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SPATIUM x IIF AGRICULTURAL PRODUCTION FUND (SIAPF)

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AUGUST 2026 FACTSHEET **APIR CODE:** TOI7548AU **ISIN:** AU60TOI75482

INVESTMENT STRATEGY

The Spatium x IIF Agricultural Production Fund (SIAPF) is a joint venture between Invest Inya Farmer Pty Ltd (IIF) and Spatium Capital. Combining the award-winning quantitative skills of Spatium Capital and IIF's greenfield access to agricultural production assets, this relationship builds on the success of the IIF Co-Operative model for wholesale, accredited and sophisticated investors.

The SIAPF invests in Livestock, Aquaculture, Broadacre and Horticulture production assets of farmers across Australia and New Zealand.

PERFORMANCE SUMMARY

	1 MONTH	3 MONTHS	1 YEAR	3 YEARS p.a.	7 YEARS p.a.	INCEPTION P.A.
SIAPF[1]	1.3%	2.9%	10.9%	-	-	11.4%

WINTER BUILT THE BASE. EL NINO WILL SHAPE THE FINISH

The Fund returned +1.3% in August, taking the return since inception to +12.4%, or +11.4% p.a. Two new production assets were added during the month, detailed overleaf.

Winter has closed as the equal third-warmest since national temperature records began in 1910, with national rainfall 8% above average - and Victoria, New South Wales and Tasmania each recording their warmest winter on record[1]. The national average conceals the more useful detail. Rainfall was above average across central and much of southern Australia, with South Australia recording its sixth-wettest winter since 1900 and above-average falls through northern Victoria and southern Western Australia, while much of eastern New South Wales and Queensland stayed dry. That split ran directly through the Fund's portfolio: rain gave the Kinsela canola in Central West NSW and the Ross & Sons crops in South Australia a strong platform and refreshed grazing country at Willydah, while a warmer, drier northern winter slowed pasture and, in places, saturated paddocks and water-quality closures held otherwise healthy assets out of market.

The national picture is more mixed than the local one. ABARES has revised its winter crop forecast up 12% since June to 61 million tonnes - 16% above the ten-year average and, if realised, the fourth-largest crop on record, though still 12% below last season[2]. That upward revision is driven by excellent growing conditions in South Australia, Victoria and southern New South Wales, which ABARES expects to be more than offset nationally by closer-to-average conditions in Western Australia and poor conditions in northern New South Wales and Queensland. For the Fund, that distinction is the whole point: our southern broadacre exposure sits inside the strong half of that forecast, not the weak one.

The question for FY2027 is how much of winter's promise reaches harvest. The Bureau of Meteorology now describes El Nino as strong and continuing to strengthen, with models pointing to further warming of the tropical Pacific through spring and a positive Indian Ocean Dipole developing alongside it[3]. Historically that has meant reduced spring rainfall in eastern Australia, warmer days in the south and - because El Nino skies are clearer - a higher frost risk. The Bureau is equally clear that event strength does not translate neatly into impact. The spring outlook calls for attention rather than alarm: above-average temperatures are likely almost everywhere, the dry signal is strongest in September and across the south-east, wetter signals emerge in some regions from October, and warmer surrounding seas retain the capacity to deliver high-intensity rain events.

What that means in practice is that the FY2027 result will likely be decided by timing rather than by totals, with the best means of management being structural rather than predictive. The Fund holds production assets across broadacre, horticulture, livestock and aquaculture, across four states, and across biological cycles that do not begin or end together. That is not diversification as a marketing line; it is the specific reason the portfolio is constructed the way it is, and an El Nino spring is precisely the environment it was built to absorb.

COMPARATIVE ANALYSIS: OPERATING VS HOLDING

FEATURE	Land Holding (Passive Ownership)	Agricultural Production (Operating Model)
CAPITAL INTENSITY	**Very High**: high upfront costs to acquire title and illiquid	**Mid**: capital is deployed seasonally and focussed on output
FIXED COSTS	**High**: subject to land taxes, council rates, interest repayments	**Low**: no land-holding 'drag' on the return profile. Assets and pricing are seasonal
REVENUE VELOCITY	**Low**: reliant on capital (land value) gains, lease yields	**High**: regular revenue events dictated by harvest cycles and seasonality
RISK FACTORS	**Mid**: interest rate sensitivity, foreign investment restrictions, illiquidity	**High**: famine, disease, weather, commodity price compression, poor seasonal yield
CORRELATION	**High**: correlated to real estate markets and interest rates	**Low to NIL**: driven by biological cycles and food demand
PRIMARY ALPHA	Asset appreciation (real estate market trends upwards, interest rates decline etc.)	Production efficiency, farming process, nutritional optimisation (i.e. a 'math moat')

Canola – SA

The Kinsela canola crop is continuing to progress well, with the paddocks now in full flower and displaying strong growth across the majority of the paddocks. Following a very wet winter, conditions are beginning to dry out while good soil moisture is being retained, leaving the crop well positioned as it moves through flowering and into pod development. While some patches remain slightly behind or have performed less strongly due to variable seasonal conditions, the broader crop is showing encouraging potential. Attention will now shift to pod setting and grain fill, with the retained soil moisture providing a strong base for the next stage of development.

