

Yellow Brick Road Holdings Limited

ABN 44 119 436 083

Interim Financial Statements - 31 December 2025

Yellow Brick Road Holdings Limited

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31 December 2025

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Yellow Brick Road Holdings Limited
Directors' report
31 December 2025

The directors present their report, together with the financial statements, on the consolidated entity (referred to hereafter as the 'consolidated entity') consisting of Yellow Brick Road Holdings Limited (referred to hereafter as the 'company' or 'parent entity') and the entities it controlled at the end of, or during, the half-year ended 31 December 2025.

Directors

The following persons were directors of Yellow Brick Road Holdings Limited during the whole of the financial half-year and up to the date of this report, unless otherwise stated:

Mark Bouris - Chairman
Adrian Bouris
Frank Ganis

Principal activities

During the financial half-year, the principal continuing activities of the consolidated entity consisted of mortgage broking, aggregation and management services.

Dividends

There were no dividends paid, recommended or declared during the current or previous financial half-year.

Review of operations

The statutory profit for the consolidated entity after providing for income tax amounted to \$2,282,000 (31 December 2024: \$525,000). The profit before tax (excluding movement in net present value of trail commissions) for the consolidated entity was \$5,734,000 (31 December 2024: \$2,041,000).

The 1H FY26 result (before net present value movements) has been influenced by several factors including:

- A net \$1,450,000 uplift from the termination of the mortgage management agreement with Bendigo & Adelaide Bank, along with continued disciplined cost management and cost savings.
- Revenue (before net present value movements) increased, driven by strong settlement growth, increased sponsorship income, and higher broker fees associated with the expansion of the broker network.

The effect of this is shown in the table below:

	Consolidated	
	31 Dec 2025	31 Dec 2024
	\$'000	\$'000
Profit before tax	3,797	1,087
Add: Loss on revaluation of net present value of trail commissions	724	578
Add: Loss on other movements in net present value of trail commissions	1,213	376
Net loss related to the net present value of trail commissions	1,937	954
Profit before tax (excluding movement in net present value of trail commissions)	<u>5,734</u>	<u>2,041</u>

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Directors' report
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The directors consider Normalised Earnings Before Interest, Tax, Depreciation and Amortisation ('EBITDA') to reflect the core earnings of the consolidated entity. Normalised EBITDA is not a financial measure prescribed by Australian Accounting Standards ('AAS') and represents the profit under AAS adjusted for non-cash and significant items. The consolidated entity's reconciliation of its statutory net profit after tax for the current and previous half-year to Normalised EBITDA is as follows:

	Consolidated	
	31 Dec 2025	31 Dec 2024
	\$'000	\$'000
Profit after income tax	2,282	525
Add: Depreciation and amortisation*	262	286
Less: Interest income	(376)	(212)
Add: Interest expense**	115	105
Add: Income tax expense	1,515	562
	<hr/>	<hr/>
EBITDA	3,798	1,266
Add: Expenses in relation to the delisting and group restructure	-	229
Less: Service charges (equity-accounted) for Resi Wholesale Funding	-	(400)
Add: Share of net loss from joint venture	1,183	909
	<hr/>	<hr/>
Normalised EBITDA	<u>4,981</u>	<u>2,004</u>
	<hr/>	<hr/>
Add: Net loss related to the net present value of trail commissions	1,937	954
Cash based Normalised EBITDA	<u>6,918</u>	<u>2,958</u>

* Excludes depreciation on right-of-use assets

** Excludes discount unwind on trail commission payments and interest on lease liabilities

Key features of the consolidated entity's result were:

