or adjust redemption of units if the exercise of such discretion is in the best interests of unitholders. The Fund did not reject or withhold any redemption during the year ended 30 June 2026.

The table below analyses the Fund's non-derivative financial liabilities into relevant maturity groupings based on the remaining period at the end of the reporting period. The amounts in the table are the contractual undiscounted cash flows.

	On Demand	Less than 1 month	6-12 months	1-2 years	Total
	\$	\$	\$	\$	\$
30 June 2026					
Management fees payable	-	2,282	-	-	2,282
Due to broker	-	92,582	-	-	92,582
Distributions payable	-	7,893	-	-	7,893
Commission payable	-	7	-	-	7
Net assets attributable to unitholders - equity	1,553,518	-	-	-	1,553,518
Total equity	1,553,518	102,764	-	-	1,656,282

4. Financial risk management (continued)

(d) Liquidity risk (continued)

	On Demand	Less than 1 month	6-12 months	1-2 years	Total
	\$	\$	\$	\$	\$
30 June 2025					
Management fees payable	-	3,617	-	-	3,617
Distributions payable	-	489,670	-	-	489,670
Net assets attributable to unitholders - equity	4,628,376	-	-	-	4,628,376
Total equity	4,628,376	493,287	-	-	5,121,663

5. Investments in financial instruments

Financial instruments carried at fair value are categorised under a three level hierarchy. Financial instruments are categorised based on the observable market inputs when estimating their fair value. If different levels of inputs are used to measure a financial instrument's fair value, the instrument's classification within the hierarchy is based on the lowest level of input that was significant to the fair value measurement. AASB 13 requires disclosure of fair value measurements by level of the following fair value measurement hierarchy:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1);
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or in directly (level 2); and
- Inputs for the asset or liability that are not based on observable market data (unobservable inputs) (level 3).

(i) Fair value in an active market (level 1)

The fair value of financial assets and liabilities traded in active markets is based on their quoted market prices at the end of the reporting period without any deduction for estimated future selling costs.

The quoted market price used for financial assets held by the Fund is the current bid price; the appropriate quoted market price for financial liabilities is the current asking price.

A financial instrument is regarded as quoted in an active market if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis.

An active market is a market in which transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.

Euree A-REIT Securities Fund**Notes to the Financial Statements****5. Investments in financial instruments (continued)*****Fair value measurement (continued)*****(ii) Fair value in an inactive or unquoted market (level 2 and level 3)**

The fair value of financial assets and liabilities that are not traded in an active market is determined using valuation techniques. These include the use of recent arm's length market transactions, reference to the current fair value of a substantially similar other instrument, discounted cash flow techniques, option pricing models or any other valuation technique that provides a reliable estimate of prices obtained in actual market transactions.

Investments in unlisted unit trusts are recorded at the redemption value per unit as reported by the investment managers of such funds. The Fund may make adjustments to the value based on considerations such as liquidity of the Investee Fund or its underlying investments, the value date of the net asset value provided, or any restrictions on redemptions and the basis of accounting.

Recognised fair value measurements

The following table presents the Fund's assets and liabilities measured and recognised at fair value as at 30 June 2026.

	30 June 2026			
	Level 1	Level 2	Level 3	Total
	\$	\$	\$	\$
Financial assets at fair value through profit and loss				
Investments in listed equities	1,507,145	-	-	1,507,145
Total	1,507,145	-	-	1,507,145

	30 June 2025			
	Level 1	Level 2	Level 3	Total
	\$	\$	\$	\$
Financial assets at fair value through profit and loss				
Investments in listed equities	4,893,460	-	-	4,893,460
Total	4,893,460	-	-	4,893,460

The Fund's policy is to recognise transfers into and transfers out of fair value hierarchy levels as at the end of the reporting period. There were no transfers between levels during the period ending 30 June 2026.

6. Net assets attributable to unitholders

Under AASB 132 *Financial instruments: Presentation*, puttable financial instruments meet the definition of a financial liability to be classified as equity where certain criteria are met. The Fund shall classify a financial instrument as an equity instrument from the date when the instrument has all the features and meets the conditions set out in Note 3(l). The Fund's units are classified as equity as they meet the definition of a financial instrument to be classified as equity.

