



Trust Facts as at 30 September 2025

Net Tangible Asset Backing ('NTA')	AUD 88.855 million
NTA per unit	AUD 1.6527
Adjusted NTA per unit (1)	AUD 1.4494
Units on issue	53,763,620

Investment Objective & Strategy

Investment Objective	The objective of AIQ is to generate attractive pre-tax risk-adjusted absolute returns over the medium to long term while maintaining a focus on capital preservation.
Investment Strategy	The strategy of AIQ is to gain exposure to a portfolio of leading international absolute return funds and selected direct investments in subordinated debt and equity co-investments.

Portfolio Overview as at 30 September 2025

Asset Breakdown (A\$m)	NTA	Adj. NTA(1)
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Secondary Market Funds

Warana 2018 Fund	\$ 3.2	\$ 1.2
Warana 2019 Fund	\$ 6.6	\$ 6.3
Warana 2021 Fund	\$ 9.9	\$ 7.6
Warana 2023 Fund	\$ 16.4	\$ 11.7
King Street Special Investments	\$ 2.7	\$ 2.3
Fortress PE Funds	\$ 1.6	\$ 0.4
Total Secondary Funds	\$ 40.4	\$ 29.5

Primary Market Funds

King Street Real Estate Fund	\$ 1.0	\$ 1.0
Legacy AIQ Funds	\$ 2.2	\$ 2.2
Total Primary Funds	\$ 3.1	\$ 3.1

Lending Funds

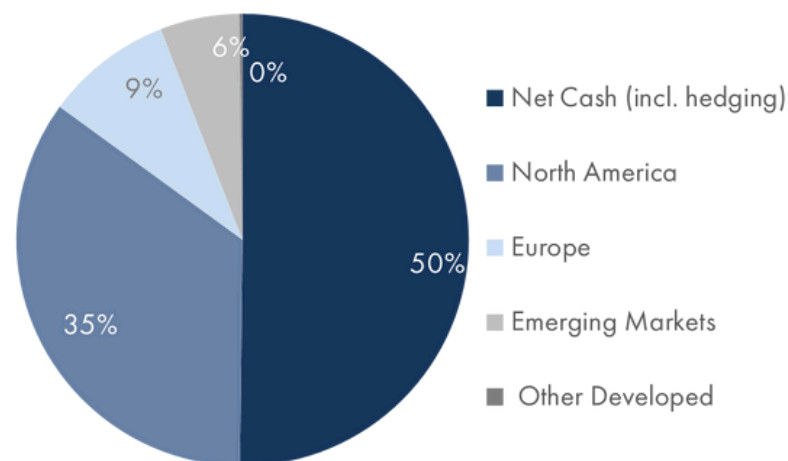
WSS Kings LP	\$ 3.7	\$ 3.7
Total Lending Funds	\$ 3.7	\$ 3.7

Other Assets

Alternative Liquidity Fund (LSE: ALF)	\$ 0.2	\$ 0.2
Net Cash & Cash Equivalents	\$ 41.4	\$ 41.4
Total Direct Assets	\$ 41.6	\$ 41.6
Total	\$ 88.9	\$ 77.9

Cents per Unit (30 September 2025)	1.6527	1.4494
Cents per Unit (31 August 2025)	1.8037	1.4463
Monthly Change (%) per Unit	-8.4%	0.2%

Underlying Geographic & Cash Allocation (Incl. Look-through) (%)



Currency Exposure and Performance

Exposures:	Investment Port.	Cash Balances	Total
USD	57%	99%	76%
AUD	11%	1%	6%
AUD/USD Hedging	32%	0%	17%

Currency Impact

Closing AUD/USD	\$0.6616	
AUD/USD	1.1%	AIQ Impact (with Hedging)-1.0%

Please note some totals may not sum due to rounding.

(1) IFRS accounting standards require that underlying funds be held at the valuations provided by their respective third party administrators and auditors. The Adjusted NTA adjusts the value of funds purchased on the secondary market to reflect Warana's estimated projected recovery cash flows discounted at 10% p.a. Please refer to the information regarding AIQ's Valuation Policy and Adjusted NTA on the following page.

(2) The geographic allocation is estimated by Warana based upon available information and, therefore, may be inaccurate and should be considered indicative only.