- Cash based normalised EBITDA increased by \$3,960,000 to \$6,918,000 (31 December 2024: \$2,958,000).
- Total revenue from contracts with customers (after net present value movements) increased by 17.2% to \$175,193,000 (30 December 2024: \$149,430,000). The revenue (before net present value movements) increased by 17.8% to \$147,931,000 (31 December 2024: \$125,578,000). This increase was primarily driven by 26.3% increase in settlements to \$14,946 million (31 December 2024: \$11,836 million).
- Receipts from customers (inclusive of GST) increased by 15.7% to \$171,660,000 (31 December 2024: \$148,306,000).
- Operating expenses decreased by \$2,247,000 to \$7,940,000 (31 December 2024: \$10,187,000). These savings resulted from ongoing costs control across the business.
- Cash balances increased by \$7,414,000 to \$20,768,000 (30 June 2025: \$13,354,000). The net cash inflow from operating activities increased to \$8,290,000 (30 December 2024: \$1,696,000). This includes \$2,145,000 proceeds from payout on Bendigo and Adelaide Bank loan book, and the timing difference of \$2,000,000 of broker commission payment.
- Net cash after borrowings increased by \$7,814,000 to \$18,768,000 (30 June 2025: \$10,954,000).
- Borrowings decreased by \$400,000 to \$2,000,000 (30 June 2025: \$2,400,000).
- Net tangible assets per ordinary share increased by 1.93 cents to 12.60 cents (31 December 2024: 10.67 cents). When incorporating the consolidated entity's 50% interest in the Resi Wholesale Funding joint venture, the net tangible assets per ordinary share becomes 14.86 cents (31 December 2024: 14.15 cents).
- Settlements increased by 26.3% to \$14,946 million (31 December 2024: \$11,836 million).
- Underlying loan book size increased by 11.7% to \$77,336 million (31 December 2024: \$69,256 million).
- Net present value of underlying loan book decreased by 6.5% to \$27,725,000 (30 June 2025: \$29,662,000).
- Net present value of underlying loan book per ordinary share is 8.7 cents (30 June 2025: 9.3 cents).

Significant changes in the state of affairs

There were no significant changes in the state of affairs of the consolidated entity during the financial half-year.

Yellow Brick Road Holdings Limited
Directors' report
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Environmental regulation

The consolidated entity has complied with all regulations applicable to the financial services sector industry. It is not required to report under any specific environmental legislation.

Sustainability Reporting

AASB S2 'Climate-related Disclosures' sets out disclosure requirements for climate-related risks and opportunities, their governance, strategy, risk management, metrics and targets. AASB S2 applies to entities required to prepare and lodge a financial report with ASIC under Chapter 2M and are effective for annual reporting periods beginning on or after 1 January 2025 and will be gradually phased in for different entities based on size thresholds:

- Group 1 entities (meets two of the following: consol revenue of at least \$500million, consol gross assets of at least \$1 billion and at least 500 employees) are required to report in Dec 2025/June 2026.
- Group 2 entities (meets two of the following: consol rev of at least \$200million, consol gross assets of at least \$500million and at least 250 employees) are required to report in Dec 2027/June 2027.
- Group 3 entities (meets two of the following: consol rev of at least \$50million, consol gross assets of at least \$25million and at least 100 employees) are required to report in Dec 2028/June 2028.

Based on the current facts and circumstances, management considers YBR to be within Group 2 and will report the disclosures in its June 2027 annual report.

Rounding of amounts

The company is of a kind referred to in Corporations Instrument 2016/191, issued by the Australian Securities and Investments Commission, relating to 'rounding-off'. Amounts in this report have been rounded off in accordance with that Corporations Instrument to the nearest thousand dollars, or in certain cases, the nearest dollar.

Auditor's independence declaration

A copy of the auditor's independence declaration as required under section 307C of the Corporations Act 2001 is set out immediately after this directors' report and forms part of this directors' report.

This report is made in accordance with a resolution of directors, pursuant to section 306(3)(a) of the Corporations Act 2001.

On behalf of the directors



Mark Bouris
Executive Chairman

24 February 2026
Sydney

Grant Thornton Audit Pty Ltd
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Auditor's Independence Declaration

To the Directors of Yellow Brick Road Holdings Limited

In accordance with the requirements of section 307C of the *Corporations Act 2001*, as lead auditor for the review of Yellow Brick Road Holdings Limited for the half-year ended 31 December 2025, I declare that, to the best of my knowledge and belief, there have been:

- a no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and
- b no contraventions of any applicable code of professional conduct in relation to the review.

