

Your Ref:
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Director: David Geer



BALANCED SECURITIES

25 September 2025

By Email: twilliams@mscgroup

Mr Tom Williams
MSC Certane
Level 6
80 Clarence Street
SYDNEY NSW 2000

Dear Mr Williams

Reporting – quarterly reporting checklist

We append the Quarterly Reporting Checklist for the quarter ended **31 August 2025**.

This report is made in accordance with a resolution of directors dated 25 September **2025** covering the quarter ending **31 August 2025** and incorporates Benchmark Review for the year ended **30 June 2025**.

Yours faithfully
BALANCED SECURITIES LIMITED
AFS Licence 241382

David Geer
Director

Anthony Henry May
Director

Issuer Quarterly Reporting Checklist

ISSUER QUARTERLY REPORTING CHECKLIST

(incorporating RG69.115 half yearly Benchmark review statement)

Issuer: Balanced Securities Limited

Debenture: Secured Notes

Trustee: MSC Certane

Trust Deed: 4 January 2000 (as amended)

Period of Report: Quarter Ended 31 August 2025

Date of Report: 25 September 2025

Instruction: Your response to each item below is to be supported where necessary by reasoning and attaching or making reference to appropriate relevant supporting documentation.

Item No	Item	Answer Y/N - NA	Comments
Corporations Act 2001 – Chapter 2L			
1.	S283BF(4)(a) - The Issuer and any guarantor has complied at all times with the terms of the Secured Notes, the Trust Deed and Chapter 2L of the Corporations Act 2001 during the Period.	Yes	Annual financial statements lodged with ASIC on 19 Sep 2025. Half yearly financial statements submitted to Trustee & lodged with ASIC 14 Mar 2025.
2.	S283BF(4)(b) - No circumstances arose during the Period that has caused, or could cause, one or more of the following: (i) any amount deposited or lent under the Secured Notes to become immediately payable; (ii) the Secured Notes to become immediately enforceable; (iii) any other right or remedy under the terms of the Secured Note or provisions of the Trust Deed to become immediately enforceable.	No No No	There have been NO circumstances which have arisen during the period.
3.	S283BF(4)(c) - No circumstances arose during the Period that materially prejudice:		

Item No	Item	Answer Y/N - NA	Comments
	(i) the Issuer, any of its subsidiaries, or any of the guarantors; or (ii) any security or charge included in or created by the Secured Notes or the Trust Deed.	No No	There have been NO circumstances which have arisen during the period.
4.	S283BF(4)(d) - There has been no substantial change in the nature of the business of the Issuer, any of its subsidiaries, or any of the guarantors that has occurred during the Period.	No	There have been NO circumstances which have arisen during the period.
5.	S283BF(4)(e) - None of the following events happened during the Period: (i) the appointment of a guarantor; (ii) the cessation of liability of a guarantor body for the payment of the whole or part of the money for which it was liable under the guarantee; or (iii) a change of name of a guarantor (if this happens, the Issuer's quarterly report must also disclose the guarantor's new name).	No No No	There have been NO circumstances which have arisen during the period.
6.	S283BF(4)(f) - If the Issuer has created a charge where: (i) the total amount to be advanced on the security of the charge is indeterminate; and (ii) the advances are merged in a current account with bankers, trade creditors or anyone else, advise the net amount outstanding on any advances at the end of the Period.	N/A N/A N/A	The Company has not created any further charges over its assets.
7.	S283BF(4)(g) - The Issuer is not aware of any other matters that may materially prejudice any security or the interests of the Secured Note holders.	No	
8.	S283BF(5) - If the Issuer has deposited any money with, or lent money to, a related body corporate during the quarter, the	No	

Item No	Item	Answer Y/N - NA	Comments
	report must also include details of: (a) the totals of money deposited with, or lent to, a related body corporate during the quarter; and (b) the total amount of money owing to the Issuer at the end of the quarter in relation to those loans	N/A N/A	Refer Prospectus 25 issued 27 December 2024 and audited Financial Statements
9.	S283BF(6) - If the Issuer has assumed a liability of a related body corporate during the quarter, the report must include details of the liability assumed during the quarter and the extent of the liability as at the end of the quarter.	N/A	
10.	S283BF(7) For the purposes of items 8 and 9 above, the report: (a) must distinguish between deposits, loans and assumptions of liability that are secured and those that are unsecured; and (b) may exclude any deposit, loan or assumption of liability on behalf of the related body corporate if it has: (I) guaranteed the repayment of the Secured note of the borrower; and (II) secured the guarantee by a charge over all of its property in favour of the trustee.	N/A N/A N/A N/A	

Item No	Item	Answer Y/N - NA	Comments
Corporations Act 2001 – Financial Reports and Audit			
11.	The Issuer has complied in all respects with its obligations under Chapter 2M (dealing with financial reports and audit) of the Corporations Act 2001.	Yes	Annual & Half yearly financial statements submitted to Lodged with ASIC on 19 September 2025 & 14 March 2025 respectively.
Corporations Act 2001 – Disclosure			
12.	The Issuer has complied at all times with the requirements of Chapter 6CA (dealing with continuous disclosure) of the Corporations Act 2001 and no circumstances arose during the Period that required the Issuer to issue a supplementary prospectus, replacement prospectus or issue a continuous disclosure notice. If so, advise what steps have been taken.	N/A	Prospectus lodged with ASIC and issued 27 December 2024. Prospectus is available on the website along with all other material matters required to be disclosed & thereby satisfy continuous disclosure requirements.
Regulatory Guide 69			
13.	The Issuer has made all necessary disclosures against the benchmarks in its disclosure documents and all disclosures remain true and correct.	Yes	Confirmed by external auditor – signs Form FS71 on completion of audit and the Independent Auditors Assurance Report submitted to Trustee and Lodged with ASIC 19 Sep 2025.
14.	The Issuer continues to meet all benchmarks that the Issuer has stated in disclosure that it meets.	Yes	As above
15.	Where the Issuer has disclosed that it does not meet the benchmarks on an "if not, why not" basis, the disclosure the Issuer has made continues to be correct and accurate in all material respects and is not misleading.	Yes	As above
16.	The Issuer <i>attaches</i> a schedule of the "promises" (as used in RG69) it has made in disclosure documents it has issued and confirms that it has complied with each of the promises it has made in those disclosure documents.	N/A	The terms of the Prospectus and the Trust Deed have been adhered to.

Item No	Item	Answer Y/N - NA	Comments
Trust Deed			
17.	Clause 6.1.8.6 – the Issuer to provide particulars of mortgage arrears at the end of the month and the action taken by the Issuer to recover those arrears	Yes	Refer regular report covering Financial Information and Portfolio Schedule.
Anti Money Laundering			
18.	The Issuer has complied in all respects with its obligations under the <i>Anti-Money Laundering and Counter-Terrorism Financing Act 2006 (Cth)</i> .	Yes	

The Company has charged by way of a first ranking general security agreement a charge over all of its assets in favour of the Trustee as trustee for the Secured Note holders. The charge secures repayment to the Secured Note Holders of all money invested by them in Secured Notes together with interest payable on those Secured Notes.

As at the date of this report the Company believes that the property that constitutes the security is sufficient and is reasonably likely to be sufficient to meet the liability for the repayment of all money owing by the Company to the Secured Note holders and all other liabilities ranking in priority to or equally with that liability that may have been or may be incurred.

Signed:



David Geer
Director



Anthony May
Director