

DCXPD DESIGNATED ACTIVITY COMPANY

Company Number 737646

**Directors' Report and Audited Financial Statements
for the Financial Year
1 January 2024 to 31 December 2024**

DCXPD DESIGNATED ACTIVITY COMPANY

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DCXPD DESIGNATED ACTIVITY COMPANY

Directors and Other Information

Directors	Neil Fleming John Dunphy
Company Secretary, Registered Office and Corporate Service Provider	Verita Corporate Services Limited 116 Mount Prospect Avenue, Clontarf, Dublin 3, Ireland.
Company Number	737646
Independent Auditor	Baker Tilly Ireland Audit Limited Chartered Certified Accountants & Statutory Audit Firm, Penthouse Floor, 5 Lapps Quay, Cork, Ireland.
Banker, Issue Agent and Principal Paying Agent	The BNY Mellon, London Branch, One Canada Square, London, E14 5AL, United Kingdom.
Programme Co-Ordinator	FlexFunds Ltd., 4th Floor, Harbour Place, 103 South Church Street, PO Box 10240, Grand Cayman, KY1-1002 Cayman Islands.
Programme Structurer	Driftwood Euro Solutions LLC 255 Alhambra Circle, Suite 760 Coral Gables Florida 33134 United States of America.
Arranger and Charged Assets Realisation Agent	GWM Ltd., Cumberland House, 7th Floor, 41 Cedar Avenue, Hamilton HM 12, Bermuda.
Calculation Agent	FlexFunds ETP, LLC, 1221 Brickell Ave, Suite 1500 Miami, Florida, United States of America.
Legal Advisers	Dentons Ireland LLP, 20 Kildare Street, Dublin 2, Ireland.

DCXPD DESIGNATED ACTIVITY COMPANY

DIRECTORS' REPORT FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

The Directors present their report and audited financial statements for the financial year 1 January 2024 to 31 December 2024 for DCXPD Designated Activity Company (the "Company").

Principal activities, review of the business and future developments

The Company is a special purpose vehicle incorporated in Ireland on 29 March 2023 with registration number 737646. The principal activity of the Company is the issue of series of Notes (the "Notes") under its EUR 10,000,000,000 Secured Note Programme. The proceeds from the Notes have been used to fund the acquisition of certain specified assets, as described in the relevant Series Memorandum. The Notes are limited recourse and any amounts payable on the Notes will be met from available proceeds received on the disposal of the assets. The Notes are listed on the multi-lateral trading facility of the Vienna Stock Exchange.

Refer to Notes 10 and 13 for further details of transactions during the financial year.

The Directors do not envisage any changes to principal activities of the Company for the foreseeable future and the Company has continued to issue new Series of notes and acquire assets.

Directors and secretary and their interests

The names of the persons who were directors at any time during the financial year to 31 December 2024 are set out below:

Neil Fleming

John Dunphy

Verita Corporate Services Limited acted as Secretary for the entire financial year to 31 December 2024

The Directors and their immediate relatives and the Company Secretary did not hold an interest in any shares of the Company as at 31 December 2024 or at any time during or since the financial year end.

Results

The Statement of Comprehensive Income is set out on page 12 and shows profit for the financial year after taxation of USD 821 (31 December 2023: Nil).

Relevant Audit Information

The Directors believe that they have taken all steps necessary to make themselves aware of any relevant audit information and have established that the Company's statutory auditors are aware of that information. In so far as they are aware, there is no relevant audit information of which the Company's statutory auditors are unaware.

Accounting Records

The Directors believe that they have complied with the requirements of Section 281 to 285 of the Companies Act 2014 with regard to the keeping of adequate accounting records employing a service provider with appropriate expertise and by providing adequate resources to the financial function. The books of account of the Company are maintained at 116 Mount Prospect Avenue, Clontarf, Dublin 3, Ireland.

