



MONTHLY REPORT

FEBRUARY 2026

Unit Price and FUM

Indicative Unit Price

\$1.7552

FUM Size

\$44.3 Million

Distributions paid: FY25: 11.77c, FY24: 4.02c, FY23: 9.61c, FY22 5.12c, FY21 8.91c. Past distribution rates are not indicative of future payments.

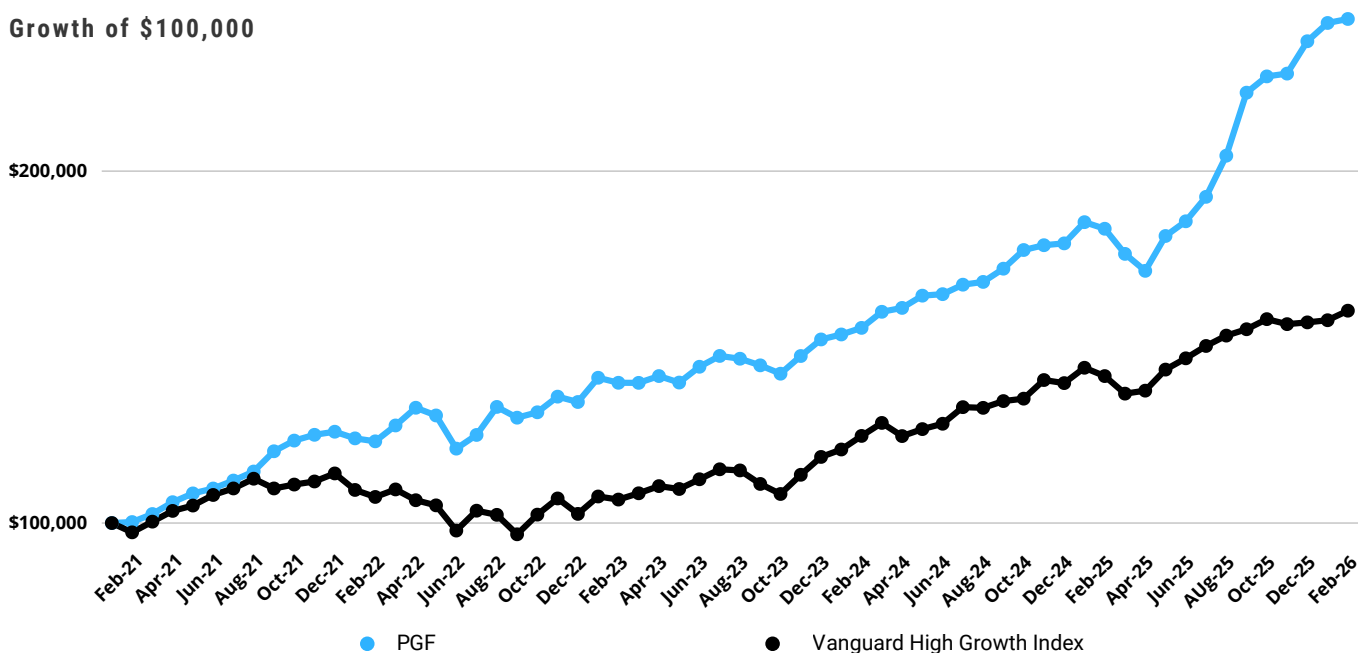
Performance Table Net of Fees

As at 28 February 2026	PGF	Vanguard High Growth Index Fund	Difference
1 Month	0.47%	1.72%	-1.25%
3 Months	6.82%	2.44%	4.37%
1 Year	32.46%	13.11%	19.35%
3 Years p.a.	20.26%	14.55%	5.71%
Since Inception*	143.24%	61.00%	82.24%

