

Ocian Oak Trust

Supplemental Information Memorandum

Trustee

Quay Wholesale Fund Services Pty Ltd

ABN 55 647 044 602

AFSL No 528526

Investment Manager

Ocian Funds Management Pty Ltd

ACN 653 793 796

Corporate Authorised Representative (Registration No.
1295537) of

Quay Wholesale Fund Services Pty Ltd (AFSL No. 528526)

Issued

4 June 2025

1. About this Supplemental Information Memorandum

This Supplemental Information Memorandum should be read in conjunction with the Information Memorandum for the Ocian Oak Trust dated 21 May 2025 (**IM** or **Memorandum**). If you receive this Supplemental Information Memorandum electronically, Quay Wholesale Fund Services Pty Ltd (ABN 55 647 044 602, AFSL No 528526) (**Trustee**) will provide you with a paper copy, free of charge, if requested.

Terms defined in the IM have the same meaning in this document unless defined otherwise in this document.

The purpose of this document is to include information about the security granted to the Trust under the Mezzanine Debt Facility by updating sections 4 and 10 of the IM.

4. The Trust

The section headed 4.3 Investment Strategy on page 10 of the IM is amended to include the following information:

4.3 Investment Strategy

The following security will be provided by the Borrower under the Mezzanine Debt Facility:

- a second ranking registered real property mortgage granted by the Borrower in favour of the Trust over the land and improvements situated at 2 Shaft Street, Silverwater, New South Wales, with title reference lot 1 in deposited plan 541631;
- a General Security Interest granted by the Borrower in favour of the Trust over all of its present and after acquired assets and undertaking;
- a Personal Guarantee and Indemnity given by the director and sole shareholder of the Developer, Con Haralambis, on behalf of the Borrower in favour of the Trust; and
- a Side Deed between the builder, the Borrower, each guarantor, and the Trust.

10. Glossary

The section headed 10 Glossary on page 32 of the IM is amended to include the following Defined Term:

Defined Term or other terms used in this IM	Definition
Borrower	Silverwater Connect Pty Ltd (ACN 659 368 377) as Trustee for the SC Trust.