Grant Thornton.

Grant Thornton Audit Pty Ltd
Chartered Accountants

Tari Makanda.

T Makanda
Partner – Audit & Assurance

Sydney, 24 February 2026

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Yellow Brick Road Holdings Limited
Statement of profit or loss and other comprehensive income
For the half-year ended 31 December 2025

		Consolidated	
	Note	31 Dec 2025	31 Dec 2024
		\$'000	\$'000
Revenue			
Revenue from contracts with customers (excluding trail PV movements)		147,931	125,578
Revenue from contracts with customers (trail PV movements)		27,986	24,430
Loss on revaluation of net present value of trail commissions		(724)	(578)
Total revenue from contracts with customers	3	175,193	149,430
Other income		7	27
Interest income		376	212
Discount unwind on trail commission		12,177	11,838
Total revenue and other gains		187,753	161,507
Expenses			
Commissions expenses (excluding trail PV movements)	4	(133,586)	(112,797)
Commissions expenses (trail PV movements)	4	(29,199)	(24,805)
Employee benefits expense		(4,108)	(5,026)
Depreciation and amortisation expense	4	(631)	(689)
Share of losses of joint ventures accounted for using the equity method		(1,183)	(909)
Other expenses		(3,832)	(5,161)
Finance costs	4	(11,417)	(11,033)
Total expenses		(183,956)	(160,420)
Profit before income tax expense		3,797	1,087
Income tax expense		(1,515)	(562)
Profit after income tax expense for the half-year attributable to the owners of Yellow Brick Road Holdings Limited		2,282	525
Other comprehensive loss			
<i>Items that may be reclassified subsequently to profit or loss</i>			
Foreign currency translation		(3)	-
Other comprehensive loss for the half-year, net of tax		(3)	-
Total comprehensive income for the half-year attributable to the owners of Yellow Brick Road Holdings Limited		2,279	525

The above statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes

Yellow Brick Road Holdings Limited
Statement of financial position
As at 31 December 2025

		Consolidated	
	Note	31 Dec 2025	30 Jun 2025
		\$'000	\$'000
Assets			
Current assets			
Cash and cash equivalents	5	20,768	13,354
Trade and other receivables	6	31,596	25,856
Contract assets - trail commissions	7	98,569	92,312
Deposits		400	400
Prepayments		719	1,580
Total current assets		152,052	133,502
Non-current assets			
Trade and other receivables	6	1,179	1,106
Contract assets - trail commissions	7	324,489	303,484
Financial assets at fair value through profit or loss		50	50
Investments accounted for using the equity method	8	-	1,183
Right-of-use assets	9	461	830
Plant and equipment		183	140
Intangibles	10	901	1,133
Prepayments		1,321	1,353
Total non-current assets		328,584	309,279
Total assets		480,636	442,781
Liabilities			
Current liabilities			
Trade and other payables	11	126,617	114,928
Contract liabilities		2,024	1,547
Borrowings	12	400	500
Lease liabilities		524	868
Provisions		1,346	1,310
Total current liabilities		130,911	119,153
Non-current liabilities			
Trade and other payables	11	305,123	282,367
Borrowings	12	1,600	1,900
Lease liabilities		25	106
Provisions		65	132
Deferred tax		1,836	326
Total non-current liabilities		308,649	284,831
Total liabilities		439,560	403,984
Net assets		41,076	38,797
Equity			
Issued capital	13	112,222	112,222
Reserves		2,212	2,215
Accumulated losses		(73,358)	(75,640)
Total equity		41,076	38,797

The above statement of financial position should be read in conjunction with the accompanying notes

Yellow Brick Road Holdings Limited
Statement of changes in equity
For the half-year ended 31 December 2025

