Quarterly Activities Report – June 2026

31 July 2026

Sydney, 31 July 2026: **Aland Equity Group Limited Ltd (AEG** or **Company, ASX: AEG)** is pleased to present its **Quarterly Activities Report** and **Appendix 4C Cash Flow Report** for the June Quarter.

Introduction

During the June Quarter, AEG made significant progress expanding its fund management business into a scalable property funds management model supported by a long-term pipeline of development opportunities.

Property Funds Management Business

Long-Term Property Pipeline Secured

On 19 May 2026, the Company announced that it had executed a long-term Property Funding Deed in relation to the Yarrabilly master planned development in Cowra, NSW (**Cowra Funding Deed**), establishing the foundation for expansion of its funds management platform into the property sector.

Under the Cowra Funding Deed, an AEG subsidiary can nominate one or more wholesale property funds managed by AEG to finance the acquisition and development of property on a stage-by-stage basis from an entity associated with the Chairman, Mr. Brinkmeyer. These funds would be focused on financing the acquisition and development of land lease communities and related residential projects in Cowra, NSW.

The pricing methodology for the acquisition of the property will incorporate a 30% development margin at the Fund level for residential developments, underpinning Funds’ investor returns.

In addition, AEG executed Heads of Agreements to provide exclusivity to negotiate similar arrangements for the Chinnerys and Bungendore Industrial Training Facility & Technology Hub projects.

The Yarrabilly master planned development in Cowra, and the Chinnerys and Bungendore Industrial Training Facility & Technology Hub projects in Bungendore, comprise a potential future pipeline of more than 4,200 mixed residential lots and 100,000sqm+ net leasable area business park based on the current master plan which has been identified in the current structure plan.

Development is intended to be undertaken by entities outside the AEG group associated with Mr. Brinkmeyer, which bring extensive development and project delivery expertise.

These arrangements provide the Company with long term property funding rights over strategically positioned assets that have already been assembled and are in advanced stage of planning and approvals.

The Company anticipates the platform will enable it to establish numerous Funds using these rights. AEG will act as investment manager and will generate revenue primarily through investment management fees. In no circumstances will AEG (or its subsidiaries) act as the property developer and AEG's role will be limited to a funds management capacity.

Proposed Cowra Villa Estates Fund

As announced on 19 May 2026, AEG intends to establish a wholesale property fund for the development of Stage 1 of the Yarrabilly project. Stage 1 comprises an approved 107 dwelling land lease community known as Cowra Villa Estates.

The Cowra Villa Estates Fund is intended to be nominated under the Cowra Funding Deed to acquire the Development Financing Rights for Stage 1. It is intended that development of Stage 1 will be undertaken by entities outside the AEG group associated with Mr. Brinkmeyer.

An AEG subsidiary will be appointed as the investment manager of the Cowra Villa Estates Fund.

Chinnerys Funding Deed

On 23 June, the Company announced that it had executed a Funding Deed over the 1,000 acre Chinnerys landholding in Bungendore, NSW (**Chinnerys Funding Deed**) comprising 3,200 mixed residential lots. The Chinnerys Funding Deed replaced the previously executed HOA.

The Chinnerys Funding Deed incorporated a 30% gross profit margin (Development Margin) into the Fund's acquisition pricing, equating to $174,000 per lot based on comparable sales over the last five years.

AEG may co-invest in its Funds up to 100%, participating in both investment returns and investment management fees. AEG will act solely as fund manager and co-investor. Development execution will be undertaken by experienced external development groups.

As consideration is being paid to entities associated with Mr. Brinkmeyer under the Cowra Funding Deed and Chinnerys Funding Deed, the Company will hold an Extraordinary General Meeting of shareholders to approve these transactions.

Aland Australian Equities Fund (Fund)

The Fund's performance for the Quarter is set out below.

Period	Aland Australian Equitites Fund	Benchmark*	Outperformance
June Quarter	+17.24%	+4.14%	+13.10%
YTD Net	+11.69%	+2.02%	+9.67%
Inception (p/a)	+16.21%	10.32%	+5.89%

*Benchmark: ASX 300 (XKO)

The Fund applies a proprietary blend of fundamental and technical analysis (the CTM methodology) to achieve strong investment outcomes. The Fund's returns in the June Quarter bounced strongly, ending up +17%. The strong performance is attributable to having exposure to AI themes together with well-chosen positions which kept delivering good news. All three months delivered exceptional numbers however, a word of caution, volatility is still extreme and markets can change direction on a whim. Themes can come to an abrupt end with shifts in sentiment and global macro events.

The Fund's managers are confident that the Fund's methodology and highly active approach using proprietary systems will continue to deliver long term outperformance. Overall, the Fund finished at a record NAV of $1.36 as at the end of the Quarter.

For more information on Fund performance and how to invest in the Fund please, visit: https://alandequitygroup.com.au.

Equity Story Subscription Business

The Equity Story subscription business continued to scale under its low-cost digital subscription model, with membership growing from 1,200 to 1,395 members during the Quarter.

