

**Lodged by ASX Online**

30 January 2023

The Manager, Company Announcements Office  
ASX Limited  
Level 4, 20 Bridge Street  
Sydney NSW 2000

Dear Sir/Madam

**QUARTERLY ACTIVITY REPORT & APPENDIX 4C: QUARTERLY COMMITMENTS REPORT**

Yellow Brick Road Holdings Limited (**YBR** or the **Company**) attaches the Company's Quarterly Activity Report and Appendix 4C Report for the quarter ended 31 December 2022.

During the quarter ending 31 December 2022, the principal activity of the consolidated entity consisted of mortgage broking, aggregation and management services.

**EXECUTIVE SUMMARY**

Areas to highlight for the three months ended 31 December 2022 are as follows (with comparisons to last quarter):

- YBR's cash balances as at 31 December 2022 were \$6.2m, a reduction of \$1.9m from the prior quarter. The December quarter cashflows included a \$1.5m loan to Resi Wholesale Funding (RWF) joint venture, \$0.6m for system development costs and the repayment of \$237k for the CBA corporate debt facility.
- YBR's net cash (gross cash less gross drawn debt) as at 31 December 2022 was \$4.6m (Q1 FY2023: \$6.2m) with \$8.2m available in total funding (Q1 FY2023: \$10.1m). These balances exclude YBR's \$4.5m holdings of the Class G notes and additional \$1.5m loan to RWF.
- The net cash flow from operating activities was a surplus of \$0.7m (Q1 FY2023: \$1.4m deficit). Gross receipts were down by 2.2% from the prior quarter with broker commission payments down by 6.9% reflecting timing differences between the receipt of commissions from lenders and corresponding payment to brokers.
- Operating Outflows (excluding branch and broker share of revenue) were higher at \$7.6m (Q1 FY2023: \$6.9m). The increased operating outflows were impacted by marketing spend, increased staff costs and the settlement of a legacy litigation dispute.
- Underlying Loan Book size increased by 2.1% to \$60.7b (Q1 FY2023: \$59.5b).
- Residential and commercial loan settlements totalled \$4.9b in the December Quarter which was 8.8% lower than last quarter.

For details, please see the attached financial commentary and Appendix 4C.

Kind regards



**Andrew Symes**  
Company Secretary  
Yellow Brick Road Holdings Limited



**Stephen McKenzie**  
Group Executive and CFO  
Yellow Brick Road Holdings Limited

# Yellow Brick Road Group

## FINANCIAL COMMENTARY

### Summary

The reported net operating cash surplus for Q2 FY2023 was \$0.7m (Q1 FY2023: \$1.4m deficit).

As at 31 December 2022, the Company had \$6.2m in cash and cash equivalents and \$3.7m in borrowing facilities (\$1.7m drawn and \$2.0m undrawn). In addition, \$4.5m was held in Class G notes in RWF's securitised lending program and loans of \$1.5m were advanced to RWF joint venture.

### Operating Cash Receipts

Receipts from customers decreased to \$66.4m (Q1 FY2023: \$67.8m).

The surplus in receipts from customers, after branch and supplier pay away (Net Receipts) was \$8.3m (Q1 FY2023: \$5.5m).

### Operating Cash Outflows

Operating cash outflows, excluding branch and broker share of revenue, were \$7.6m (Q1 FY2023: \$6.9m).

### Listing Rule 4.7C.3

In item 6 of the attached Appendix 4C of the cashflow report for the quarter, payments to related parties of \$1,891,875 is comprised of:

- Golden Wealth Holdings Pty Ltd (GWH), a director related entity of Mark Bouris received contracted payments of \$309,375 (incl. GST).
- BBB Capital Pty Ltd, a director related entity of Adrian Bouris, received fees of \$82,500 (incl. GST) for the provision of corporate finance services on significant projects and initiatives.
- YBR has advanced a loan of \$1.5m to Resi Wholesale Funding Pty Ltd, a joint venture entity.

