

Wingate Property Senior Debt Holding Fund¹ (WPSD2) March 2026

WPSD2 is the holding fund for the Wingate Property Senior Debt Fund (WPSD or Master Fund). Through its investment in the Master Fund, WPSD2 offers investors exposure to a specialised, property-only debt fund, investing in first-ranking security positions. Managed by an experienced investment team, the Master Fund leverages Wingate's expertise and strong track record, which has delivered consistent performance over two decades.

Proven Track Record

Since 2022, the Master Fund has delivered strong risk adjusted returns, reflecting Wingate's focus on capital preservation and lower volatility compared to traditional investments.

Rigorous Process

Wingate has an extensive due diligence and approval process including external, independent experts.

Well-Diversified Portfolio

Near 30 first-ranking facilities in real estate within the Investing Fund.

Regular Income

Monthly distributions.

Highly Experienced Team

Experts with decades of experience in real estate.

Who is it for?

WPSD2 is for investors seeking steady income and a focus on capital preservation, with a relatively conservative lens. The fund aims to achieve this by investing in first-ranking property debt investments, at measured LVR levels, through its investment in the Master Fund.

Investment Strategy of the Investing Fund

- Only investing in senior secured property debt portfolio diversified by sector and geography, with conservative LVR limits.
- Targeting high-yield investment returns relatively uncorrelated to volatile asset classes and uncertain financial markets.
- Comprehensive screening and portfolio risk management processes focused on capital stability.

Alignment and Responsibility

- Wingate administers and originates all investments.
- Wingate, along with its employees and executives, invests in the Master Fund, ensuring alignment on each transaction.

Delivering Returns²

(as at 31 March 2026)

1 month
0.7%

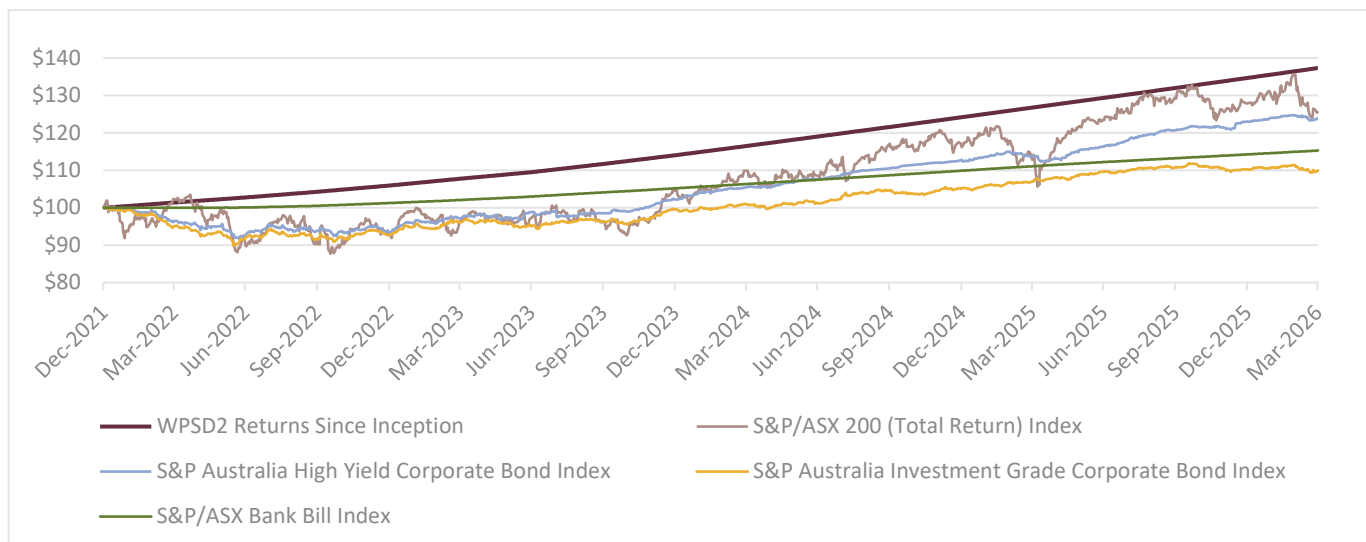
1 month annualised
8.2%

3 months
2.0%

6 months
4.1%

Since inception
(p.a.)
7.8%

Returns on \$100 Invested in WPSD2 - Since Inception^{2,3}



¹ The Wingate Property Senior Debt Holding Fund (WPSDHF) invests solely in the Wingate Senior Debt Fund ("Investing Fund")