This growth reflects the business's continued shift toward a lower membership fee structure, with sign-ups increasingly automated through targeted digital advertising rather than direct sales activity. The reduced cost base, combined with the lower entry price point, has driven higher conversion rates and supported a scalable, low-overhead growth model.

The expanding membership base is expected to support funds under management (**FUM**) and distribution growth across AEG's equities and property funds platforms.

Membership revenue for the Quarter was $47K compared to $38K in the March Quarter. Cash receipts from membership fees were $29K, with the variance from reported revenue attributable to deferred revenue timing.

Corporate

Replacement of Auditor

On 1 May 2026, the Company announced that William Buck (NSW) had been appointed as auditor of the Company following the resignation of MNSA Pty Ltd.

Financial Summary

- Cash receipts for the Quarter were $32K, down from the $44K in the March Quarter.
- Cash flows from financing activities were $415K for the Quarter, with $443K received from the exercise of options.
- Staff, corporate, and administrative expenses were $688K. These included non-recurring expenses incurred in the establishment of the Company's property funds platform.

Related Party Transactions

- Payments to related parties and associates for directors' fees and salaries totalled $163K.

This announcement has been authorised for release by the Board of Aland Equity Group Limited.

For further information
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About Aland Equity Group Limited (ASX: AEG)

Aland Equity Group Limited (ASX: AEG) is a diversified Australian funds management and financial services company with an emerging focus on property investment and funds management.

The Company is building a scalable property funds platform that structures and manages investments across residential, land lease communities, industrial and other real estate assets, generating investment returns and recurring investment management fees.

Aland Equity Group also operates an Australian equities funds management business and provides investor education, market research, trading insights and investment content through a subscription-based model.

For more information, visit: www.alandequitygroup.com.au.

Appendix 4C

Quarterly cash flow report for entities subject to Listing Rule 4.7B

Name of entity

Aland Equity Group Limited

ABN	Quarter ended ("current quarter")
84 653 383 478	30 June 2026

Consolidated statement of cash flows		Current quarter A$'000	Year to date (12 months) A$'000
1.	**Cash flows from operating activities**		
1.1	Receipts from customers	32	366
1.2	Payments for		
	(a) research and development	-	-
	(b) product manufacturing and operating costs	-	-
	(c) advertising and marketing	(74)	(203)
	(d) leased assets	(54)	(196)
	(e) staff costs	(305)	(1,015)
	(f) administration and corporate costs	(383)	(1,813)
1.3	Dividends received (see note 3)	-	-
1.4	Interest received	23	27
1.5	Interest and other costs of finance paid	-	(103)
1.6	Income taxes paid	-	-
1.7	Government grants and tax incentives	-	-
1.8	Other (provide details if material)	-	45
1.9	**Net cash from / (used in) operating activities**	**(761)**	**(2,892)**

2.	**Cash flows from investing activities**		
2.1	Payments to acquire or for:		
	(a) entities	-	-
	(b) businesses	-	-
	(c) property, plant and equipment	-	(3)
	(d) investments	-	-
	(e) intellectual property	-	(9)
	(f) other non-current assets	-	-

Consolidated statement of cash flows		**Current quarter A$'000**	**Year to date (12 months) A$'000**
2.2	Proceeds from disposal of:		
	(a) entities	-	-
	(b) businesses	-	-
	(c) property, plant and equipment	-	-
	(d) investments	-	-
	(e) intellectual property	-	-
	(f) other non-current assets	-	-
2.3	Cash flows from loans to other entities	-	-
2.4	Dividends received (see note 3)	-	-
2.5	Other (provide details if material)	-	-
2.6	**Net cash from / (used in) investing activities**	**-**	**(12)**

3.	**Cash flows from financing activities**		
3.1	Proceeds from issues of equity securities (excluding convertible debt securities)	443	5,384
3.2	Proceeds from issue of convertible debt securities	-	650
3.3	Proceeds from exercise of options	-	4
3.4	Transaction costs related to issues of equity securities or convertible debt securities	(28)	(371)
3.5	Proceeds from borrowings	-	-
3.6	Repayment of borrowings	-	-
3.7	Transaction costs related to loans and borrowings	-	-
3.8	Dividends paid	-	-
3.9	Other (provide details if material)	-	-
3.10	**Net cash from / (used in) financing activities**	**415**	**5,667**

4.	**Net increase / (decrease) in cash and cash equivalents for the period**		
4.1	Cash and cash equivalents at beginning of period	3,284	175
4.2	Net cash from / (used in) operating activities (item 1.9 above)	(761)	(2,892)
4.3	Net cash from / (used in) investing activities (item 2.6 above)	-	(12)

Consolidated statement of cash flows		Current quarter A$'000	Year to date (12 months) A$'000
4.4	Net cash from / (used in) financing activities (item 3.10 above)	415	5,667
4.5	Effect of movement in exchange rates on cash held	-	-
4.6	**Cash and cash equivalents at end of period**	**2,938**	**2,938**

5.	**Reconciliation of cash and cash equivalents** at the end of the quarter (as shown in the consolidated statement of cash flows) to the related items in the accounts	**Current quarter A$'000**	**Previous quarter A$'000**
5.1	Bank balances	2,938	3,284
5.2	Call deposits	-	-
5.3	Bank overdrafts	-	-
5.4	Other (provide details)	-	-
5.5	**Cash and cash equivalents at end of quarter (should equal item 4.6 above)**	**2,938**	**3,284**

6.	**Payments to related parties of the entity and their associates**	**Current quarter A$'000**
6.1	Aggregate amount of payments to related parties and their associates included in item 1	163
6.2	Aggregate amount of payments to related parties and their associates included in item 2	-

Note: if any amounts are shown in items 6.1 or 6.2, your quarterly activity report must include a description of, and an explanation for, such payments.