Key Cash Outcomes	Q2 FY2023	Chg. Vs Q1 FY2023
Gross Receipts	\$66.4m	-2.2%
Net Receipts	\$8.3m	50.3%
Other Op. O'flows	\$7.6m	-10.3%
Operating surplus	\$0.7m	151%
Cash and investments at call	\$6.2m	-22.9%

Key Operating Outcomes	Q2 FY2023	Chg. Vs Q1 FY2023
Settlements	\$4.9b	-8.8%
Underlying Mortgage Book	\$60.7b	2.1%

## Appendix 4C

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

Introduced 31/03/00 Amended 30/09/01, 24/10/05, 17/12/10, 01/09/16, 23/04/21

**Name of entity**

Yellow Brick Road Holdings Limited

**ABN**

44 119 436 083

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

31 Dec 2022

<b>Consolidated statement of cash flows</b>	<b>Current quarter \$A'000</b>	<b>Year to date (6 months) \$A'000</b>
<b>1. Cash flows from operating activities</b>		
1.1 Receipts from customers	66,385	134,230
1.2 Payments for		
(a) research and development	-	-
(b) product manufacturing and operating costs	(58,028)	(120,327)
(c) advertising and marketing	(1,321)	(2,466)
(d) leased assets	-	-
(e) staff costs	(3,181)	(6,022)
(f) administration and corporate costs	(3,066)	(5,919)
1.3 Dividends received	-	-
1.4 Interest received	18	40
1.5 Interest and other costs of finance paid	(104)	(219)
1.6 Income taxes paid	-	-
1.7 Government grants and tax incentives	-	-
1.8 Other (provide details if material)	-	-
<b>1.9 Net cash from / (used in) operating activities</b>	<b>703</b>	<b>(683)</b>

<b>Consolidated statement of cash flows</b>	<b>Current quarter \$A'000</b>	<b>Year to date (6 months) \$A'000</b>
<b>2. Cash flows from investing activities</b>		
2.1 Payments to acquire or for:		
(a) entities	-	-
(b) businesses	-	-
(c) property, plant and equipment	-	(36)
(d) investments	-	-
(e) intellectual property	(641)	(792)
(f) other non-current assets	-	-
2.2 Proceeds from disposal of:		
(a) entities		
(b) property, plant and equipment	-	-
(c) businesses	-	-
(d) investments (net of direct expenses)	-	-
(e) intellectual property	-	-
(f) other non-current assets	-	-
2.3 Cash flows for loans to other entities	(1,500)	(1,500)
2.4 Dividends received (see note 3)	-	-
2.5 Other (provide details if material)	-	-
<b>2.6 Net cash from / (used in) investing activities</b>	<b>(2,141)</b>	<b>(2,328)</b>

<b>3. Cash flows from financing activities</b>		
3.1 Proceeds from issues of equity securities (excluding convertible debt securities)	-	-
3.2 Proceeds from issue of convertible debt securities	-	-
3.3 Proceeds from exercise of options	-	-
3.4 Transaction costs related to issues of equity securities or convertible debt securities	-	-
3.5 Proceeds from borrowings	-	-
3.6 Repayment of borrowings and lease repayments	(419)	(833)

<b>Consolidated statement of cash flows</b>		<b>Current quarter \$A'000</b>	<b>Year to date (6 months) \$A'000</b>
3.7	Transaction costs related to loans and borrowings	-	-
3.8	Dividends paid	-	-
3.9	Other (provide details if material)	-	-
<b>3.10</b>	<b>Net cash from / (used in) financing activities</b>	<b>(419)</b>	<b>(833)</b>

<b>4.</b>	<b>Net increase / (decrease) in cash and cash equivalents for the period</b>		
4.1	Cash and cash equivalents at beginning of period	8,101	10,088
4.2	Net cash from / (used in) operating activities (item 1.9 above)	703	(683)
4.3	Net cash from / (used in) investing activities (item 2.6 above)	(2,141)	(2,328)
4.4	Net cash from / (used in) financing activities (item 3.10 above)	(419)	(833)
4.5	Effect of movement in exchange rates on cash held		
<b>4.6</b>	<b>Cash and cash equivalents at end of period</b>	<b>6,244</b>	<b>6,244</b>

