

30 September 2026

ASX Limited
ASX Market Announcement Office
Level 27, 39 Martin Place
Sydney NSW 2000

Metrics Real Estate Multi-Strategy Fund (ASX: MRE)

Delay in release of 2026 audited financial report Suspension of publication of net asset value and applications and redemptions in underlying funds

1. Delay in release of 2026 audited financial report

On 31 August 2026 The Trust Company (RE Services) Limited (the **Responsible Entity**) in its capacity as responsible entity of the Metrics Real Estate Multi-Strategy Fund (ASX: **MRE**) (a stapled structure consisting of the Metrics Real Estate Multi-Strategy Passive Trust ARSN 679 413 293 and the Metrics Real Estate Multi-Strategy Active Trust ARSN 679 413 695) (**Fund**) released the Appendix 4E Preliminary Final Report for the Fund (**Preliminary Final Report**) with the ASX for the financial year ended 30 June 2026 (**First Announcement**).

On 28 September 2026, the Responsible Entity in its capacity as responsible entity of the Fund released a further announcement disclosing circumstances affecting the Preliminary Final Report (**Second Announcement**) and a request for a voluntary, temporary suspension of quotation and trading in units in the Fund until the release of the final audited financial report for the Fund (**Audited Financial Report**).

In the Second Announcement the Responsible Entity announced that it expected that it would release the Audited Financial Report on the due date, Wednesday 30 September 2026.

Subsequent to that announcement, KPMG (the auditor for the Fund) informed the Responsible Entity and Metrics that it would not be in a position to provide its audit opinion on the financial report by 30 September 2026. No other change to that announcement is required other than the revised timing for release of the Audited Financial Report.

Metrics, KPMG and the Responsible Entity continue to work towards finalisation of the Audited Financial Report.

2. Suspension of publication of net asset value and applications and redemptions in underlying funds

Due to the same matters referred to in the Second Announcement, publication of net asset value and applications and redemptions of units in the underlying funds into which the Fund invests (indirectly) have now been suspended temporarily.

Accordingly, trading in the Fund's units will remain in suspension until such time as the Audited Financial Report has been provided to the ASX.

This announcement has been approved for and on behalf of the Board of Directors of the Responsible Entity.

Sylvie Dimarco
Company Secretary

Tel: +61 2 9229 9000
Email: companysecretary@perpetual.com.au