Monthly Performances Net of Fees

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Return %
2021	-	0.28	2.28	3.28	2.36	1.28	2.06	2.29	5.02	2.52	1.33	0.70	25.95
2022	-1.48	-0.68	3.80	4.10	-1.62	-7.21	3.21	6.80	-3.09	1.54	3.08	-1.12	6.72
2023	5.12	-1.01	-0.02	1.38	-1.30	3.21	2.13	-0.54	-1.28	-1.64	3.53	3.19	13.21
2024	0.93	1.22	2.94	0.69	2.16	0.26	1.63	0.47	2.23	3.08	0.77	0.29	17.96
2025	3.36	-1.01	-3.89	-2.73	5.77	2.30	3.74	6.07	8.76	2.08	0.35	4.04	32.00
2026	2.19	0.47											2.67

Growth of \$100,000



*Inception date is 8 February 2021. Vanguard High Growth Index Fund is chosen as PGF's benchmark for its representation of ASX and global equity market indices.

^The latest monthly unit prices and return figures are provided on an estimated basis only and may be subject to change. Past performance is not indicative of future performance

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Top 10 Listed Equity Positions

Stock Name	Portfolio Weight
Benz Mining (ASX:BNZ)	4.2%
Metrics Opportunities Trust (ASX:MOT)	2.5%
Broken Hill Mines (ASX:BHM)	2.3%
St George Mining (ASX:SGQ)	2.1%
WAM Active (ASX:WAA)	1.8%
VanEck Gold Miners (ASX:GDX)	1.7%
Harmony (ASX:HMY)	1.6%
Stealth Group (ASX:SGI)	1.5%
Regal Partners (ASX:RPL)	1.3%
Canadian General Investments (TSX:CGI)	1.3%

Exposure Allocation

Strategy Bucket Allocation	Portfolio Weight
#1 Cash and Fixed Interest	14.5%
Placement + IPO (ECM)	31.1%
#2 High Conviction Stocks	35.8%
#3 Interactive Brokers Account	9.4%
Managed Funds	3.1%
Unlisted Investments	6.2%

Fund Analytics

# of Positive Months	46/61 (75.4%)
Upside Capture	0.99
Downside Capture	0.21

Fund Commentary

PGF's estimated return for February was +0.47%#, underperforming the Vanguard High Growth Index Fund which gained +1.72%. Over the same period, the ASX 200 Accumulation Index rose +4.11%, while the MSCI World Ex-Australia Index increased by +1.09%.

In our Bucket #1 strategy, we participated in 54 deals. We expect to receive free attaching options in 20 of these deals. Many of these options have yet to be issued but are expected to be allocated in the coming months. Top performers in Bucket #1 were Austral Gold (ASX:AGD) +19.1%, MB Gold (ASX:MBG) +25.0%, Trek Metals (ASX:TKM) +30.9%, Atha Energy (TSXV:SASK) +36.1%, Kincora Copper (ASX:KCC) +37.6%, Boab Metals (ASX:BML) +65.3%, Manuka Resources (ASX:MKR) +87.0% and Alicanto Minerals (ASX:AQI) +181.8%. Gold and silver positions performed strongly during the month, and we took advantage of these rallies to trim our placement positions. We also exercised some of our option positions including Manuka Resources where we exercised our May 2026 unlisted options (exercisable at 6 cents) compared to a closing price of 13.5 cents at end of the month.

We do not hesitate to realise profits or cut losses, as both are integral to the disciplined execution of our Bucket #1 strategy, where capital is continuously recycled. The strategy is inherently sector-agnostic, naturally gravitating toward areas of the market where deal flow is strongest. When gold is performing, we participate in gold related opportunities, when oil and gas is the topic of the day, we tend to find deals happening in that space. More broadly, as market themes evolve, we rotate into sectors where attractive placement opportunities are available or just sit in cash when there are no deals. **Please refer to the following page, where we outline the number of deals over the last few weeks to provide an insight into how deal flow volume shifts with market sentiment. We last discussed this in our [August 2024 report](#).**