Portfolio Update and Commentary

- AIQ was -8.4% in NTA terms and 0.2% in Adjusted NTA terms. The key impact this month was the successful rights issue completed in September 2025 (issued at A\$1.47 per unit), raising A\$34.5mm for the Trust. FX impact was a negative contributor with AUD/USD increasing from 1.1% to 1.2%.
- AIQ received US\$235k from the Warana 2019 Fund, US\$127k from the Warana 2023 Fund and US\$28k from the Warana 2018 Fund.
- On 15 October 2025, AIQ made two important announcements:
 - A US\$25mm investment into the WSS Master Fund, gaining exposure to a portfolio of loan investments involving absolute return strategies.
 - An update in the frequency of its distribution policy to quarterly distributions, starting in January 2026. AIQ targets a distribution of 10% of Adjusted NTA p.a.

Company Data and Information

Responsible Entity	One Managed Investment Funds Limited ('OMIFL')	Management Fee	1.5% plus GST
	ABN 47 117 400 987		20% plus GST of NTA outperformance over
	AFSL 297042	Performance Fee	8% pa hurdle (Warana has agreed to use
Investment Manager	Warana Capital Pty Limited ('Warana')		Adj. NTA as basis)
	ABN 44 611 063 579	ISIN	AU000000AIUQ2
	AFSL 493579	SEDOL	B1BOGT6
Administrator	Unity Fund Services	ARSN	112 129 218
Custodian	One Managed Investment Funds Limited	Domicile / Currency / Exchange	Australia / AUD / ASX

FURTHER INFORMATION may be obtained at www.thealternativeinvestmenttrust.com or by calling +612 8277 0000



About the Responsible Entity of AIQ

One Investment Group is an independent funds management business specializing in providing Responsible Entity, Trustee, Custody and Administration services. It operates multiple licensed entities to act as Responsible Entity and Trustee for in excess of 450 registered and unregistered managed investment schemes. The total value of assets under Administration by the group is in excess of A\$80Bn across a wide range of underlying asset classes.

About the Investment Manager of AIQ

Warana Capital Pty Limited focuses on managing portfolios invested in third party funds and has core expertise in acquiring and managing funds acquired in the secondary market. The underlying funds and assets acquired are generally illiquid with uncertain holding periods and ultimate recovery. Warana has significant experience acquiring these funds at sufficient discounts to deliver absolute and annualised returns notwithstanding the time period and recovery uncertainty.

Distribution Policy & AIQ's Tax Losses

Subject to sufficient cash reserves, AIQ intends to distribute 10% per annum of the Trust's NTA, paid in quarterly installments. As at the end of the 2024 tax year, the Trust has in excess of A\$400mm in accumulated tax losses and in excess of A\$20mm in accumulated capital losses. Under certain circumstances and provided that relevant legislative conditions are satisfied, these losses may be able to be applied against future taxable income to reduce the amount of taxable income and therefore the amount of any income distribution.

AIQ Valuation

The monthly NTA of AIQ is released by the 14th of each month and is available from AIQ's website and the ASX. The NTA is unaudited and is calculated by aggregating the fair values provided by the underlying fund managers and their third-party administrators ('Manager Value'). Unaudited valuations are generally provided to AIQ monthly/quarterly and the underlying funds are audited annually. The investment funds are largely illiquid and Warana believes that:

- it will likely take several years to fully receive liquidation proceeds; and
- if sold today, many holdings would be realised at discounts to their prevailing Manager Value.

AIQ also makes investments in funds via the secondary market at a discount to the Manager Value. AIQ's advisors have concluded that accounting principles require that these positions be written up to the Manager Value once the trade has settled. Thus, AIQ applies the Manager Value to all funds (including look-through funds) in calculating its NTA. It generally takes 6-8 weeks to receive the Manager Values from the underlying funds, which causes a similar lag in the inclusion in the AIQ NTA. When funds are acquired in the secondary market, they are often done so at a price that reflects Warana's expectation that ultimate recovery will be lower than the Manager Value and that recovery will take several years (hence the purchase discount to Manager Value). As an additional resource for Unitholders, AIQ has included an Adjusted NTA calculated by AIQ's Investment Manager to adjust for underlying funds that have been acquired in the secondary market ('Secondary Funds') at discounts to the Manager Value. It is intended as an additional indicative valuation resource given the revaluation of Secondary Funds to Manager Value creates an immediate and significant valuation uplift. The Adjusted NTA is equal to the lower of the Manager Value and Warana's estimate of the projected recovery cash flows discounted at a 10% p.a. rate. The Adjusted NTA is indicative only and there is no assurance the value will be achieved - unitholders should take care in relying on this metric as it is not produced or reviewed by a third party to AIQ. Neither Warana nor the Responsible Entity makes any express or implied warranty as to the completeness or accuracy of any projections, market outlooks or estimates used in estimating the Adjusted NTA. The Adjusted NTA is estimated using third-party

