WINGATE
A CapitaLand Investment Group Company

CONFIDENTIAL FOR WHOLESALE INVESTORS

Wingate Property Senior Debt Fund (WPSD)

July 2026

With a proven history, WPSD is a specialised, property-only debt fund, investing in first-ranking security positions. Managed by an experienced investment team, the fund leverages Wingate's expertise and strong track record, which has delivered consistent performance over two decades.

Proven Track Record
Since 2022, the 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.

Regular Income
Monthly distributions.

Highly Experienced Team
Experts with decades of experience in real estate.

Who is it for?

WPSD is for co-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.

Investment Strategy

- 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 focussed on capital stability.

Alignment and Responsibility

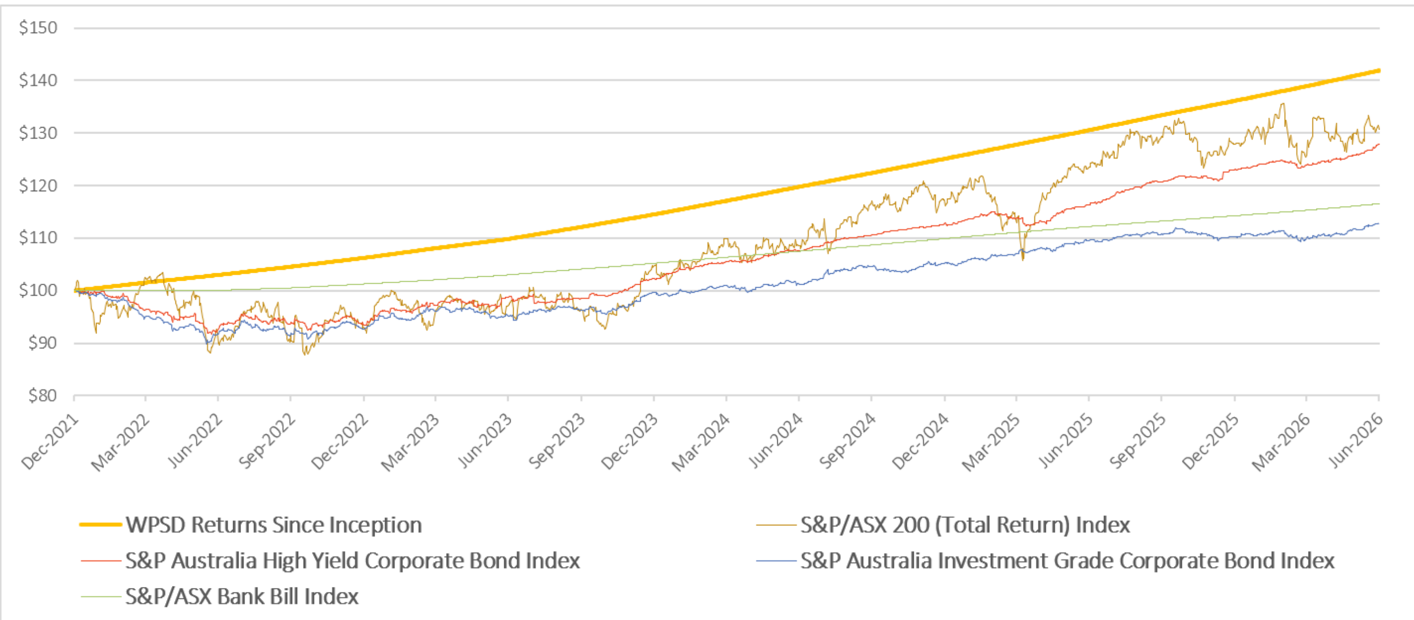
- Wingate administers and originates all investments.
- Wingate, along with its employees and executives, invests in WPSD in the same unit class and on the same terms as all other co-investors, ensuring alignment on each transaction.