In Bucket #2, top gainers were Gold Miners ETF (ASX:GDX) +7.1%, Kaiser Reef (ASX:KAU) +11.6%, Stellar Resources (ASX:SRZ) +12.4%, Aurum Resources (ASX:AUE) +17.7%, Benz Mining (ASX:BNZ) +19.2%, Strickland Metals (ASX:STK) +43.7%, Metals Grove Mining (ASX:MGA) +50.8% and St George Mining (ASX:SGQ) +66.7%. We hold Strickland as our long term position but also took the opportunity to meaningfully bid into a placement at 16 cents per share to add to our position. Detractors in Bucket #2 were Harmony (ASX:HMY) -6.1%, Emyria (ASX:EMD) -8.5%, Tuas (ASX:TUA) -9.2%, Stealth Group (ASX:SGI) -15.2%, Alibaba (HKG:9988) -17.2%, Nyrada (ASX:NYR) -20.8%, Qoria (ASX:QOR) -20.5%, Neuren Pharma (ASX:NEU) -21.4%, Zip Co (ASX:ZIP) -27.4%, and HMC Capital (ASX:HMC) -33.8%. We experienced large losses in technology and growth names in Bucket #2, which materially impacted our February return. Fortunately, these were not large positions. We also took the opportunity to rotate into high quality names such as Pro Medicus and WiseTech, both of which had been sold off aggressively.

Metrics Income Opportunities Trust (ASX:MOT)

ASX-listed MOT is a Listed Investment Trust (LIT) that invests in a diversified portfolio of private credit and equity investments. While private credit can be off-putting to some investors in the current environment, we see a compelling risk-reward opportunity, with MOT trading at a 22% discount to its Net Tangible Assets (NTA).

We have a strong track record of investing in listed vehicles where discounts to NTA have subsequently narrowed. Examples include:

- Partners Group Global Income (ASX:), where we delivered a 22%[#] IRR ([see past report](#))
- Magellan Global Fund (ASX:MGF/MGOC), where we delivered a 45%[#] IRR ([see past report](#))

