

HOME EQUITY INVESTMENTS

 LONGVIEW



Investor Update

Quarter Ending
31 December 2024

The Longview Home Equity Fund enables investors to capture a share of the capital growth in a portfolio of family homes. The Fund employs an investor friendly structure to deliver a multiplier on underlying growth with distributions as investments are realised over the 10-year Fund life. The Fund is unlevered, and targets investor returns of 14% p.a. with the risk profile of established residential property (1.9 x the long-term house price index).



Dear Investor,

I am pleased to provide you with the LongView Shared Equity Fund update for the December 2024 quarter.

The benefits of our careful approach to asset selection and of the structure of our investments are showing in the Fund producing results well ahead of the market. We are pleased to report that despite the market for the quarter being negative, the annualised rate of return for the Fund has been 5% for the quarter.

The performance of the assets in which we have invested, relative to market, exceeds the assumptions underlying the Information Memorandum in the period since the investments were made.

The portfolio is well diversified across our three markets of Melbourne, Sydney and South-East Queensland.

A key benefit of further investments is expected to be additional diversification across the tenure curve of contract maturities (which are determined by the Homeowner) which will improve the likely balance of timing of returns to investors in the Fund.

The introduction of a liquidity mechanism, further described in section 3 of this Update, will we think further enhance the appeal of the Fund as a way to invest in the residential property market.

Antony Cohen

Co-Founder and Head of Funds Management

The LongView Shared Equity Fund (LVSEF or the Fund) was established in 2023 to co-invest with Homeowners in quality family homes.

This quarterly report provides some further information on the activities of the Fund.

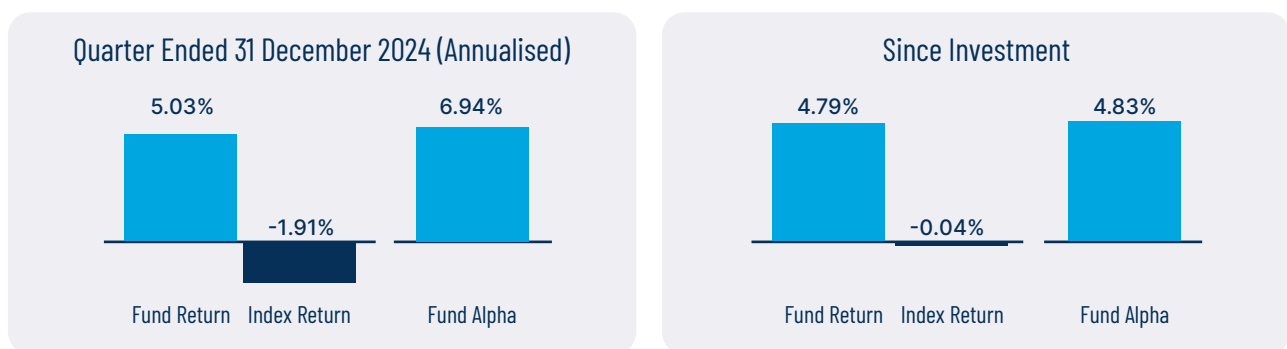
1. Fund Performance

The Net Asset Value per unit as at 31 December 2024 is \$1.0448 (30 September \$1.0318)

The annualised rate of return of the Fund in the quarter was 5.03%. This compares to the annualised rate of return in the residential property market return of -1.91% over the same period.

The outperformance of the Fund relative to the market reflects both the strong performance of the properties in which we have invested and the structure of our investments.

As shown in the charts below the Fund is achieving a level of outperformance at the property investment level in excess of the assumptions underlying the Information Memorandum. Comparisons to the multiple of market are not published this quarter as they are not calculable due to the negative performance of the Index in this period.



The residential property market declined by 0.48% or 1.91% on an annualised basis in the Funds three markets in the quarter ended 31 December 2024.

This is well below the long-term rate for the market of over 7% per annum.

The underlying factors (population growth and population concentration), which LongView believes drive the long-term performance of the market, continue to show growth in line with our expectations and we therefore expect them to impact the market in due course.

The Australian Government Centre for Population's 2024 report shows:

- **Population growth**
 - The Australian population grew by 2.1% in 2023/24
 - The Australian population is forecast to continue to grow at rates which, while slightly slower than in 2023/24, are above those of almost every other developed economy
- **Population concentration**
 - The combined population of capital cities is projected to continue to grow nearly twice as fast as rest-of-state areas over the next decade

These factors will continue to create increased demand for land for dwellings. This demand will only be partly offset by the release of additional land on urban fringes for new dwellings.

- Victoria, for example, is targeting 30% of new dwellings to be on newly released land with 70% in established areas (i.e. through increased housing density).
- NSW and Queensland have lagged Victoria in meeting new demand through land supply in recent years and this does not appear to be changing.

Given these factors LongView continues to have confidence in the growth of the Australian residential property market. Further, LongView considers that this makes it likely that now is a good time to be making investments in residential property.

2. Deployment

Portfolio Update as of 22nd January 2025

58

Approved investments

\$92,190,000

Total value of the properties

35.4%

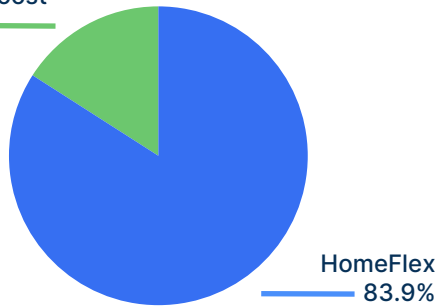
Average share of capital growth

77.8%

Average land content

Investments by Product

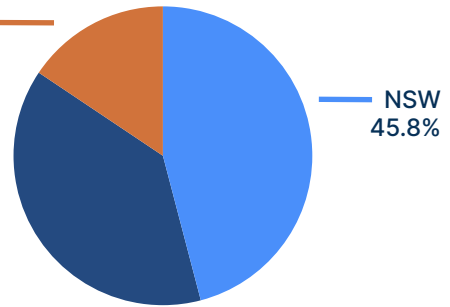
Buying Boost
16.1%



Investments by State

QLD
15.3%

VIC
38.9%



Examples of the properties in which the Fund has invested are shown below:



3. Enhanced Liquidity Arrangements Introduced

LongView has recently introduced enhanced liquidity arrangements for unitholders in the Fund.

Withdrawals are available after 31 December 2025. The amount available for withdrawal in a quarter is capped at 25% of the Funds raised in the previous quarter for this Fund or subsequent Shared Equity Funds managed by the Manager.

Withdrawals are priced at the Net Asset Value less a Withdrawal Fee of 5% of the amount Withdrawn.

More details are available from the Manager on request.

4. About LongView

We believe every Australian deserves a home and are fiercely committed to creating a more equitable and accessible housing system for all. We are creating aligned, scalable and mutually beneficial property finance solutions, aimed to be a better way for investors to invest in Australian property.



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