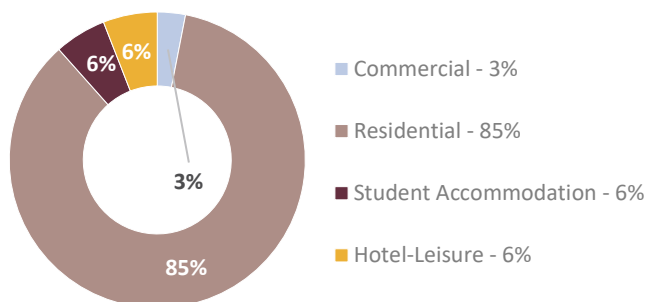
² These returns have been calculated on a pro forma basis to account for the impact of the Performance Fee as if it had applied since the inception of the Investing Fund. Returns are calculated assuming reinvestment of distributions and are pre-tax, post fees and costs. Past performance is not a reliable indicator nor guarantee to future performances.

Portfolio Composition (WPSD)

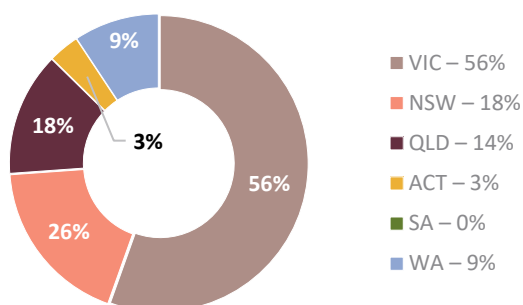
The Master Fund allocates investments across the sectors and geography to create a diversified and balanced portfolio.

The Fund's portfolio composition is adjusted to take account of market opportunities and the movement in risk pricing dynamics.

The portfolio is diversified across 28 investments, all held in first-ranking property debts.



Geographic Diversification



About Wingate

Wingate, a CapitalLand Investment (CLI) Group company, is a leading Australian private credit investment manager that specialises in real estate and mid-market corporate debt solutions. Wingate's investors include global financial institutions, local and international family offices and private individuals. Our success is built on our ethical approach, deep capabilities in debt and our ability to inspire trust in our partners. CLI is a leading global real asset manager that is headquartered and listed in Singapore.

At a Glance

Fund	Wingate Property Senior Debt Holding Fund (WPSD2), investing in the Master Fund
Trustee	Wingate Financial Services Pty Ltd ACN 106 480 602; AFSL 276899
Manager	Wingate Property Funds Management Pty Ltd (ACN 612 109 556), a corporate authorised representative of the Trustee
Asset Class	Private Debt secured by first-ranking mortgages over real estate assets
Inception Date	Master Fund established Jan 2022
Fund Size	\$328.9m under management within the Master Fund
Minimum Investment	\$100,000 (unless otherwise determined by the Trustee at its discretion)
Investment Structure	Open-ended, Australian domiciled unit trust
Target Returns	The Fund targets a pre-tax net return of 3.5% to 4.7% p.a. over the RBA Cash Rate (net of fees and expenses, prior to performance fees). ³
Distribution Frequency	Income paid monthly (with an option to reinvest)
Redemption	Investors may apply to withdraw/redeem from the Fund on a monthly basis by 5pm AET on the 1st business day of each month, up to a maximum of 2% per month of the NAV of the Fund
Fees	1.15% p.a. of the Net Asset Value of the Fund Line Fee: 0.15% p.a. of total committed facility limit. Performance Fee: 20% of total return above hurdle of BBSW + 3.5% p.a. net investor return (before Performance Fees, but after Management Fees and expenses).
Investor Share of Origination Fees	Wingate will pay 25% of the net origination fees it receives from borrowers to the Master Fund in circumstances where the Master Fund finances that loan within 3 months of inception.
Current LVR (WPSD)	65.2%
Average Duration (WPSD)	7 months
APIR Code	WGT2859AU
ISIN	AU60WGT28595
Ratings⁴	Master Fund holds a 4-Star 'Superior' and 'High Investment Grade' rating by SQM Research