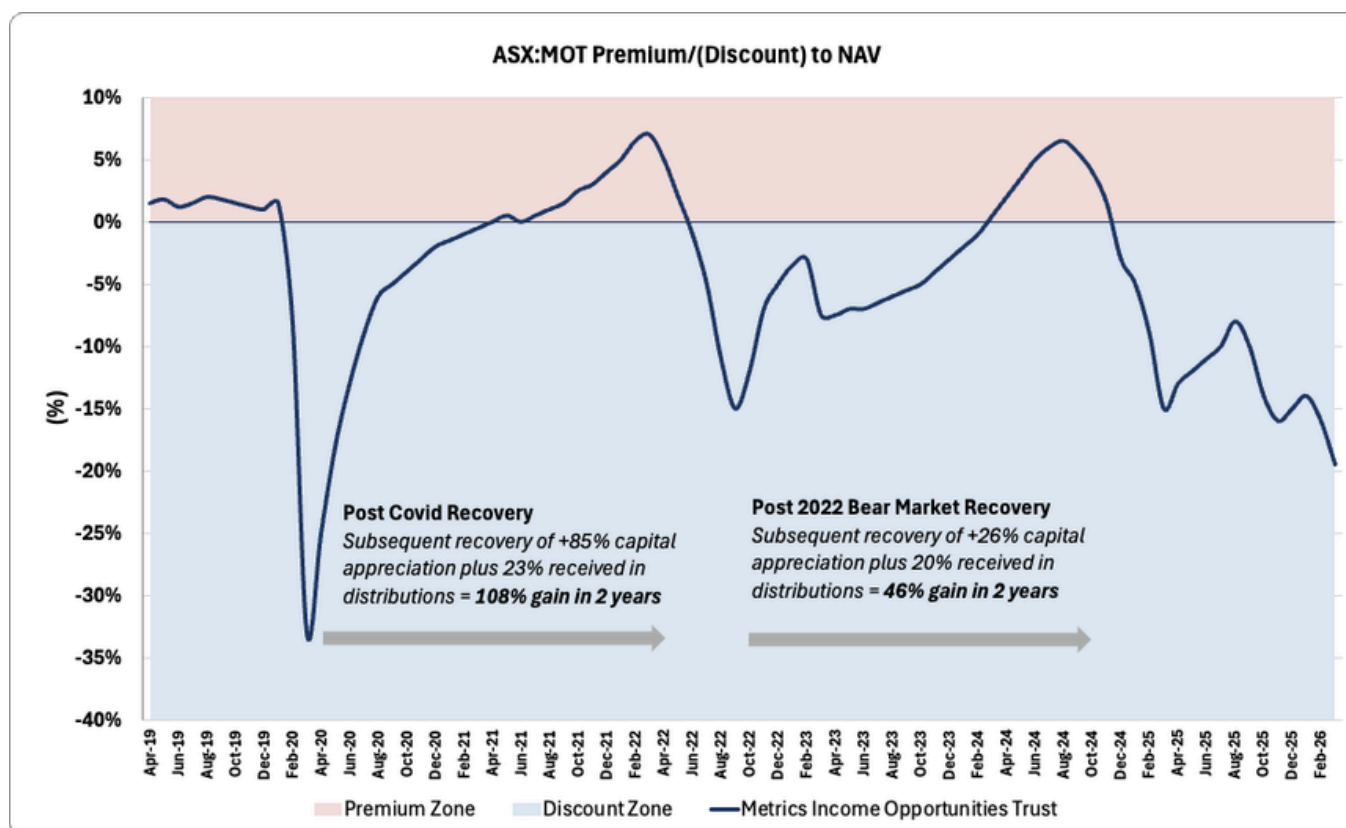
Beyond these detailed case studies, we have also generated strong returns from investments in NBI Global Income (ASX:NBI), Forager (ASX:FOR), Platinum International (ASX:PMC), Platinum Asia (ASX:PAI), among others. These opportunities have typically shared a common set of characteristics:

1. **Market price trading at a steep discount to NTA**
2. **Underlying asset values that are broadly reflective of NTA**
3. **A potential catalyst to close the discount (as an added upside)**

We believe MOT ticks all three boxes.

Discounted Market Price to NTA

At the time of writing, MOT last traded at \$1.68 compared to a reported NTA of \$2.16, representing a ~22% discount. Since its listing in 2019, MOT has typically traded within a range of -5% to +5% of its NTA. However, during periods of market stress periods such as COVID and the 2021–2022 bear market, the trust traded at discounts of approx. 37% and 16% respectively. In each instance the discounts were subsequently closed, with MOT trading at or above NTA as can be seen in the following chart.



Sources: Metrics, PGF

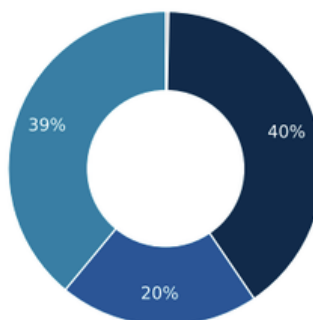
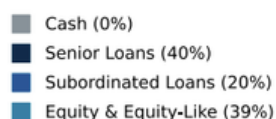
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So why is MOT currently trading at such a pronounced discount? While a number of factors are at play, the two key concerns centre around the increased equity weighting within the portfolio and broader weakness in the private credit market. We address both in more detail below.

Is the Net Tangible Asset Correct?

Investment Type



Source: MOT February 2026 Monthly Report

MOT's portfolio comprises approximately 61% in commercial and mortgage loans and 39% in equity. The loan book is highly diversified across 271 individual exposures, with 98% of loans in good standing and showing no signs of stress. The remaining 2% are either under monitoring or in enforcement. All these data can be [found here](#).

