

YBR SHAREHOLDER CONTINUOUS DISCLOSURE RELEASE 30 April 2025

RE: Resi Wholesale Funding Warehouse Trust No. 1:

- **Warehouse Facility Increases & Extensions**
- **New Junior Mezzanine Finance Facility**

Yellow Brick Road Holdings Limited (YBR) is pleased to announce that Resi Wholesale Funding Pty Limited (RWF), its 50%-owned securitisation joint venture entity with Magnetar (Magnetar), has secured a number of facility increases, availability period, and credit criteria extensions for its Resi Wholesale Funding Warehouse Trust No. 1 (Resi Warehouse).

The major changes are summarised as follows:

- The availability period for the Resi Warehouse has been extended to 30 April 2026.
- The Senior Facility Limit (Class A – S&P equivalent rating of AAA) has been increased to 550m.
- The Senior Mezzanine Facility Limits (Classes B & C – S&P equivalent ratings of AA & A respectively) have been increased in aggregate to \$59m.
- New Junior Mezzanine Facilities (Classes D, E & F – S&P equivalent ratings of BBB, BB & B respectively) totalling in aggregate \$35m have been secured.
- The first loss commitment (Classes G & GS – not rated) from Magnetar and RWF is an aggregate of \$19m.
- Numerous amendments to the Resi Warehouse’s product features, credit policy and pool parameters have also been effected.

The combined effect of these matters will:

- Increase the funding capacity of the Resi Warehouse to \$663m, noting that the current size of the residential mortgage portfolio within the Resi Warehouse is approximately \$430m.
- Enable RWF to further broaden its product offerings and improve business flows in the Alt Doc (largely directed at self-employed borrowers) and Near Prime segments of the mortgage market. These segments deliver greater margin to RWF and have been increasing in size and importance.
- Provide sufficient origination runway for RWF to consider the most appropriate timing, sizing and composition for its first RMBS securitisation “term-out” transaction.
- Reduce the cost of funds of the Resi Warehouse.
- Allow for \$13.0m of the first-loss capital in the Resi Warehouse to be returned in May 2025 to Magnetar and RWF (\$10.5m and \$2.5m respectively).

Mark Bouris, executive chairman of YBR and a director of RWF, said “The evolution and maturity of RWF continues apace. Origination volumes are pleasingly exceeding those of last year and our margins are improving. As I said at the last YBR AGM, over time RWF will become a major powerhouse within the Australian non-bank sector and the YBR group.”

For and on behalf of
YELLOW BRICK ROAD HOLDINGS LIMITED

A handwritten signature in black ink that reads "Mark Bouris". The signature is written in a cursive, flowing style.

Mark Bouris
Executive Chairman

ENDS