Consolidated	Issued capital \$'000	Reserves \$'000	Accumulated losses \$'000	Total equity \$'000
Balance at 1 July 2024	112,222	2,215	(77,214)	37,223
Profit after income tax expense for the half-year	-	-	525	525
Other comprehensive income for the half-year, net of tax	-	-	-	-
Total comprehensive income for the half-year	-	-	525	525
<i>Transactions with owners in their capacity as owners:</i>				
Reclassification of accumulated losses	-	-	217	217
Balance at 31 December 2024	<u>112,222</u>	<u>2,215</u>	<u>(76,472)</u>	<u>37,965</u>
Consolidated	Issued capital \$'000	Reserves \$'000	Accumulated losses \$'000	Total equity \$'000
Balance at 1 July 2025	112,222	2,215	(75,640)	38,797
Profit after income tax expense for the half-year	-	-	2,282	2,282
Other comprehensive loss for the half-year, net of tax	-	(3)	-	(3)
Total comprehensive income/(loss) for the half-year	-	(3)	2,282	2,279
Balance at 31 December 2025	<u>112,222</u>	<u>2,212</u>	<u>(73,358)</u>	<u>41,076</u>

The above statement of changes in equity should be read in conjunction with the accompanying notes

Yellow Brick Road Holdings Limited
Statement of cash flows
For the half-year ended 31 December 2025

	Consolidated	
	31 Dec 2025	31 Dec 2024
	\$'000	\$'000
Cash flows from operating activities		
Receipts from customers (inclusive of GST)	171,660	148,306
Payments to suppliers and employees (inclusive of GST)	<u>(163,600)</u>	<u>(146,787)</u>
	8,060	1,519
Interest received	360	314
Interest and other finance costs paid	<u>(130)</u>	<u>(137)</u>
Net cash from operating activities	<u>8,290</u>	<u>1,696</u>
Cash flows from investing activities		
Payments for plant and equipment	(75)	(34)
Payments for investments accounted for using equity method	-	(2,100)
Net proceeds/(payment) of loans to franchisees and licensees	<u>23</u>	<u>(43)</u>
Net cash used in investing activities	<u>(52)</u>	<u>(2,177)</u>
Cash flows from financing activities		
Net (repayment)/proceeds from borrowings	(400)	2,062
Repayment of lease liabilities	<u>(424)</u>	<u>(426)</u>
Net cash (used in)/from financing activities	<u>(824)</u>	<u>1,636</u>
Net increase in cash and cash equivalents	7,414	1,155
Cash and cash equivalents at the beginning of the financial half-year	<u>13,354</u>	<u>6,754</u>
Cash and cash equivalents at the end of the financial half-year	<u><u>20,768</u></u>	<u><u>7,909</u></u>

The above statement of cash flows should be read in conjunction with the accompanying notes

Yellow Brick Road Holdings Limited
Notes to the financial statements
31 December 2025

Note 1. General information

The financial statements cover Yellow Brick Road Holdings Limited as a consolidated entity consisting of Yellow Brick Road Holdings Limited and the entities it controlled at the end of, or during, the half-year. The financial statements are presented in Australian dollars, which is Yellow Brick Road Holdings Limited's functional and presentation currency.

Yellow Brick Road Holdings Limited is an unlisted public company limited by shares, incorporated and domiciled in Australia. Its registered office and principal place of business is:

Level 11
1 Chifley Square
Sydney NSW 2000

A description of the nature of the consolidated entity's operations and its principal activities are included in the directors' report, which is not part of the financial statements.

The financial statements were authorised for issue, in accordance with a resolution of directors, on 24 February 2026. The directors have the power to amend and reissue the financial statements.

Note 2. Material accounting policy information

These general purpose financial statements for the interim half-year reporting period ended 31 December 2025 have been prepared in accordance with Australian Accounting Standard AASB 134 'Interim Financial Reporting' and the Corporations Act 2001, as appropriate for for-profit oriented entities. Compliance with AASB 134 ensures compliance with International Financial Reporting Standard IAS 34 'Interim Financial Reporting'.

These general purpose financial statements do not include all the notes of the type normally included in annual financial statements. Accordingly, these financial statements are to be read in conjunction with the annual report for the year ended 30 June 2025.

