

Dear Shareholder

FINEXIA FINANCIAL GROUP LTD – PRO-RATA NON-RENOUNCEABLE ENTITLEMENT ISSUE

As announced on 12 October 2022, Finexia Financial Group Limited (ACN 106 760 418) (**Finexia**) is undertaking a pro-rata non-renounceable entitlement issue of one (1) Share for every two (2) Shares held by those Shareholders registered at 3 January 2023 at an issue price of \$0.30 per Share to raise up to \$4,863,213 (**Offer**).

The Company lodged a prospectus for the Offer (**Prospectus**) with ASIC on 23 December 2022.

The Company intends to utilise the funds raised from the Offer (less expenses) to acquire that part of the Finexia Direct Accommodation Income Fund (**Stayco**) which it does not already have an investment in, from the existing Stayco investors and to acquire a portfolio of high-quality accommodation assets located in the tourist hotspots of Broadbeach and Surfers Paradise in South-East Queensland's Gold Coast from the vendor, Mr Paul Picone.

For further specifics of the use of funds please refer to section 3 of the Prospectus.

Following completion of the Offer, assuming any shortfall is subsequently placed, and the Full Subscription is raised, the Company will have issued approximately 16,210,748 Shares resulting in total Shares on issue of 48,632,243.

Ineligible shareholders

A Shareholder as at 3 January 2023 who has a registered address outside Australia, New Zealand, Singapore, Hong Kong or Malaysia (**Ineligible Shareholder**), will not be eligible to participate in the Offer. Refer to Section 2.9 of the Prospectus for further information.

You are not eligible to participate in the Offer and you will not be sent a copy of the Prospectus. This decision has been made pursuant to Listing Rule 7.7.1(a) of the ASX Listing Rules after taking into consideration the costs of complying with legal and regulatory requirements in jurisdictions outside of Australia, New Zealand, Singapore, Hong Kong or Malaysia compared with the small number of Ineligible Shareholders and the number and value of Shares to which they would otherwise be entitled.

Nominees and custodians

Nominees and custodians may not submit an Entitlement and Acceptance Form on behalf of any eligible shareholder resident outside Australia, New Zealand, Malaysia, Singapore or Hong Kong without the prior consent of the Company, taking into account relevant securities law restrictions set out in Section 2.9 of the Prospectus. Return of a duly completed Entitlement and Acceptance Form will be taken by the Company to constitute a representation that there has been no breach of those regulations.

Nominees and custodians may not distribute this document and may not permit any beneficial shareholder to participate in the Offer, in any country outside Australia, New Zealand, Malaysia, Singapore or Hong Kong except, with the consent of the Company, to beneficial shareholders resident in certain other countries where the Company may determine it is lawful and practical to make the Offer. Refer to Section 2.9 of the Prospectus for further information.

If you have any queries concerning the Offer, please contact your financial adviser or Neil Sheather, Finexia's Company Secretary, on 1300 886 103.

Yours sincerely

Neil Sheather
Executive Chairman

Finexia Financial Group Limited

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FINEXIA