Importantly, Metrics' portfolio differs from the areas of concern currently affecting parts of the US private debt market. Exposure to uncertain segments such as software lending is limited and underwriting standards in Australia remain more conservative.

Within the equity allocation, MOT holds 47 positions, of which approximately 39% are in commercial real estate equity, with the balance in corporate equity and an investment in Metrics the management company itself. These equity positions are largely performing, and there is a common misconception that the increase in equity exposure is the result of underperforming loans being converted into equity. This is not the case. We also note that it appears Metrics has increased its equity weights as it can invest in them to generate strong returns. We believe MOT's commercial real estate equity is well placed in the current environment given they are mostly metro based residential projects. Metrics usually achieve a 10-15% return on their equity investments.

Catalyst to Close the Discount

While no formal measures have been announced to address the current discount, we take comfort in the quality and commercial acumen of Metrics Credit Partners. As a highly sophisticated manager, Metrics has a strong incentive to see MOT return to trading at or above NTA. The ability to raise new equity capital and therefore grow funds under management is ultimately dependent on the trust trading at a premium, as issuing new shares at a discount would be dilutive and unethical.

Metrics has historically demonstrated an ability to access capital markets, and we would expect that over time, appropriate steps will be taken to support the trading price should the discount persist. This is particularly relevant given that approximately one-third of Metrics' business is owned by Pinnacle Investment Management (ASX:PNI), a group with extensive experience in managing listed investment vehicles.

Pinnacle's broader ecosystem provides a useful reference point. For example, the Spheria Emerging Companies Fund (ASX:SEC) implemented a discount control mechanism in 2024, announcing that if it traded at an average discount greater than 5% over a specified period, it would wind up into an unlisted structure. Following this announcement, SEC's discount narrowed from over 20% to approximately 2%. Other vehicles within the Pinnacle stable, such as Plato Income Maximiser (ASX:PL8), have successfully traded at significant premiums, enabling ongoing capital raising and growth.

In this context, while no immediate action has been taken, we believe it is unlikely that both Metrics and Pinnacle would allow MOT to trade at a sustained and material discount to NTA. Their track record and alignment of incentives suggest that, over time, measures will be implemented to facilitate a re-rating.

Lastly, the market has increasingly adopted more proactive and innovative mechanisms to address discounts, including initiatives such as quarterly off-market buybacks. We also note that comparable listed vehicles Revolution Private Credit (ASX:REV), La Trobe Private Credit (ASX:LF1) and MA Credit Income (ASX:MA1) are currently trading at relatively modest discounts of approximately 1% to 4% to NTA.

Potential Outcome

In the table below, we model the potential return outcomes for MOT over a two year investment horizon. Our assumptions are as follows:

- Bear Case** - The discount widens to 30% (from the current 22%) and NTA declines by approximately 10%, driven by a 10% p.a. fall in the equity portion of the portfolio. For simplicity, we also assume an annual distribution of 11 cents in all of our scenarios, in line with the most recent reduced distribution rate.
- Base Case** - The discount narrows to 10% (from the current 22%) and NTA increases by 4%, supported by a 5% p.a. uplift in the value of equity positions.
- Bull Case** - The discount fully closes to par (from the current 22%) and NTA increases by 8%, driven by a 10% p.a. rise in the value of equity positions.

We built a scenario analysis over a two year horizon but believe if the Metrics team acts fast, it will be a win-win scenario for both Metrics and investors, with the below return potential realised much sooner than two years.

We believe the reward to risk is stacking up nicely for MOT and we have also been building up our position throughout March.