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

	Year ended 30 June 2026		Year ended 30 June 2025	
	No. of Units	\$	No. of Units	\$
Opening balance	4,181,405	4,628,376	4,630,551	5,246,946
Applications for units by unitholders	39,274	10,000	656,580	761,274
Units issued upon reinvestment of distributions	-	30,525	-	7,766
Redemptions of units by unitholders	(2,642,000)	(2,885,946)	(1,105,726)	(1,341,177)
Distributions paid and payable to unitholders	-	(249,370)	-	(586,864)
Profit for the period		19,933	-	540,431
Closing balance	1,578,680	1,553,518	4,181,405	4,628,376

As stipulated within the Fund's Constitution, each unit represents a right to an individual share in the Fund and does not extend to a right in the underlying assets of the Fund.

There are no separate classes of units and each unit has the same rights attaching to it as all other units of the Fund.

7. Investment manager fees paid and payable

Investment management fees are the fees charged by the Investment Manager for managing the Fund investments. The Investment Manager charges 0.85% per annum (inclusive of GST and less any reduced input tax credits) of the net asset value of the Fund. The management fee is calculated daily and deducted from the assets of the Fund on the first day of each month. Indirect costs are deducted from the Fund's assets as and when incurred. The Investment Manager pays the expenses of the Fund (other than the extraordinary expenses) from the management fee. To the extent there is a shortfall to these expenses they will be paid by the Investment Manager. Extraordinary expenses are paid from the Fund assets as and when incurred.

For the financial year ended 30 June 2026, the management fees incurred by the Fund were \$22,747 (2025: \$46,043). The management fees payable at 30 June 2026 were \$2,282 (2025: \$3,617).

Euree A-REIT Securities Fund**Notes to the Financial Statements****8. Cash and cash equivalents**

- (i) Cash and cash equivalents include cash at banks and cash balances held with brokers. 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 2026	30 June 2025
	\$	\$
Cash at bank	103,595	167,645

- (ii) Reconciliation of profit/(loss) for the year to net cash flows used in operating activities:

	30 June 2026	30 June 2025
	\$	\$
Profit for the period	19,933	540,431
Net gains/(loss) on financial assets held at fair value through profit or loss	28,026	(385,264)
Net sale/(purchase) of financial assets designated at fair value through profit or loss	3,450,891	775,238
Interest expenses	(798)	(728)
Other expenses	(14)	11
Other Income	(22,282)	-
<i>Change in assets and liabilities</i>		
Decrease in receivables	37,278	(143)
Increase in other payables	(1,335)	(227)
Net cash used in operating activities	3,511,699	929,318

- (iii) Distribution of \$30,525 (2025: \$7,766) were paid to unitholders as reinvestments during the financial year to 30 June 2026.

Euree A-REIT Securities Fund

Notes to the Financial Statements

9. Auditor remuneration

	Year ended 30 June 2026	Year ended 30 June 2025
	\$	\$
Audit of the financial report	18,200	17,500
Audit of compliance plan	6,050	5,000
Total remuneration for audit and other assurance services	24,250	22,500
Total remuneration for audit and other assurance services	24,250	22,500

The auditor of the Fund is Ernst & Young. The auditor remuneration for the year ended 30 June 2026 will be paid out of the Management Fee and to the extent there is a shortfall to these expenses, they will be paid by the Investment Manager.

10. Related party transactions

(a) Responsible Entity

The Responsible Entity of Euree A-Reit Securities Fund is One Managed Investment Funds Limited (ABN 47 117 400 987).

The Responsible Entity has contracted services to Euree Asset Management Pty Ltd to act as Investment Manager for the Fund.

The Responsible Entity is entitled to receive a fee for acting as the responsible entity and custodian for the Fund. Responsible entity and custody fees of \$11,135 (2025: \$11,700) were incurred for the period ended 30 June 2026 and \$nil (2025 \$nil) was payable as at the end of the year.

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.

(b) Investment Manager

i) The Investment Manager of the Fund is Euree Asset Management Pty Ltd (ABN 40 665 390 241). Fees paid and payable to the Investment Manager have been disclosed in Note 7 of the financial statements.

ii) Key personnel holdings

Unitholder	Opening Units	% Holding	Closing Units
Larnpace Pty Ltd Sammut Family Trust	5,630.0507	.72	11,295.1780
Larnpace Pty Ltd Sammut Retirement Trust	132,719.6770	10.11	159,596.5091

10. Related party transactions (continued)***(c) Key management personnel***

The key management personnel of the Trustee are:

The names of the directors and company secretaries of the Trustee, during the financial year and up to the date of this report are:

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

(d) Other fees paid to related and affiliated parties

The Responsible Entity has appointed third party service providers to the Fund, some of whom are related or affiliated parties of the Responsible Entity. The following entities, which are related or affiliated parties of the Responsible Entity, have provided services to the Fund during the period ended 30 June 2026:

One Registry Services Pty Limited, an entity associated with the Responsible Entity, provided registry services to the Fund for the period ended 30 June 2026. Registry fees of \$11,413 (2025: \$11,439) were incurred for the period ended 30 June 2026, and \$nil (2025: \$nil) was payable as of the end of the year. ORS is entitled to retain the interest on any bank account operated by it as registry services provider.