Disclaimer: SQM Rating Disclaimer: The rating contained in this document is issued by SQM Research Pty Ltd ABN 93 122 592 036 AFSL 421913. SQM Research is an investment research firm that undertakes research on investment products exclusively for its wholesale clients, utilising a proprietary review and star rating system. The SQM Research star rating system is of a general nature and does not take into account the particular circumstances or needs of any specific person. The rating may be subject to change at any time. Only licensed financial advisers may use the SQM Research star rating system in determining whether an investment is appropriate to a person's particular circumstances or needs. You should read the product disclosure statement and consult a licensed financial adviser before making an investment decision in relation to this investment product. SQM Research receives a fee from the Fund Manager for the research and rating of the managed investment scheme. Visit <https://sqmresearch.com.au/funds/ratings-methodology.php> for more information on SQM's Research Rating Methodology.

IMPORTANT NOTICE: This document has been prepared by Wingate Financial Services Pty Ltd ACN 106 480 602 (Trustee), the trustee of the Wingate Property Senior Debt Holding Fund (WPSD2), and Wingate Property Funds Management Pty Ltd ACN 612 109 556 (Manager), the Manager of WPSD2, to provide general and non-exhaustive information relating to WPSD2. The Manager is a corporate authorised representative of the Trustee. Units in WPSD2 are only available for subscription by wholesale clients within the meaning of section 761G of the Corporations Act 2001 (Ch) (Wholesale Client). By receiving this document you represent that you are a Wholesale Client. This document is not provided to any person located in a jurisdiction where its provision or dissemination would be unlawful. This document provides a high-level summary of information relating to WPSD2 only and is incomplete without reference to, and should be viewed in conjunction with, the Investment Memorandum, the trust deed, application forms and other constituent documents of WPSD2. The information in this document is drawn from contracts, reports and agreements which have been provided to WP by a number of third parties. WP makes no representation or warranty as to the accuracy, reliability or completeness of this document or information relating to the loan. You should not treat the contents of this document as advice relating to legal, taxation or investment matters and should consider seeking professional advice before making any decision to acquire, continue to hold or dispose of units in WPSD2. This document includes certain statements, estimates, forecasts and projections that reflect various assumptions that may or may not prove to be correct. The recipient must make its own independent assessment and investigation of those assumptions. The forecasts and projections in this document are illustrative only and should not be taken as a certain indication of possible future returns. The Trustee and Manager may in their absolute discretion, but without being under any obligation to do so, update, amend or supplement this document or any other information provided to the recipient. In preparing this document, the Trustee and Manager have not considered your objectives, financial position or needs. To the maximum extent permitted by law, the Trustee, the Manager and any other entity associated or related to them, and their respective officers, employees and agents, exclude and disclaim all liability for any losses, damages or costs incurred by you as a result of any investment in WPSD2 or this document, including for the inaccuracy or incompleteness of any statements (including forward-looking statements), opinions or information in this document. Past performance is not necessarily indicative of future results and actual events or performance of WPSD2 may differ materially from that contemplated in this document. The information contained in this document is confidential and is provided for the exclusive use of the recipient to whom this copy has been issued and may not be copied or distributed except to the recipient's professional advisors (who must be informed of its confidentiality).

³ This is a target only and no guarantee of performance is provided.

⁴ Ratings are only one factor to take into account when deciding whether to invest in a financial product. For more information on SQM's rating methodology, visit <https://sqmresearch.com.au/funds/ratings-methodology.php>

MELBOURNE

Level 48, 101 Collins Street
Melbourne, VIC, 3000

+61 3 9913 0703

SYDNEY

Level 6, 33 Alfred Street
Sydney, NSW, 2000

+61 2 8039 0900

WINGATE
A CapitalLand Investment Group Company