29 October 2026

UPDATE REPORT TO CREDITORS AND UNITHOLDERS

FALCON CAPITAL LIMITED (IN LIQUIDATION) ACN 119 204 554 ("COMPANY" OR "FALCON")
AS THE RESPONSIBLE ENTITY OF THE FIRST GUARDIAN MASTER FUND ARSN 635 429 113 ("FGMF")
AND THE ASSOCIATED FUNDS AS LISTED IN SCHEDULE A ("UNDERLYING TRUSTS")

We refer to our appointment as Joint and Several Liquidators ("**Liquidators**") of the Company by Order of the Federal Court of Australia on 9 April 2025, and to our previous reports and circulars regarding the Company ("**Previous Reports**").

This report ("**Report**") is intended to provide Creditors and Unitholders with a brief update on the status of the Company's investments and the Liquidators investigations, and in particular regarding further public examination summonses issued pursuant to section 596B of the *Corporations Act 2001 (*Cth*)* ("**the Act**").

References to the "Liquidation" in this Report refer to the liquidation of Falcon as well as the winding-up of the FGMF and the Underlying Trusts.

The Liquidators recognise how distressing this matter and process has been for Creditors and Unitholders, particularly in awaiting clarity about the prospects of recovering their investment. It is anticipated that substantive clarity can be provided soon.

In that regard, the Liquidators intend to provide a more substantial update on the progress of the Liquidation, including key findings from investigations, the status and views as to the recoverability of all investments, and thus expectations as to any surplus funds for distribution, following the conclusion of public examinations scheduled to occur over November and December 2026 (discussed below). That more substantive update is anticipated to be issued in approximately the next three months.

Creditors and Unitholders should refer to the Previous Reports for past progress updates for the Liquidation and detail as to the investments of the FGMF, which may be accessed via the following link:

Falcon Capital Limited | Creditors Portal | FTI Consulting

1. Investments

The status of each of the FGMF's investments is provided below under three categories, namely: Section 1.1 "**Crystallised Investments**", Section 1.2 "**Open Investments – Future Recoveries Expected**", and Section 1.3 "**Open Investments – Future Recoveries Uncertain**". Where applicable, the investments domiciled in foreign jurisdictions are highlighted.

In summary:

- Overall, recoveries have been made from six investments to date which have realised a total of $8.02 million, being 1.56% of the $512.77 million total book value of the FGMF's investments as ascribed by the Directors at the time of our appointment;
- Nine investments with a total book value of $118.38 million are considered by the Liquidators to have "crystallised", in that no further recoveries are expected from them or they are considered to have nil recoverable value (see **section 1.1. Crystallised Investments**);
- There are five investments which the Liquidators currently consider should yield further recoveries, albeit they are not expected to recover all of their remaining book value of $50.75 million (see **section 1.2. Open Investments – Future Recoveries Expected**); and
- The recoverability of a further four significant investments involving foreign entities with a total book value of $344.47 million remains very uncertain (see **section 1.3. Open Investments – Future Recoveries Uncertain**). Due to the value and uncertainty of such investments, the Liquidators have determined it appropriate and necessary to conduct further public examinations of persons associated with those investments.

The Liquidators provide the following high-level summary of key events and recoveries in relation to the investments since the Update Report to Creditors and Unitholders dated 1 May 2026 ("**May 2026 Report**"):

- The Liquidators reached a settlement agreement with Mr Abidal Guerinat, the director of Western Subdivisions Pty Ltd and associated entities, which was endorsed by the Court and resulted in a $2.9 million recovery.
- Ongoing engagement with Kanun Capital Pty Ltd ("**Kanun**") has occurred, including receiving a distribution of $1.25 million from Kanun as trustee for the Kanun Capital Unit Trust bringing total recoveries from this investment to $4.34 million.
- An order winding up Hunter 1 Investments Pty Ltd ("**Hunter 1**") in respect of the outstanding loans of $1.025 million owed by Hunter 1 to the Company, was obtained on 2 September 2026.
- Various engagement has occurred with Mr Conrad Warren in relation to the Company's position in the Maleo Capital Management Pte Ltd and associated entities ("**Maleo**") investment, including as to a possible settlement. Mr Warren has now been summoned for public examination with the intent of verifying certain matters and progressing the Liquidators' knowledge of and investigations into the Maleo investment.