The principal accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period, unless otherwise stated.

New or amended Accounting Standards and Interpretations adopted

The consolidated entity has adopted all of the new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period. The adoption of these Accounting Standards and Interpretations did not have any material impact on the financial performance or position of the consolidated entity during the financial half-year ended 31 December 2025 and are not expected to have a significant impact for the full financial year ending 30 June 2026.

Any new or amended Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.

Comparatives

Comparatives have been reclassified where necessary, to be consistent with current half-year presentation. There was no effect on profit, net assets or equity.

Note 3. Revenue from contracts with customers

	Consolidated	
	31 Dec 2025	31 Dec 2024
	\$'000	\$'000
Mortgage broking services and mortgage aggregation services	<u>175,193</u>	<u>149,430</u>

Yellow Brick Road Holdings Limited
Notes to the financial statements
31 December 2025

Note 3. Revenue from contracts with customers (continued)

Disaggregation of revenue

The disaggregation of revenue from contracts with customers is as follows:

	Consolidated	
	31 Dec 2025	31 Dec 2024
	\$'000	\$'000
<i>Major product lines</i>		
Mortgage broking services - origination commissions	83,677	68,725
Mortgage broking services - trail commissions	55,962	48,964
Mortgage broking services - trail PV commissions *	27,262	23,852
Mortgage broking services - professional services	6,272	5,837
Sponsorship revenue	1,963	1,512
Mortgage management fees	57	140
Service charges for Resi Wholesale Funding	-	400
	<u>175,193</u>	<u>149,430</u>
<i>Geographical regions</i>		
Australia	<u>175,193</u>	<u>149,430</u>
<i>Timing of revenue recognition</i>		
Services transferred at a point in time	175,136	148,890
Services transferred over time	57	540
	<u>175,193</u>	<u>149,430</u>

* This is a combination of revenue from trail PV commissions and loss on revaluation of trail PV commissions.

Note 4. Expenses

	Consolidated	
	31 Dec 2025	31 Dec 2024
	\$'000	\$'000
Profit before income tax includes the following specific expenses:		
<i>Disaggregation of commission expenses</i>		
The disaggregation of expenses paid to branches and brokers is as follows:		
<i>Major product lines</i>		
Mortgage broking services - origination commissions	81,126	66,402
Mortgage broking services - trail commissions	50,664	45,232
Mortgage broking services - trail PV commissions	29,199	24,805
Mortgage broking services - professional services	1,796	1,163
Total commission expenses	<u>162,785</u>	<u>137,602</u>

Yellow Brick Road Holdings Limited
Notes to the financial statements
31 December 2025

Note 4. Expenses (continued)

	Consolidated	
	31 Dec 2025	31 Dec 2024
	\$'000	\$'000
Profit before income tax includes the following specific expenses:		
<i>Depreciation</i>		
Office equipment	30	28
Right-of-use assets	369	403
Total depreciation	<u>399</u>	<u>431</u>
<i>Amortisation</i>		
Software	232	258
Total depreciation and amortisation	<u>631</u>	<u>689</u>
<i>Finance costs</i>		
Interest and finance charges paid/payable on borrowings	115	105
Interest and finance charges paid/payable on lease liabilities	15	32
Discount unwind on trail commission payments	11,287	10,896
Finance costs expensed	<u>11,417</u>	<u>11,033</u>
<i>Other expenses includes:</i>		
Marketing expenses	1,113	1,231
Consultancy expenses	702	702
Defined contribution superannuation expense	386	433

Note 5. Cash and cash equivalents

	Consolidated	
	31 Dec 2025	30 Jun 2025
	\$'000	\$'000
<i>Current assets</i>		
Cash at bank *	10,677	5,433
Term deposit	10,091	7,921
	<u>20,768</u>	<u>13,354</u>

* Cash at bank includes \$656,000 (30 June 2025: \$378,000) restricted cash collected from network brokers.