Unity Fund Services Pty Ltd, an entity affiliated with the Responsible Entity, provided fund administration and taxation services to the Fund for the period ended 30 June 2026. Fund administration and taxation services fees of \$71,378 (2025: \$70,228) were incurred for the period ended 30 June 2026, and \$5,709 (2025: \$10,103) was payable as of the end of the year.

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.

Members of One Investment Group (OIG), comprising One Investment Group Pty Ltd and its subsidiaries and associates, hold and administer a large number of bank accounts in relation to their clients/funds. Where possible, OIG seeks to negotiate terms for the bank accounts relating to its clients/funds that may not ordinarily be available to those clients/funds on a standalone basis, including in particular the benefit of a higher interest rate than is ordinarily offered to other parties by a bank. Where such preferential terms are negotiated, OIG may also receive a fee or benefit (OIG Benefit) from the relevant bank. This OIG Benefit is not paid out of a bank account relating to a client/fund or from interest earned on such bank account and will not appear on any bank statement for such an account. Neither is it an asset of a client/fund.

Euree A-REIT Securities Fund

Notes to the Financial Statements

10. Related party transactions (continued)

(e) Investments

The fund is held by two unlisted investments issued by members of OIG:

	Fair value of Investment (\$)	Interest held %	Distributions paid (\$)	Distributions payable (\$)	Units issued during the year	Units redeemed during the year
As at 30 June 2026						
Euree Multi-Asset Balanced Fund ("EMABF")	\$781,181	50.28%	\$126,073	\$3,969	-	1,410,031.60
Euree Multi-Asset Growth Fund ("EMAGF")	\$559,937	36.04%	\$96,967	\$2,845	-	1,225,236.00
	Fair value of Investment (\$)	Interest held %	Distributions paid (\$)	Distributions payable (\$)	Units issued during the year	Units redeemed during the year
As at 30 June 2025						
Euree Multi-Asset Balanced Fund ("EMABF")	\$2,439,408	52.71%	\$310,467	\$258,084	335,315.00	652,257.00
Euree Multi-Asset Growth Fund ("EMAGF")	\$1,986,009	42.91%	\$251,314	\$210,115	263,234.00	447,682.00

11. Contingent assets and liabilities and commitments

There are no contingent assets and liabilities and commitments as at 30 June 2026.

12. Subsequent events

Subsequent to the end of the Financial Year ended 30 June 2026, the Responsible Entity was advised that 100% of the shares in Euree Asset Management Pty Ltd (the Investment Management Company) would be transferred to new owners and a new investment management team appointed.

The Responsible Entity is still assessing the impact of this change, if any.



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Independent auditor's report to the unitholders of Euree A-REIT Securities Fund

Opinion

We have audited the financial report of Euree A-REIT Securities Fund (the Fund) (the Fund), which comprises the statement of financial position as at 30 June 2026, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes to the financial statements, including material accounting policy information

In our opinion, the accompanying financial report of the Fund is in accordance with the *Corporations Act 2001*, including:

- a. Giving a true and fair view of the Fund's financial position as at 30 June 2026 and of its financial performance for the year ended on that date; and
- b. Complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

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.

Information other than the financial report and auditor's report thereon

The directors of One Managed Investment Funds Limited (Responsible Entity) are responsible for the other information. The other information is the Directors' Report accompanying the financial report.

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.

Responsibilities of the directors 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 of the Responsible Entity are responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate 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.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- ▶ Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- ▶ Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control.
- ▶ Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- ▶ Conclude on the appropriateness of the Fund's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.



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- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors of the Responsible Entity regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

A handwritten signature in black ink that reads 'Ernst & Young' in a cursive, stylized script.

Ernst & Young

A handwritten signature in black ink, appearing to read 'Rohit Khanna', written in a cursive style.

Rohit Khanna
Partner
Sydney
18 September 2026