- Continued engagement with the majority shareholders and directors of Australian Food & Farming Holdings Pty Ltd ("**AFFH**") occurred, in seeking to realise the FGMF investment in AFFH.
- Received $25,000 from the sale of the remaining shares in The Agricultural Risk Company Pty Ltd.
- Received $142,140 from the realisation of the Company's shares in Kool Global Solutions Pty Ltd.
- Monitored the liquidation of entities associated with Mr Scott Pickett, including Rogue Traders Group Pty Ltd (In Liquidation) ("**Rogue Traders**") and Pickett Commercial Pty Ltd (In Liquidation) ("**Pickett Commercial**"). Mr Pickett has now been summoned for public examination with the intent of verifying certain matters and investigations.
- Continued to investigate and explore potential avenues of recovery in relation to the Trulet Australia Pty Ltd (In Liquidation) and associated entities ("**Trulet Group**") investment. The Trulet Group Directors have now been summoned for public examination with the intent of verifying certain matters and progressing the Liquidators' knowledge of and investigations into the Trulet Group investment.
- Continued to liaise with the liquidators of Keystone Asset Management Ltd (Receivers and Managers Appointed) (In Liquidation) ("**Keystone Liquidators**"), as to the historical dealings and potential recoverability of the Chiodo Diversified Property Fund ("**CDPF**").

As noted above, the Liquidators will provide a more substantial update regarding the investments in a future report, following the outcome of the public examinations referred to in **section 2** below.

As advised in Previous Reports, the amounts ascribed to each of the investments in the Directors' Reports on Company Activities and Property ("**ROCAP**") and the book value of the investments in the Company's books and records do not necessarily reflect the Liquidators' views as to the recoverable value of those investments, nor the actual cash expended in those investments.

The Liquidators consider that legal and commercial sensitivities continue to exist regarding certain of the investments. Accordingly, the Liquidators have limited their public statements regarding matters that remain unresolved so as to avoid compromising or prejudicing the Company's rights, interests and positions and therefore Creditors and Unitholders.

Having noted the above, the Liquidators provide a summary of the status of the investments below.

1.1. Crystallised Investments

The Liquidators consider that the following investments, detailed in Table 1 below, have 'crystallised' as at the date of this Report. This means, based on the Liquidators' investigations and recovery actions since their appointment, the position and likely outcome of such investments have been reasonably determined.

Investments in this category have realised $3.49 million, which represents 2.97% of the $117.55 million total book value ascribed by the Directors to these investments.

Table 1 – Crystallised Investments

Asset Name / Description	Book Value ($)	Total realisation ($)	Estimated Recovery % of Book Value
175 Burnley Street Pty Ltd (In Liquidation)	29,141,971	-	0%
Archer Cast Capital Pty Ltd	90,000	91,865	102%
Fox Friday Brewing Pty Ltd (In Liquidation)	28,722,430	492,000	2%
Hunter 1 Investments Pty Ltd (In Liquidation)	1,025,000	-	0%
Interactive Brokers Equity Portfolio	4,796	4,754	99%
Sonoa Health Holdings Pty Ltd	6,775,000	-	0%
Western Subdivisions Pty Ltd	40,309,500	2,900,000	7%
Rogue Traders Group Pty Ltd (In Liquidation)	10,927,786	-	0%
Pickett Commercial Pty Ltd (In Liquidation)	550,000	-	0%
Total Crystallised Investments	**117,546,483**	**3,488,619**	**2.97%**

The Liquidators consider that further recoveries from the Crystallised Investments are unlikely, including because of settlements reached, that five of the companies associated with the Crystallised Investments are in liquidation (and a further one has been deregistered), and other investigations and assessments that have been made by the Liquidators.