Dividends

The Directors have not recommended a dividend payment for the year under review (31 December 2023: Nil).

Going Concern

The Directors have prepared the financial statements on the going concern basis. The going concern policy is laid out in Note 2.

Principal risk and uncertainties

The financial risk management policies of the Company and the associated market, credit and liquidity risks are discussed in detail in Note 18 to the financial statements.

DCXPD DESIGNATED ACTIVITY COMPANY

DIRECTORS' REPORT

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024 (CONTINUED)

Subsequent events

Details of subsequent events are included in Note 21.

Political donations

The Electoral Act, 1997 (as amended by the Electoral Amendment Political Funding Act, 2012) requires companies to disclose all political donations over €200 in aggregate made during a financial period. There have been no political donations during the financial year ended 31 December 2024 (31 December 2023: Nil).

Auditors

Baker Tilly Ireland Audit Limited (Chartered Certified Accountants and Statutory Audit Firm) have expressed their willingness to continue in office in accordance with section 383 (2) of the Companies Act 2014.

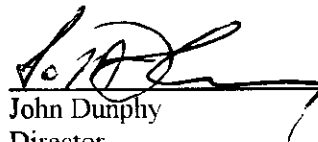
Audit committee

The Company has been established for the purpose of issuing asset backed securities. Under Regulation 115(10)(c) of the European Union (Statutory Audits) (Directive 2006/43/EC) as amended by Directive 2014/56/EU and Regulation (EU/No 537/2014) Regulations 2016 (the "Regulations"), such a Company may avail itself of an exemption from the requirement to establish an audit committee.

On behalf of the Board:


Neil Fleming
Director

Date: 27 March 2026


John Dunphy
Director

Date: 27 March 2026

DCXPD DESIGNATED ACTIVITY COMPANY

DIRECTORS' REPORT

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024 (CONTINUED)

Statement of Directors' responsibilities with regard to the financial statements

The Directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the Directors to prepare financial statements for each financial period. Under that law they have elected to prepare the financial statements in accordance with International Financial Reporting Standards ("IFRS") as adopted by the European Union and applicable law.

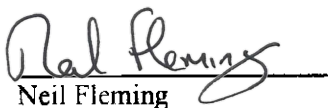
Under company law the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the Company and of its profit or loss for that period. In preparing the financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether they have been prepared in accordance with IFRS as adopted by the European Union;
- assess the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

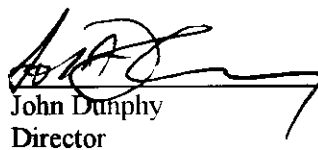
The Directors confirm that they have complied with the above requirements in preparing the financial statements.

The Directors are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the assets, liabilities, financial position and profit or loss of the Company and enable them to ensure that its financial statements comply with the Companies Act 2014. They are responsible for such internal controls as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities. The Directors are also responsible for preparing a directors' report that complies with the requirements of the Companies Act 2014.

On behalf of the Board:


Neil Fleming
Director

Date: 27 March 2026


John Dunphy
Director

Date: 27 March 2026

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF DCXPD DESIGNATED ACTIVITY COMPANY

Report on the audit of the financial statements

Opinion

We have audited the financial statements of DCXPD Designated Activity Company “(the ‘Company’)” for the year ended 31st December 2024. The financial statements that we have audited comprise:

- the Statement of Comprehensive Income
- the Statement of Financial Position
- the Statement of Changes in Equity
- the Statement of Cash Flows, and
- Notes 1 to 24 of the financial statements, including significant accounting policies.

The financial reporting framework that has been applied in the preparation of the company's financial statements is Irish law and International Financial Reporting Standards (IFRS') as adopted by the European Union (EU').