		Total Return Over 2 Years									Entry Price = \$1.68, Current NTA = \$2.16, \$0.11 p.a. Yield
Ending NTA		\$1.94	\$1.99	\$2.03	\$2.07	\$2.12	\$2.16	\$2.20	\$2.25	\$2.29	\$2.33
Ending Premium/(Discount) to NTA	10%	40.4%	43.2%	46.0%	48.9%	51.7%	54.5%	57.4%	60.2%	63.0%	65.8%
	5%	34.6%	37.3%	40.0%	42.7%	45.4%	48.1%	50.8%	53.5%	56.2%	58.9%
	0%	28.8%	31.4%	34.0%	36.5%	39.1%	41.7%	44.2%	46.8%	49.4%	52.0%
	-5%	23.0%	25.5%	27.9%	30.4%	32.8%	35.2%	37.7%	40.1%	42.6%	45.0%
	-10%	17.2%	19.6%	21.9%	24.2%	26.5%	28.8%	31.1%	33.4%	35.8%	38.1%
	-15%	11.5%	13.6%	15.8%	18.0%	20.2%	22.4%	24.6%	26.8%	28.9%	31.1%
	-20%	5.7%	7.7%	9.8%	11.8%	13.9%	16.0%	18.0%	20.1%	22.1%	24.2%
	-25%	-0.1%	1.8%	3.7%	5.7%	7.6%	9.5%	11.5%	13.4%	15.3%	17.2%
	-30%	-5.9%	-4.1%	-2.3%	-0.5%	1.3%	3.1%	4.9%	6.7%	8.5%	10.3%
	-35%	-11.7%	-10.0%	-8.3%	-6.7%	-5.0%	-3.3%	-1.7%	0.0%	1.7%	3.4%
-40%	-17.5%	-15.9%	-14.4%	-12.8%	-11.3%	-9.8%	-8.2%	-6.7%	-5.1%	-3.6%	

Source: PGF - these amounts are estimates and may not eventuate

We take considerable care when writing about specific stocks in detail. In the past, we have written in depth on a few select stocks and with a growing reader base, even more considerations are added when publishing about individual stocks. This report aims not to encourage our readers to buy the companies mentioned but to provide insight into some of the opportunities we are seeing in the fund from time to time. This is not a recommendation to purchase any of the stocks mentioned. Our positions in these stocks may change at any time without notice.