1.2. Open Investments – Future Recoveries Expected

The Liquidators consider the investments summarised in Table 2 below, with a combined book value of $50.75 million, remain 'open' (and not crystallised) investments with future recoveries expected by the Liquidators, in addition to any recoveries to date. However, it is unlikely that such investments will realise their full book value.

These investments have realised $4.53 million to date, which represents 8.92% of the $50.75 million total book value ascribed by the Directors to those investments.

Table 2 – Open Investments – Future Recoveries Expected

Asset Name / Description	Book Value ($)	Realisation to date ($)	Estimated Recovery	Estimated Recovery % of Book Value
Kanun Capital Pty Ltd ATF the Kanun Capital Unit Trust	33,098,026	4,344,560	Sensitive	Sensitive
Australian Food & Farming Holdings Pty Ltd	11,047,764	-	Sensitive	Sensitive
Dennis O'Haire / FK Commercial Services Pty Ltd	1,549,599	-	Sensitive	Sensitive
Vestdata Pty Ltd	723,411	-	Sensitive	Sensitive
Australian Food and Farming Fund	4,327,438	182,135	Sensitive	Sensitive
Total Open Investments - Future Recoveries Expected	**50,746,238**	**4,526,695**	**Sensitive**	**Sensitive**

Two of the five investments in Table 2 are the subject of ongoing legal proceedings, whilst the others have been the subject of active engagement between the Liquidators and the relevant parties. Further engagement and action with all of above investments will occur.

1.3. Open Investments – Future Recoveries Uncertain

Whilst considerable investigations have been undertaken and some engagement has occurred with relevant parties, the investments summarised in Table 3 below, with a combined book value of $344.47 million, remain 'open' (and not crystallised) with the potential for any recovery remaining uncertain.

Table 3 – Open Investments – Future Recoveries Uncertain

Asset Name / Description	Book Value ($)	Realisation to Date ($)	Estimated Recovery	Estimated Recovery % of Book Value
Australian Investments				
Chiodo Diversified Property Fund (Asia Pacific Property Holdings)	94,000,000	-	TBD	TBD
Fieldstone	7,439,569	-	TBD	TBD
Trulet Australia Pty Ltd (In Liquidation)	830,000	-	TBD	TBD
Total Australian Investments	**102,269,569**	**-**	**TBD**	**TBD**

Asset Name / Description	Book Value ($)	Realisation to Date ($)	Estimated Recovery	Estimated Recovery % of Book Value
Foreign Investments				
Maleo Related Investment				
Maleo Capital Management Pte Ltd – Palmer Avenue Receivable	53,369,164	-	TBD	TBD
Maleo Capital Management Pte Ltd – PT Briix Receivable	40,685,178	-	TBD	TBD
Maleo Capital Management Pte Ltd – Asia Fintech	85,873,508	-	TBD	TBD
Total - Maleo Related Investment	**179,927,850**	**-**	**TBD**	**TBD**
Trulet Pte Ltd	62,276,180	-	TBD	TBD
Total Foreign Investments	**242,204,030**	**-**	**TBD**	**TBD**
Total Open Investments – Future Recoveries To be Determined	**344,473,599**	**-**	**TBD**	**TBD**

Despite remaining 'open' investments, the combination of the following factors means the recoverability of those investments must be considered uncertain and speculative:

- No recoveries have been effected to date from these investments;
- The investments are predominantly in foreign jurisdictions, including properties and speculative technology start-ups;
- Certain of the entities are themselves in liquidation;
- In respect of the Trulet Group investment, Trulet Australia Pty Ltd is in liquidation. Mr Fox, one of the directors and main principals of the Trulet Group, filed for bankruptcy on 13 October 2026; and
- In respect of the Maleo investment, the Maleo & Briix Group was subject to bankruptcy proceedings within Indonesia.