Oats – SA

The Ross & Sons oats are continuing to develop well, with the crop showing steady growth and tracking in line with expectations. Conditions remain very wet beneath the crop, but this has not caused any major concerns and the oats continue to perform well. With spring now underway, some additional sunshine and warmer conditions will be welcomed to support continued growth as the crop progresses through the season.

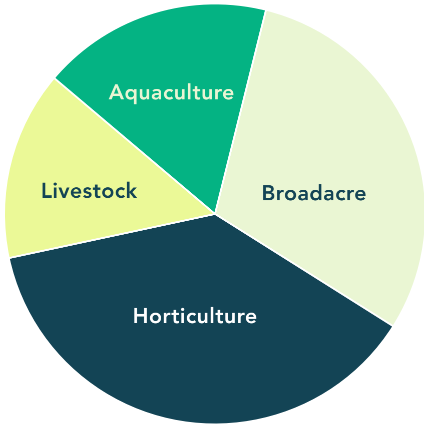
Mussels – QLD

The Blue Harvest mussels are approaching harvest and continue to develop well, with the stock carrying good meat and presenting strongly following their final grow-out stage. Harvest had been expected to commence shortly, however an algae bloom in the area has resulted in NSW Shellfish temporarily closing the waters to harvesting as part of its food safety monitoring procedures. Importantly, there are no concerns with the mussels themselves, which will remain in the water and continue growing while the closure is in place. Based on current expectations, harvest is likely to be delayed by at least three weeks, with the team monitoring conditions and awaiting clearance for harvesting to commence.

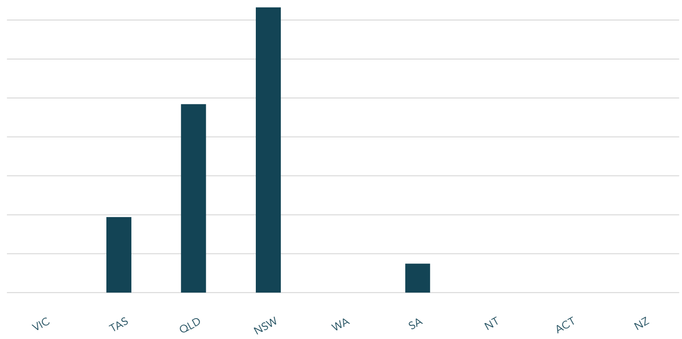
Cattle – NSW

The cattle are progressing well as we move into spring, having come through winter in good shape. With seasonal conditions improving, the cattle are now grazing no-kill cropping paddocks, predominantly barley, providing a strong feed source to support continued weight gain. Overall, the trade is tracking as expected, with cattle performing well, feed available and livestock markets remaining supportive.

ASSET EXPOSURE



STATE/TERRITORY + COUNTRY EXPOSURE



FUND DETAILS

UNIT PRICE (as at 31 AUG 2026)	$1.12
SUBSCRIPTIONS/REDEMPTIONS	Quarterly (45-day notice period)
SUGGESTED TIMEFRAME	7+ years
FEES	1.2% Management Fee 10% Realised Return Fee[4]
MINIMUM SUBSCRIPTION	AUD $100,000

PERFORMANCE HISTORY

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FYTD
2025/26	-	1.3%	2.3%	1.2%	1.2%	4.9%	2.2%	1.6%	-2.2%	-4.4%	0.9%	0.9%	**10.2%**
2026/27	0.7%	1.3%	-	-	-	-	-	-	-	-	-	-	**2.0%**

[1] *Bureau of Meteorology. "Australia in Winter 2026." Seasonal Climate Summary, September 2026. bom.gov.au - national mean temperature equal third-highest since records began in 1910; national rainfall 8% above the 1961-1990 average; South Australia sixth-wettest winter since 1900.*

[2] *ABARES. "Australian Crop Report: September 2026." Department of Agriculture, Fisheries and Forestry. agriculture.gov.au - national winter crop production forecast at 61 million tonnes for 2026-27, revised up 12% on the June 2026 report, 16% above the 10-year average to 2025-26 and the fourth largest on record, though 12% below 2025-26.*

[3] *Bureau of Meteorology. "Climate Driver Update" and "Long-range forecast: spring 2026." September 2026. bom.gov.au - El Nino established and strengthening in the tropical Pacific, positive Indian Ocean Dipole developing, above-average temperatures likely for most of Australia.*

[4] *The realised return fee only becomes payable where the Agricultural Production Asset has yielded a positive realised return.*