Flash March Update

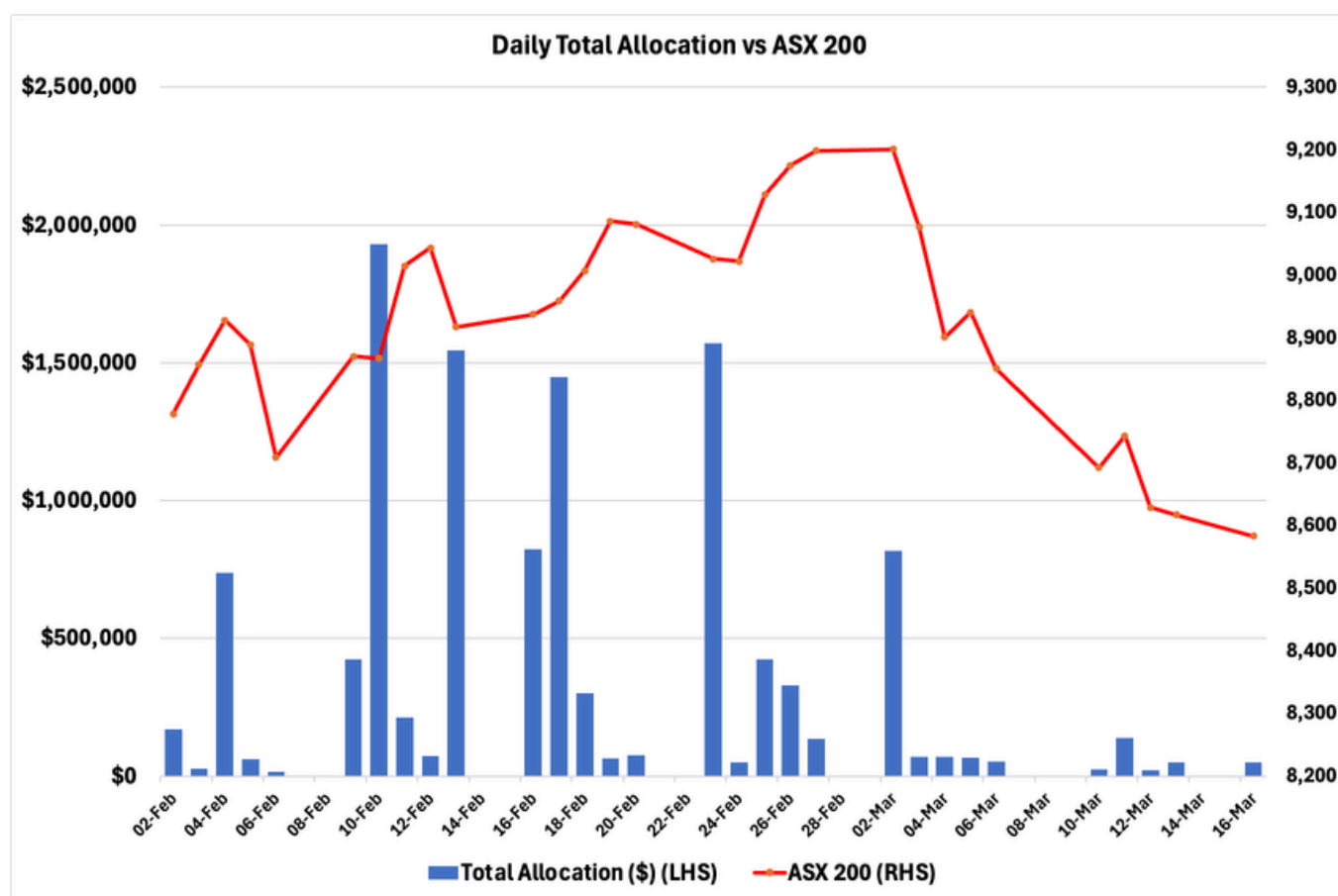
Amid escalating tensions in Iran and rising inflation expectations, global equity markets have sold off aggressively in March. As at 19 March, the ASX 200 is down 7%, the ASX Emerging Companies Index has declined 14%, and our benchmark the Vanguard High Growth Index is down 5%. PGF has not been immune, currently down approximately 6% over the same period.

The weakness has been broad based across sectors. Within our portfolio, precious metals positions have been particularly impacted, with larger holdings such as Benz Mining (ASX:BNZ), Broken Hill Mines (ASX:BHM) and the Gold Miners ETF (ASX:GDX) declining between 20% and 50%, alongside significant drawdowns across smaller positions. As per our usual process we have continue to reduce non-core Bucket #1 positions, resulting in our precious metals exposure from approximately 20% at the beginning of the month to around 10% currently.

As illustrated in the chart below, the sharp 7% decline in the ASX 200 has coincided with a near complete halt in ECM deal flow. In February, we participated in 54 deals and received \$10.4 million in allocations. In contrast as at 19 March, we have completed only 17 deals, with total allocations of \$1.4 million.

Importantly, as we rotate out of older Bucket #1 positions, proceeds are held in cash until redeployed. This has provided a natural buffer during the recent sell-off and has helped avoiding more losses.

We are not sure when market will recover (it will eventually) but we will just stick to our process for the time being.



Source: ASX, PGF

Fund Information

PGF was established in February 2021 with the goal of generating an above equity net return for its unitholders. It is designed as an absolute return fund with capital growth as the key focus, achieved by using an unconstrained approach via investing in a wide range of investable assets. Refer to fund Information Memorandum for more information.