Having noted the above, given the book value of the investments, key parties associated with those investments are the focus of the forthcoming public examinations (discussed below). It is anticipated that the Liquidators will be in a position to better determine the potential for any recovery from these investments following the conclusion of the further public examinations.

2. Public Examinations

The Liquidators first commenced proceedings in December 2025 in the Federal Court of Australia pursuant to section 596A and section 596B of the Act for the public examination of certain individuals associated with the affairs of the Company, the FGMF and the Underlying Trusts.

Public examinations are conducted in order to obtain information to further the Liquidators' enquiries, including as to:

- Historical events and matters regarding the affairs of the Company and the FGMF and the conduct of the Directors and other key parties; and
- Investments, assets, and potential actions to effect a recovery from same.

Public examinations have been particularly important given the incomplete nature of the Company's, the FGMF's and the Underlying Trusts' books and records.

Creditors and Unitholders should note that public examinations are an investigative process. Any potential recovery that may be identified from public examinations would depend on the information obtained, the identification of assets or claims, and whether pursuing those claims is commercially viable.

Public examinations are conducted in an open court, except where otherwise ordered by the Court.

2.1. Director Public Examinations

The public examination of the two main Company directors, Mr Simon Selimaj and Mr David Anderson ("**Directors**") commenced in 2025. On 1 October 2026, the Liquidators filed another application with the Court to issue further public examination summonses to the Directors. In those summonses, the Liquidators have sought production of additional documents in the Directors' possession. The Liquidators' application was successful. The Liquidators may also seek to orally examine the Directors further.

2.2. Discretionary Public Examinations

On 1 October 2026, the Liquidators successfully sought orders to issue summonses on six (6) additional key individuals associated with the examinable affairs of the Company. The summonses for the below individuals were issued on 8 October 2026:

- Mr Conrad Warren, a director and key principal of Maleo Capital Management Pte Ltd and associated entities;
- Mr James Fox, a director of Trulet Australia Pty Ltd (In Liquidation) and associated entities;
- Mr Vaiarii Bouzige, a current and former director of entities within the Trulet Group;
- Mr Paul Chiodo, a director and key principal of Keystone Asset Management Ltd (Receivers and Managers Appointed) (In Liquidation) ATF Chiodo Diversified Property Fund, Chiodo Corporation Pty Ltd and a previous director of CF Capital Investments Pty Ltd (In Liquidation) (formerly CF Property Capital Pty Ltd). FGMF is the predominant unitholder in CDPF; and
- Mr Scott Pickett, the director of Rogue Traders and Pickett Commercial.

The investments that the above individuals are associated with represent 68% of the total book value of investments at the date of Liquidation, without any recoveries being made to date in relation to those investments. Accordingly, the Liquidators determined it appropriate to formally compel the above individuals to produce documentation, and be considered for oral examination in Court.

In addition, a summons was sought and successfully obtained requiring Mr Ferras Merhi, the director of Venture Egg Financial Services Pty Ltd (In Liquidation), Tax E Australia Pty Ltd and Cornerstone Strategic Management Pty Ltd (In Liquidation), to produce documents and be available for oral examination. The Liquidators' investigations have determined that entities associated with Mr Merhi received approximately $24.6 million in funds from the Company and associated entities.

Subject to further orders of the Court, the Liquidators have received confirmation from the Court that the oral examinations of the following individuals are scheduled to take place on the following dates:

- Mr Paul Chiodo: 4 November 2026 at 9:30am
- Mr Vaiarii Bouzige: 4 November 2026 at 2:15pm
- Mr Conrad Warren: 17 November 2026 at 9:30am

The dates for oral examinations of Mr Fox, Mr Pickett and Mr Merhi are still to be confirmed by the Court, although the Liquidators understand these examinations are likely to take place in November and/or December this year.

