

ASX ANNOUNCEMENT | 27 May 2025

Assetora Limited

Launch of the Australian Homeowner Equity Fund

Assetora Limited (ASX:AOH) ('Assetora' or 'the Company') is pleased to announce the official launch of the Australian Homeowner Equity Fund (the "Homeowner Fund"), now open to wholesale investors.

The launch of the Homeowner Fund represents a pivotal step in Assetora's growth, marking a strategic expansion of its investment offerings beyond the original DomaCom Fund. Built specifically to support the Bricklet Homeowner Program, the Fund is designed to provide a unique shared equity solution to help more Australians access the property market. This Fund offers investors access to a diversified residential property portfolio by contributing up to 20% of the property purchase price in exchange for a co-ownership stake. Homeowners cover the remaining 80% via a traditional mortgage, typically with top-tier partners such as AMP Bank, and pay the Fund an occupancy fee, generating stable income returns, with additional upside potential through capital appreciation.

Following a successful two-year pilot phase in collaboration with AMP Bank, over 25 homeownership transactions have already been completed through this model. Importantly, the Program now has a waitlist of homeowners ready to participate, demonstrating proven demand and the Fund's readiness for scale.

The initial fund size is \$100 million with capacity for growth. The fund targets a 12% Internal Rate of Return p.a., combining income and capital growth, and is supported by a risk-managed framework including geographic diversification, robust credit assessment processes, and strong legal protections for investor equity.

In addition to expanding Assetora's funds under management (FUM), the Fund drives new recurring revenues via the Bricklet platform. Under a previously announced agreement, Assetora receives a 50% revenue share from Bricklet's deposit funding operations, enabling a scalable, aligned growth model with no upfront acquisition cost and significant long-term upside.

Assetora CEO Darren Younger commented:

"The Homeowner Fund brings together everything Assetora stands for: innovation, impact, and performance. We've proven the model through our pilot, built a strong pipeline of homeowner demand, and structured a fund that delivers attractive returns while helping Australians buy homes. This fund is not only a growth engine for Assetora but a powerful tool for societal benefit."

This new fund complements the Company's broader investment platform and reinforces Assetora's dual mission to deliver strong financial returns and meaningful social impact.

This announcement has been authorised for release by the Board of Assetora Limited.

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