<b>5.</b>	<b>Reconciliation of cash and cash equivalents</b>	<b>Current quarter \$A'000</b>	<b>Previous quarter \$A'000</b>
	at the end of the quarter (as shown in the consolidated statement of cash flows) to the related items in the accounts		
5.1	Bank balances	5,224	5,549
5.2	Call deposits	1,020	2,552
5.3	Bank overdrafts	-	-
5.4	Other (provide details)	-	-
<b>5.5</b>	<b>Cash and cash equivalents at end of quarter (should equal item 4.6 above)</b>	<b>6,244</b>	<b>8,101</b>

<b>6. Payments to related entities of the entity and their associates</b>	<b>Current quarter \$A'000</b>
6.1 Aggregate amount of payments to related parties and their associates included in item 1	392
6.2 Aggregate amount of payments to related parties and their associates included in item 2	1,500

*Note: if any amounts are shown in items 6.1 or 6.2, your quarterly activity report must include a description of, and an explanation for, such payments.*

- Golden Wealth Holdings Pty Ltd (GWH), a director related entity of Mark Bouris received contracted payment of \$309,375 (incl. GST).
- BBB Capital Pty Ltd, a director related entity of Adrian Bouris, received fees of \$82,500 (incl. GST) for the provision of corporate finance services on significant projects and initiatives.
- YBR has advanced a loan of \$1.5m to Resi Wholesale Funding Pty Ltd, a joint venture entity.

<b>7. Financing facilities</b>	<b>Total facility amount at quarter end \$A'000</b>	<b>Amount drawn at quarter end \$A'000</b>
7.1 Loan facilities	3,663	1,663
7.2 Credit standby arrangements	-	-
7.3 Other (please specify)	-	-
<b>7.4 Total financing facilities</b>	<b>3,663</b>	<b>1,663</b>

<b>7.5 Unused financing facilities available at quarter end</b>	<b>2,000</b>
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7.6 Include in the box below a description of each facility above, including the lender, interest rate, maturity date and whether it is secured or unsecured. If any additional financing facilities have been entered into or are proposed to be entered into after quarter end, include a note providing details of those facilities as well.

For the majority of the quarter, the Company was charged 4% p.a. fixed rate on the finance facility limit plus a variable rate of 3.11% p.a.

<b>8. Estimated cash available for future operating activities</b>	<b>\$A'000</b>
8.1 Net cash from / (used in) operating activities (item 1.9)	703
8.2 Cash and cash equivalents at quarter end (item 4.6)	6,244
8.3 Unused finance facilities available at quarter end (item 7.5)	2,000
8.4 Total available funding (item 8.2 + item 8.3)	8,244
8.5 <b>Estimated quarters of funding available (item 8.4 divided by item 8.1)</b>	N/A
<i>Note: if the entity has reported positive net operating cash flows in item 1.9, answer item 8.5 as "N/A". Otherwise, a figure for the estimated quarters of funding available must be included in item 8.5.</i>	
8.6 If item 8.5 is less than 2 quarters, please provide answers to the following questions:	
8.6.1 Does the entity expect that it will continue to have the current level of net operating cash flows for the time being and, if not, why not?	
Answer: N/A	
8.6.2 Has the entity taken any steps, or does it propose to take any steps, to raise further cash to fund its operations and, if so, what are those steps and how likely does it believe that they will be successful?	
Answer: N/A	
8.6.3 Does the entity expect to be able to continue its operations and to meet its business objectives and, if so, on what basis?	
Answer: N/A	
<i>Note: where item 8.5 is less than 2 quarters, all of questions 8.6.1, 8.6.2 and 8.6.3 above must be answered.</i>	



**Compliance statement**

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



Sign here: .....  
(Company secretary)

Date: 30 January 2023.

Print name: Andrew Symes

**Notes**

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