Yellow Brick Road Holdings Limited
Notes to the financial statements
31 December 2025

Note 6. Trade and other receivables

	Consolidated	
	31 Dec 2025	30 Jun 2025
	\$'000	\$'000
<i>Current assets</i>		
Trade receivables	2,155	1,110
Revenue accrual	29,635	24,929
Less: Allowance for expected credit losses	(264)	(260)
	31,526	25,779
Other receivables	70	77
	31,596	25,856
<i>Non-current assets</i>		
Other receivables	1,179	1,106
	32,775	26,962

Note 7. Contract assets - trail commissions

	Consolidated	
	31 Dec 2025	30 Jun 2025
	\$'000	\$'000
<i>Current assets</i>		
Contract assets	98,569	92,312
<i>Non-current assets</i>		
Contract assets	324,489	303,484
	423,058	395,796
<i>Reconciliation</i>		
Reconciliation of the written down values at the beginning and end of the current half-year and previous financial year ended as at 30 June 2025 are set out below:		
Opening balance	395,796	400,685
Additions - new settlements	81,963	142,002
Run-off and impact due to changes in other PV assumptions	(54,701)	(146,891)
Closing balance	423,058	395,796

Yellow Brick Road Holdings Limited
Notes to the financial statements
31 December 2025

Note 8. Investments accounted for using the equity method

	Consolidated	
	31 Dec 2025	30 Jun 2025
	\$'000	\$'000
<i>Non-current assets</i>		
Investments accounted for using the equity method	-	1,183

Reconciliation

Reconciliation of the carrying amounts at the beginning and end of the current half-year and previous financial year as at 30 June 2025 are set out below:

Opening carrying amount	1,183	-
Additional investment	-	3,891
Share of loss after income tax	(1,183)	(2,708)
Closing carrying amount	-	1,183

Interests in joint ventures

Interests in joint ventures is accounted for using the equity method of accounting. Information relating to joint ventures that are material to the consolidated entity are set out below:

Name	Principal place of business / Country of incorporation	Ownership interest	
		31 Dec 2025	30 Jun 2025
		%	%
Resi Wholesale Funding Pty Limited	Australia	50.00%	50.00%

The consolidated entity's 50% share of the net assets of the joint venture not reflected in the carrying value above, is as follows:

	Consolidated	
	31 Dec 2025	30 Jun 2025
	\$'000	\$'000
50% share of net assets	7,272	8,538
Less: carrying amount	-	(1,183)
Net assets not recognised	7,272	7,355

Contingent liabilities

Contingent liabilities as at 31 December 2025 were \$Nil (30 June 2025: \$Nil).

Commitments

Share of commitments but not recognised as liability as at 31 December 2025 were \$Nil (30 June 2025: \$Nil).

Note 9. Right-of-use assets

	Consolidated	
	31 Dec 2025	30 Jun 2025
	\$'000	\$'000
<i>Non-current assets</i>		
Right-of-use assets	3,822	3,822
Less: Accumulated depreciation	(3,361)	(2,992)
	461	830

Yellow Brick Road Holdings Limited
Notes to the financial statements
31 December 2025

Note 9. Right-of-use assets (continued)

The consolidated entity leases land and buildings for its offices under an agreement expiring in 7 months with option to extend. The leases have various escalation clauses. On renewal, the terms of the leases are renegotiated.

Reconciliations

Reconciliations of the written down values at the beginning and end of the current financial half-year and for the year ended as at 30 June 2025 are set out below:

Consolidated	Office premises \$'000	Others \$'000	Total \$'000
Balance at 1 July 2024	1,549	67	1,616
Additions	-	2	2
Depreciation expense	(767)	(21)	(788)
Balance at 30 June 2025	782	48	830
Depreciation expense	(361)	(8)	(369)
Balance at 31 December 2025	<u>421</u>	<u>40</u>	<u>461</u>

Note 10. Intangibles

	Consolidated	
	31 Dec 2025 \$'000	30 Jun 2025 \$'000
<i>Non-current assets</i>		
Software - at cost	1,994	1,994
Less: Accumulated amortisation	(1,093)	(861)
	<u>901</u>	<u>1,133</u>

