

27 July 2023

The Manager
Market Announcements Office
Australian Securities Exchange
Level 5, 20 Bridge Street
SYDNEY NSW 2000
By electronic lodgement

UNSECURED LINE OF CREDIT TO THE COMPANY BY DIRECTOR RELATED ENTITY

BIR Financial Limited (ASX:BIR) (**BIR** or **Company**) is pleased to advise that Amram Corp Pty Ltd (**Lender**), an entity associate with Mr Jody Elliss a director of the Company, has agreed terms for an unsecured line of credit of up to \$2,000,000 to BIR.

The funds will be used to repay existing lines of credit and other limited operating expenses as outlined below.

The key terms of the line of credit agreed between the Lender and the independent directors of the Company are:

1. The line of credit is unsecured.
2. The Company may only use the funds for operational costs and running expenses of the Company.
3. The Company may not use the funds for Third Party or external Entity requesting payment of a debt including any costs, payments, fines, penalties or legal costs created by a Judicial, Quasi-Judicial, Regulatory or Government Organisation.
4. The line of credit has a maturity date of 27 July 2024.
5. Interest at 12% per annum paid on maturity.
6. The funds will be drawn down by the Company as and when required.
7. Upon receipt of a draw down notice, the Lender must pay the amount set out in the draw down notice to the Company within 5 business days.
8. BIR may elect to repay the Outstanding Sum in cash or, subject to obtaining prior shareholder approval, by the issue of shares. If BIR elects to repay the Outstanding Sum by the issue of shares, the number of shares is to be calculated by dividing the Outstanding Sum by \$0.075.

Authorised for release by the board of BIR Financial Limited



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Greg Starr
Company Secretary
BIR Financial Limited