As public examinations are intended to be public hearings, subject to the Court ordering otherwise, any party may attend virtually. The in-court Webex video link is made available just prior to the hearing which can be accessed at: https://www.fedcourt.gov.au/court-calendar/daily-court-lists/vic.

The Liquidators retain their right to seek the public examination of other parties.

3. Liquidators Receipts and Payments to 25 October 2026

The receipts and payments in relation to the Company and associated Funds from the commencement of the Liquidation through to 25 October 2026 are summarised below. The Liquidators hold cash at bank of $3.67 million as at 25 October 2026.

Falcon Capital Limited (In Liquidation) & Associated Funds 9 April 2025 to 25 October 2026	Amount ($)
Receipts	
Pre-appointment cash at bank	1,930,997.39
Asset Realisation - Motor Vehicle	370,100.00
Unitholder Distribution and Trust monies - Kanun Capital Unit Trust	4,344,559.84
Asset Realisation - Western Subdivisions Pty Ltd	2,900,000.00
Asset Realisation - Fox Friday Distribution	492,000.00

Asset Realisation - Archer Cast Capital Pty Ltd	91,865.00
Asset Realisation - Kool Global Solutions Pty Ltd Shares	157,134.96
Asset Realisation - The Agricultural Risk Company Pty Ltd Shares	25,000.00
Asset Realisation - Interactive Brokers Portfolio Realisation	4,754.22
Titles Registrar Cost Recovery - Western Subdivisions Caveat Proceeding	76,049.43
Interest income	181,429.56
GST refund	48,570.00
Total Receipts	**10,622,460.40**
Payments	
Liquidators remuneration	3,228,146.51
Liquidators disbursements	173,781.73
Legal fees and disbursements	3,327,248.27
Insurance	136,517.15
Professional fees (incl. Valuation fees)	39,554.30
GST paid	29,788.00
IT subscriptions	9,003.99
Sale related costs / commission	10,771.75
Bank charges	304.56
Total payments	**6,955,116.26**
Cash at bank held by Liquidators	**3,667,344.14**
Unpaid and incurred legal fees, and liquidators fees and internal disbursements	664,645.74
Current net position	**3,002,698.40**

*Receipts and payments inclusive of GST.

4. Going Forward

The liquidation of the Company and the FGMF is not complete and there are still considerable investment and investigation related tasks required in the Liquidation. In the short term, the Liquidators intend to:

- Conduct public examinations of Mr Warren, Mr Fox, Mr Bouzige, Mr Chiodo, Mr Merhi and Mr Pickett to further the Liquidators' investigations into the Company and investments of the FGMF;
- Progress assessment of and further determine the position regarding and potential recoveries from the open investments;
- Assess and potentially commence legal proceedings, where viable and possible, to pursue additional potential recoveries for the benefit of Creditors and Unitholders;
- Liaise with statutory bodies including ASIC as required; and
- Further report to Creditors and Unitholders.

The outcome in relation to each of the open investments and the progress of our investigations will continue to be shared with Creditors and Unitholders as and when appropriate.

In that regard, the Liquidators intend to provide a further report within the next few months shortly following and with the benefit of having conducted public examinations over November and December 2026 of key parties relating to the 'open' investments. The Liquidators anticipate that they will be in a position to provide a firmer view as to the recoverability of those investments, and therefore an update as to the prospects of any return to Creditors and Unitholders. More detail will also be provided as to key findings from the Liquidators investigations.

Should Creditors or Unitholders wish to access any prior issued reports and correspondence, they may do so via FTI Consulting's Creditors' Portal at https://www.fticonsulting.com/creditors/falcon-capital-limited.

The Liquidators also note that ASIC continues to provide updates regarding its investigation and enforcement in this matter which can be accessed at https://www.asic.gov.au/about-asic/asic-investigations-and-enforcement/enforcement-activities/first-guardian-master-fund/.