Reconciliations

Reconciliations of the written down values at the beginning and end of the current financial half-year and for the year ended as at 30 June 2025 are set out below:

Consolidated	Software \$'000
Balance at 1 July 2024	1,636
Amortisation expense	(503)
Balance at 30 June 2025	1,133
Amortisation expense	(232)
Balance at 31 December 2025	<u>901</u>

Yellow Brick Road Holdings Limited
Notes to the financial statements
31 December 2025

Note 11. Trade and other payables

	Consolidated	
	31 Dec 2025	30 Jun 2025
	\$'000	\$'000
<i>Current liabilities</i>		
Trade payables	849	1,035
Trail commission payables	91,865	85,432
Accrued branch commissions	29,782	24,998
Accrued expenses	1,015	1,019
Clawback payables	234	240
Other payables	2,872	2,204
	<u>126,617</u>	<u>114,928</u>
<i>Non-current liabilities</i>		
Trade payables	1,269	1,269
Trail commission payables	303,468	280,702
Clawback payables	386	396
	<u>305,123</u>	<u>282,367</u>
	<u><u>431,740</u></u>	<u><u>397,295</u></u>

Reconciliation of trail commission payables

Reconciliation of the written down values at the beginning and end of the current half-year and previous financial year ended as at 30 June 2025 are set out below:

	31 Dec 2025	30 Jun 2025
	\$'000	\$'000
Opening balance	366,134	369,427
Additions - new settlements	77,982	135,097
Run-off and impact due to changes in other PV assumptions	(48,783)	(138,390)
Closing balance	<u>395,333</u>	<u>366,134</u>

Note 12. Borrowings

	Consolidated	
	31 Dec 2025	30 Jun 2025
	\$'000	\$'000
<i>Current liabilities</i>		
Bank loans	400	500
<i>Non-current liabilities</i>		
Bank loans	1,600	1,900
	<u>2,000</u>	<u>2,400</u>

Bank borrowings are secured over assets owned by the consolidated entity. The original bank loan matured on 30 September 2024. The consolidated entity renewed the finance facility, effective from 12 November 2024. Interest payable on the loan is 3.75% p.a. fixed rate plus variable rate of 3.64% p.a. on loan amounts.

Yellow Brick Road Holdings Limited
Notes to the financial statements
31 December 2025

Note 12. Borrowings (continued)

Furthermore, the contractual terms of the loan include covenants that require repayment on demand of the loan if any of the below conditions are not met:

- EBITDA to Debt Service Ratio of the consolidated entity for 1H FY26 should not be less than 1.20:1.
- Cash held by the consolidated entity at all times during 1H FY26 should not be less than \$1,200,000.
- Net Value of Future Trail Commission Receivable to Total Debt of the consolidated entity for 1H FY26 should not be less than 3:1.
- Total debt to EBITDA Ratio of the consolidated entity for 1H FY26 should be less than 3:1.

The consolidated entity has passed the covenants requirements throughout the financial half-year ending on 31 December 2025. The consolidated entity is not aware of any facts or circumstances that indicate that it may have difficulty complying with the covenants within 12 months after the reporting period.

Total secured facilities

The total secured facilities are as follows:

	Consolidated	
	31 Dec 2025	30 Jun 2025
	\$'000	\$'000
Bank loans	2,000	2,400

Assets pledged as security

Bank loan facilities are financed by the Commonwealth Bank of Australia which are secured by a first ranking charge over all present and future acquired property of the consolidated entity.

Financing arrangements

Unrestricted access was available at the reporting date to the following lines of credit:

	Consolidated	
	31 Dec 2025	30 Jun 2025
	\$'000	\$'000
Total facilities		
Bank loans	2,000	2,400
Used at the reporting date		
Bank loans	2,000	2,400
Unused at the reporting date		
Bank loans	-	-

Note 13. Issued capital

	Consolidated			
	31 Dec 2025	30 Jun 2025	31 Dec 2025	30 Jun 2025
	Shares	Shares	\$'000	\$'000
Ordinary shares - fully paid	319,484,867	319,484,867	112,222	112,222

Note 14. Dividends

There were no dividends paid, recommended or declared during the current or previous financial half-year.