7.	**Financing facilities** *Note: the term "facility' includes all forms of financing arrangements available to the entity.* *Add notes as necessary for an understanding of the sources of finance available to the entity.*	**Total facility amount at quarter end A$'000**	**Amount drawn at quarter end A$'000**
7.1	Loan facilities	1,680	1,680
7.2	Credit standby arrangements	-	-
7.3	Other (please specify)	-	-
7.4	**Total financing facilities**	1,680	1,680

7.5	**Unused financing facilities available at quarter end**	-

7.6 On 1 August 2023, the Group announced that it had raised $1,030,000 via the issue of 103 bonds. Each bond has a face value of $10,000 each, at an interest rate of 10% per annum, paid semi-annually at 5% every 6 months. The bonds mature five years from issue.

On 3 October 2025, the Group announced that is had received a strategic investment of $650,000 by way of a convertible loan from Aland Pty Limited as trustee for The Wanderer Trust. The loan bears 12% interest calculated monthly in arrears and payable in cash.

The loan may convert into shares at $0.01 per share, subject to shareholder approval within 60 days of the Lender seeking approval for the issue of Conversion Shares. If not converted, the loan is repayable within 12 months or such later date elected by the Lender.

8.	**Estimated cash available for future operating activities**	**A$'000**
8.1	Net cash from / (used in) operating activities (item 1.9)	(761)
8.2	Cash and cash equivalents at quarter end (item 4.6)	2,938
8.3	Unused finance facilities available at quarter end (item 7.5)	-
8.4	Total available funding (item 8.2 + item 8.3)	2,938
8.5	**Estimated quarters of funding available (item 8.4 divided by item 8.1)**	3.86

Note: if the entity has reported positive net operating cash flows in item 1.9, answer item 8.5 as "N/A". Otherwise, a figure for the estimated quarters of funding available must be included in item 8.5.

8.6 If item 8.5 is less than 2 quarters, please provide answers to the following questions:

8.6.1 Does the entity expect that it will continue to have the current level of net operating cash flows for the time being and, if not, why not?

Answer: N/A.

8.6.2 Has the entity taken any steps, or does it propose to take any steps, to raise further cash to fund its operations and, if so, what are those steps and how likely does it believe that they will be successful?

Answer: N/A.

8.6.3 Does the entity expect to be able to continue its operations and to meet its business objectives and, if so, on what basis?

Answer: N/A

Note: where item 8.5 is less than 2 quarters, all of questions 8.6.1, 8.6.2 and 8.6.3 above must be answered.

Compliance statement

1 This statement has been prepared in accordance with accounting standards and policies which comply with Listing Rule 19.11A.

2 This statement gives a true and fair view of the matters disclosed.

Date: 31 July 2026
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Authorised by: The Board
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(Name of body or officer authorising release – see note 4)

Notes

1. This quarterly cash flow report and the accompanying activity report provide a basis for informing the market about the entity's activities for the past quarter, how they have been financed and the effect this has had on its cash position. An entity that wishes to disclose additional information over and above the minimum required under the Listing Rules is encouraged to do so.
2. If this quarterly cash flow report has been prepared in accordance with Australian Accounting Standards, the definitions in, and provisions of, *AASB 107: Statement of Cash Flows* apply to this report. If this quarterly cash flow report has been prepared in accordance with other accounting standards agreed by ASX pursuant to Listing Rule 19.11A, the corresponding equivalent standard applies to this report.
3. Dividends received may be classified either as cash flows from operating activities or cash flows from investing activities, depending on the accounting policy of the entity.
4. If this report has been authorised for release to the market by your board of directors, you can insert here: "By the board". If it has been authorised for release to the market by a committee of your board of directors, you can insert here: "By the [*name of board committee – eg Audit and Risk Committee*]". If it has been authorised for release to the market by a disclosure committee, you can insert here: "By the Disclosure Committee".
5. If this report has been authorised for release to the market by your board of directors and you wish to hold yourself out as complying with recommendation 4.2 of the ASX Corporate Governance Council's *Corporate Governance Principles and Recommendations*, the board should have received a declaration from its CEO and CFO that, in their opinion, the financial records of the entity have been properly maintained, that this report complies with the appropriate accounting standards and gives a true and fair view of the cash flows of the entity, and that their opinion has been formed on the basis of a sound system of risk management and internal control which is operating effectively.