Portfolio Manager

Jack Hu, CFA, BCom | jack@pgf.net.au

Responsible Manager

Benjamin Peters, GDFP | ben@pgf.net.au

Application and Redemptions

<https://www.registrydirect.com.au/offer/phoenix-growth-fund/>

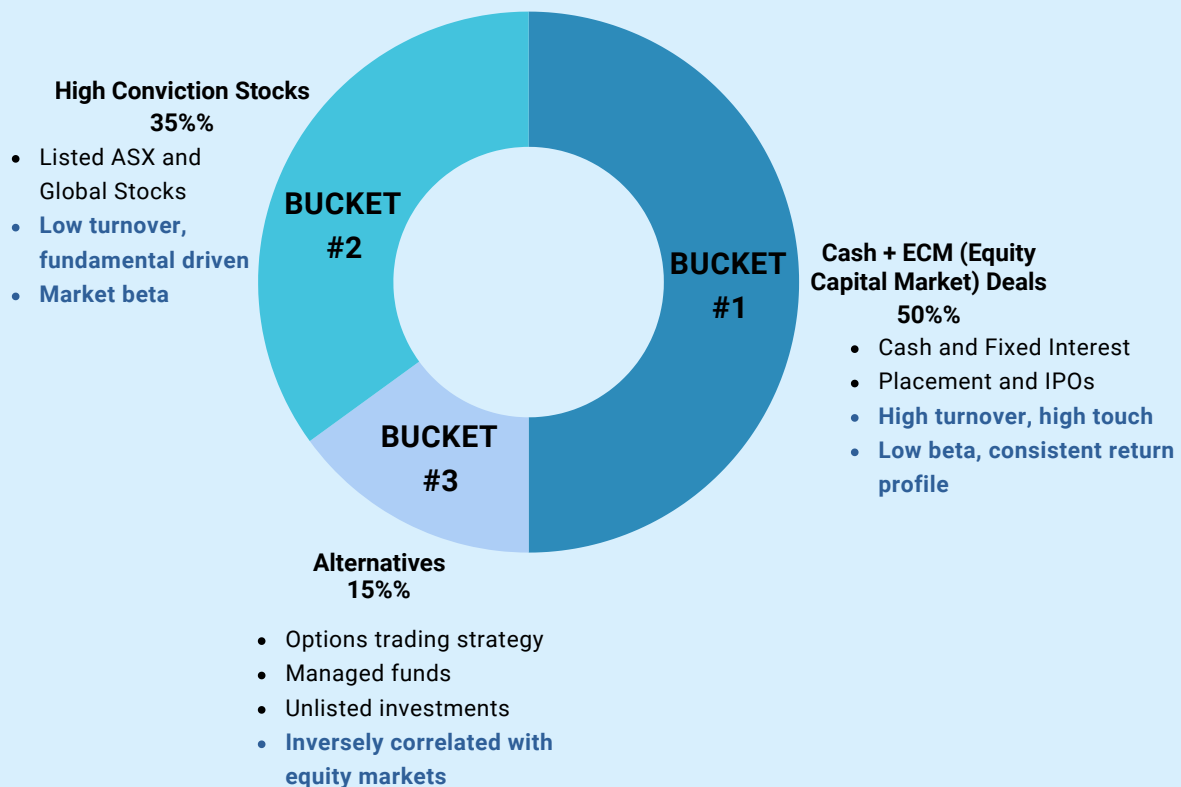
Website

<https://www.pgf.net.au/>

Fund Guideline

- Maximum Single Holding Size: 20% at Cost
- Maximum Unlisted Holdings: 30% at Cost
- Buy Sell Spreads: Nil
- Distribution Frequency: Annually
- Minimum Investment: \$100,000
- Suggested Holding Period: 3+ Years

3 STRATEGIES AND THEIR TARGET WEIGHTS



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There are risks involved in investing in the Emerald Capital's strategy. All investments carry some level of risk, and there is typically a direct relationship between risk and return. We describe what steps we take to mitigate risk (where possible) in the Fund's Information Memorandum. It is important to note that despite taking such steps, Emerald Capital cannot mitigate risk completely.

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