Yellow Brick Road Holdings Limited
Notes to the financial statements
31 December 2025

Note 15. Contingent liabilities

- The consolidated entity has provided bank guarantees as at 31 December 2025 of \$761,000 (30 June 2025: \$761,000).
- On 12 April 2024, the Supreme Court of New South Wales ruled on a case concerning the imposition of payroll tax on commissions paid to mortgage brokers. The court determined that payroll tax is applicable under specific conditions, with liability reduced by particular exemptions, including for those active broker businesses employing two or more persons or utilising external service providers relating to mortgage broking processes. There is considerable uncertainty arising from detail within the judgments, relating to payroll tax liability, assessment of exemptions and the liability period. In response to the legal uncertainty, the NSW Legislative Council has established a committee to review the applicability of payroll tax in similar cases, considering the recent judgments.

The consolidated entity has sought legal advice regarding the applicability of payroll tax to its broker and branch contractual arrangements. The advice highlights that several related cases are still pending, creating significant uncertainty regarding whether payroll tax applies to commissions paid to brokers, the potential exemptions available, and the period for which payroll tax may be assessed. Given this ongoing uncertainty, it is not possible to calculate with reasonable certainty the potential quantum of any liability that may arise. Consequently, in accordance with AASB 137, management has classified the payroll tax liability as a contingent liability, pending further clarification of the applicability of payroll tax in similar cases.

Note 16. Events after the reporting period

The consolidated entity invested \$1,500,000 on 27 January 2026 for Class E notes in the Resi Wholesale Funding Warehouse Trust No.2. The notes earn a fixed margin of 10% per annum plus BBSW rate.

No other matter or circumstance has arisen since 31 December 2025 that has significantly affected, or may significantly affect the consolidated entity's operations, the results of those operations, or the consolidated entity's state of affairs in future financial years.

Yellow Brick Road Holdings Limited
Directors' declaration
31 December 2025

In the directors' opinion:

- the attached financial statements and notes comply with the Corporations Act 2001, Australian Accounting Standard AASB 134 'Interim Financial Reporting', the Corporations Regulations 2001 and other mandatory professional reporting requirements;
- the attached financial statements and notes give a true and fair view of the consolidated entity's financial position as at 31 December 2025 and of its performance for the financial half-year ended on that date; and
- there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of directors made pursuant to section 303(5)(a) of the Corporations Act 2001.

On behalf of the directors



Mark Bouris
Executive Chairman

24 February 2026
Sydney

Independent Auditor's Review Report

To the Members of Yellow Brick Road Holdings Limited

Report on the half-year financial report

Conclusion

We have reviewed the accompanying half-year financial report of Yellow Brick Road Holdings Limited (the Company) and its subsidiaries (the Group), which comprises the consolidated statement of financial position as at 31 December 2025, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the half year ended on that date, including material accounting policy information, other selected explanatory notes, and the directors' declaration.

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the accompanying half-year financial report of Yellow Brick Road Holdings Limited does not comply with the *Corporations Act 2001* including:

- a giving a true and fair view of the Group's financial position as at 31 December 2025 and of its performance for the half year ended on that date; and
- b complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

Basis for Conclusion

We conducted our review in accordance with ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*. Our responsibilities are further described in the *Auditor's Responsibilities for the Review of the Financial Report* section of our report. We are independent of the Company in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's *APES 110 Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the annual financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

Directors' responsibility for the half-year financial report

The Directors of the Company are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the Directors determine is necessary to enable the preparation of the half-year financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

Auditor's responsibility for the review of the financial report

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the half year financial report is not in accordance with the *Corporations Act 2001* including giving a true and fair view of the Group's financial position as at 31 December 2025 and its performance for the half-year ended on that date, and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



Grant Thornton Audit Pty Ltd
Chartered Accountants



T Makanda
Partner – Audit & Assurance
Sydney, 24 February 2026