information and other assumptions which may prove inaccurate. Numbers in this factsheet are unaudited. For the period up to 30 September 2025 covered by this fact sheet, there were no material changes to any of the following: the Trust's risk profile, the Trust's strategy, and key investment personnel related to the Alternative Investment Trust. For information since that date, please refer to either of the following websites www.thealternativeinvestmenttrust.com or www.oneinvestment.com.au/alternative-investment-trust.

Historical Performance				
(See notes below)	NTA		Adjusted NTA	
	Diluted	Undiluted	Diluted	Undiluted
1 Month	-8.4%	-0.3%	0.2%	-0.5%
3 Months	-7.5%	1.3%	0.7%	1.1%
6 Months	-6.7%	1.8%	-0.1%	0.7%
YTD	4.9%	10.4%	0.6%	2.3%
1 Year	15.1%	16.5%	11.6%	8.4%
2 Year	6.5%	8.5%	9.2%	7.2%
3 Year	3.2%	5.4%	11.6%	8.5%
4 Year	9.9%	9.2%	12.9%	9.1%
5 Year	14.1%	10.6%	14.2%	9.3%
Since Inv. Strategy Restart (p.a.)	11.5%	7.9%	10.0%	6.4%
Since IM Appointment (p.a.)	10.4%	7.4%	9.0%	6.1%

Note: The Trust has conducted several capital raises to build scale since the recommencement of its investment strategy on 12 February 2018, including rights issues, unit placements and offers of a distribution reinvestment plan. As a result of the new units issued at discounts to the NTA in some of these events, the NTA was diluted. Returns under the "Diluted" columns for each relevant time period show the movement including the impact of the dilution. Returns under the "Undiluted" columns for each relevant time period show the movement adjusted for the impact of the dilution. "1 Year", "2 Year", "3 Year", "4 Year" and "5 Year" returns are annualised returns. "Since Inv. Strategy Restart (p.a.)" returns are annualised returns since the investment strategy recommencement. "Since IM Appointment (p.a.)" returns are annualised returns since Warana Capital was appointed as Investment Manager of AIQ on 9 October 2017. The Investment Manager first produced an Adjusted NTA for the period ending 31 October 2019. Adjusted NTA performance relative to periods before this date utilise the regular NTA. Past performance is not indicative of future performance.



Legal Notice

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Warana Capital Pty Limited (ABN: 44 611 063 579; AFSL: 493579) is authorised by and registered with the Australian Securities and Investments Commission. Warana is the investment manager of the Alternative Investment Trust. All references to Warana 2018 Fund, Warana 2019 Fund, Warana 2021 Fund and Warana 2023 Fund in this document mean Warana SP Offshore Fund SPC - 2018 Segregated Portfolio, Warana SP Offshore Fund SPC - 2019 Segregated Portfolio, Warana SP Offshore Fund SPC - 2021 Segregated Portfolio and Warana 2023 Master Fund LP, respectively. Warana does not warrant that the information contained in this fact sheet is accurate when issued. Warana does not warrant that such information or advice is accurate, complete or up-to-date, and to the fullest extent permitted by law, disclaims all liability of Warana and its associates. This fact sheet should be used for general information only rather than advice. In preparing this fact sheet, Warana did not take into account the investment objectives, financial requirements and particular needs of any individual person.

AIQ is exposed to foreign exchange risk as a result of investments in financial instruments denominated in foreign currencies, particularly US dollars. There is implicit in the value of portfolio securities denominated in a foreign currency and transactional exposure arising from the purchase or sale of such securities. Warana Capital Pty Limited and Responsible Entity have not hedged AIQ's exposure to the US dollar.

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