Delivering Returns[2]

(as at 30 June 2026)

1 month	0.7%
3 Months	2.1%
12 months	8.7%
36 months	8.9%
Since inception (p.a.)	8.1%

Returns on $100 Invested in WPSD - Since Inception[1,2,3]



Patience. Knowledge. Alignment. Risk Mitigation. Partnership

[1] Performance as at 30 June 2026.
[2] Calculated assuming reinvestment of distributions, pre-tax, post fees and costs. Past performance is not a reliable indicator nor guarantee to future performances.
[3] Assumes $100 investment with re-invested distributions.

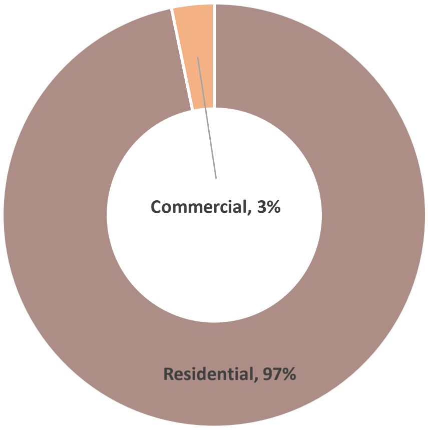
Superior
SQM RESEARCH

Portfolio Composition

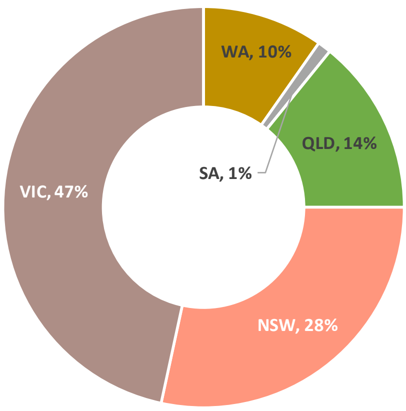
WPSD allocates investments across the sectors and geography to create a diversified and balanced portfolio.

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 27 investments, all held in first-ranking property debts.



Geographic Diversification



About Wingate

Wingate, a CapitaLand 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 Fund
Trustee	Wingate Property Senior Debt Fund Pty Ltd ACN 697 629 717.
Manager	Wingate Property Funds Management Pty Ltd (ACN 612 109 556), a corporate authorised representative of Wingate Financial Services Pty Ltd ABN 69 106 480 602, AFSL No. 276899.
Asset Class	Private Debt secured by first-ranking mortgages over real estate assets
Inception Date	Established Jan 2022
Fund Size	$334.7m
Minimum Investment	$100,000 (unless otherwise determined by the Trustee at its discretion)
Investment Structure	Open-ended, Australian domiciled unit trust
Target Returns	Pre-tax net return of 4% p.a. over the RBA Cash Rate[4]
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
Management Fee	1.0% p.a. of the Net Asset Value of the Fund
Performance Fee	15% of return above hurdle of RBA Cash Rate + 4% p.a. (before Performance Fees, but after Management Fees and expenses). Capped at 30bps p.a.
Investor Share of Origination Fees	Wingate will pay 50% of the net establishment and variation fees it receives from borrowers to the Fund. The Fund will receive 100% of any default interest recovered from borrowers.
Current LVR	64.1%
Average Duration	8 months
APIR Code	WPSD - WGT0466AU WPSD Feeder Fund [5] – WGT7019AU
Platform Availability[5]	Netwealth, HUB24, Praemium, Macquarie Wrap, Mason Stevens
Ratings[6]	Holds a 4-Star 'Superior' and 'High Investment Grade' rating by SQM Research

[4] This is a target only and no guarantee of performance is provided.
[5] Platform investors will invest through the WPSD Feeder Fund (Feeder Fund) which will invest in WPSD. This fact sheet is in relation to WPSD only. The returns for the Feeder Fund may be less than those of the WPSD and will generally be equal to the weighted average of the returns on the WPSD and the returns received on any cash holdings in the Feeder Fund less Feeder Fund expenses. For more information about the Feeder Fund, please refer to the relevant Feeder Fund material, including the investment overview, subscription deed, application form and other constituent documents for that fund.
[6] 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

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