Should Creditors or Unitholders have any queries, or information that may be relevant to the Liquidators' investigations, please contact the Liquidators' office via the below:

Creditors' contact email	falconcapital@fticonsulting.com
Unitholders' contact email	falcon.investors@fticonsulting.com

Yours faithfully

Ross Blakeley
Joint and Several Liquidator

Paul Harlond
Joint and Several Liquidator

Schedule A

Responsible Entity	Fund
Falcon Capital Limited	First Guardian Master Fund (ARSN 635 429 113)
Falcon Capital Limited	First Guardian Global Income Fund
Falcon Capital Limited	First Guardian Australian Development Fund
Falcon Capital Limited	First Guardian Absolute Equities Fund
Falcon Capital Limited	First Guardian Trulet Innovation Fund
Falcon Capital Limited	First Guardian Global Equity Fund

Schedule B: Support Information

The Liquidators recognise the continuing impact on Unitholders of this matter. The Liquidators will continue to provide information and support to Unitholders regarding the Liquidation process and general progress, including as to potential distributions.

Unitholders are urged to seek immediate support where this matter is causing personal distress or generally impacting their mental health.

If Unitholders require individual commercial and legal advice, they are encouraged to consult their own lawyer, accountant or financial planner that takes into consideration their individual circumstances.

Alternatively, there are a number of free professional services who Unitholders can seek advice from.

There are also authorities through which Unitholders may lodge a formal complaint regarding personal financial advice received and seek alternative compensation.

The Liquidators provide the following information for Unitholders regarding accessing support or seeking alternative compensation.

SOS Save Our Super:

SOS Save Our Super is an independent advocacy group supporting Unitholders through the continuing impact of this matter.

SOS Save Our Super aids Unitholders in navigating and staying informed regarding the status of investigations into the Company and the FGMF, AFCA complaints, CSLR developments, court proceedings and government reforms.

Further information regarding SOS Save Our Super can be found at https://sossaveoursuper.com.au/ or at their Facebook page https://www.facebook.com/groups/sossaveoursuper.com.au/.

Mental Health Support:

If Unitholders are experiencing a mental health crisis, they are urged to talk to someone as soon as possible. The following independent specialist support services operate 24/7:

- Lifeline Crisis Support on 13 11 14 or at https://www.lifeline.org.au/about-us/our-services
- Beyond Blue counselling support service on 1300 22 4636 or live chat at https://www.beyondblue.org.au/get-support/talk-to-a-counsellor/chat.
- 13YARN on 13 92 76 to talk to an Aboriginal or Torres Strait Islander Crisis Supporter.

Financial and Legal Support:

For free financial and legal support, Unitholders may contact:

- a financial counsellor through the National Debt Helpline on 1800 007 007 or live chat at https://ndh.org.au/.

- a community legal centre who can provide free and confidential legal help at:
  - VIC: https://www.fclc.org.au/find_a_community_legal_centre
  - NSW: https://findlegalhelp.clcnsw.org.au/
  - QLD: https://www.communitylegalqld.org.au/find-legal-help/
  - WA: https://communitylegalwa.org.au/
  - ACT: https://www.actlawsociety.asn.au/for-the-public/legal-help/community-legal-centres
  - NT: https://www.legalaid.nt.gov.au/

Australian Financial Complaints Authority:

Unitholders can lodge a complaint with the Australian Financial Complaints Authority. AFCA's contact details are:

- Website: www.afca.org.au
- Telephone: 1800 931 678
- Email: info@afca.org.au
- Postal Address: GPO Box 3, Melbourne, VIC 3001

Compensation Scheme of Last Resort:

The CSLR can pay up to $150,000 in compensation to eligible consumers who have received an AFCA determination awarding compensation that remains unpaid in relation to complaints in personal financial advice, credit intermediation, securities dealing or credit provision. CSLR's contact details are:

- Website: https://cslr.org.au/
- Telephone: 1800 372 757
- Email: info@cslr.org.au
- Postal Address: GPO Box 556, Melbourne, VIC 3001

Please note, the AFCA complaint process must first be completed before a claim can be lodged with the CSLR.