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31st December 2024 and of the Company's profit for the year then ended;
- have been properly prepared in accordance with IFRS as adopted by the EU, and
- have been prepared in accordance with the requirements of the Companies Act 2014.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) and applicable law. Our responsibilities under those standards are described below in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Our evaluation of the Directors' assessment of the Company's ability to continue to adopt the going concern basis of accounting included:

- Considering the Company's business model as a Section 110 investment vehicle, including the limited recourse and non-petition features and the segregation of assets and liabilities by Series and evaluating the implications of this structure for the Company's ability to meet its obligations as they fall due.
- Evaluating how identified risks (including collateral performance, counterparty default, market disruption and operational/ service provider risk) could impact the Company's ability to meet liabilities as they fall due, having regard to the priority of payments.
- Assessing the Directors' evaluation of the Company's liquidity, including review of expected cash flows, expected timing of receipts from collateral and expected outflows (including interest, fees and note redemptions) for the relevant period.
- Considering relevant covenants and structural triggers in the programme documentation (for instance, enforcement events, early redemption provisions) and whether any were breached or expected to be breached in the assessment period.
- Reading available evidence up to the date of our report for events that may impact going concern (for example, defaults, enforcement actions, material valuation movements or cessation/ replacement of key service providers).

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF DCXPD DESIGNATED ACTIVITY COMPANY

Overview of our audit approach

Scope	Our audit was scoped by obtaining an understanding of the Company and its environment, including the Company's system of internal control, and assessing the risks of material misstatement in the financial statements. We also addressed the risk of management override of internal controls, including assessing whether there was evidence of bias by the directors that may have represented a risk of material misstatement.		
Materiality	2024	2023	
Overall Materiality	€225,325	€141,843	0.5% (2023: 0.5%) of gross assets

Key Audit Matters

Key Audit Matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period and include the most significant assessed risks of material misstatement (whether or not due to fraud) that we identified. These matters included those matters which had the greatest effect on: the overall audit strategy; the allocation of resources in the audit; and directing the efforts of the engagement team. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

(1) Valuation of financial assets measured at fair value and the corresponding fair value of note liabilities

Key audit matter description	The Company holds significant financial assets measured at fair value through profit or loss ("FVTPL") and issues corresponding notes, largely measured at FVTPL, that are intended to economically match the collateral assets by Series. As at 31 December 2024, financial assets at FVTPL totalled approximately USD 44 million and financial liabilities at FVTPL totalled approximately USD 44 million. All of these balances are classified within Level 3 of the fair value hierarchy (i.e. fair value measurements using significant unobservable inputs), increasing estimation uncertainty and judgement. Note 19 of the financial statements describe the valuation approach and the fair value hierarchy and include a reconciliation of Level 3 movements during the year, including additions and fair value gains recognised in the company's Statement of Comprehensive Income. Accordingly, there is an increased risk that the fair values attributed to these positions may be materially misstated due to the subjectivity of key inputs and assumptions and that related disclosures (including sensitivity and Level 3 roll-forward information) may be incomplete or inaccurate.
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INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF DCXPD DESIGNATED ACTIVITY COMPANY

How the scope of our audit responded to the key audit matter	Our procedures included, among others: • Obtaining an understanding of the Company's valuation process (including the role of the Calculation Agent and Portfolio Managers) to identify and assess risks of material misstatement and to design audit procedures responsive to those risks. • For a sample of Series and underlying collateral positions (selected on a risk basis): ○ agreeing the existence of the collateral to independent custodian statements, broker statements and other third-party confirmations. ○ evaluating the valuation methodologies applied and the key inputs used for the Level 3 positions (for example, NAV-based valuation) assessing whether these were consistent with the Company's accounting policy and applied consistently between periods; ○ where valuations relied on third-party information, assessing the competence and objectivity of the source, testing the relevance of the information used and evaluating the reasonableness of the inputs and assumptions by comparison to supporting documentation and available market information; ○ for selected positions, performing independent reasonableness checks and reperformance procedures (including reviewing post year-end information where relevant and available) to assess whether valuations were within an acceptable range. • Testing the mathematical accuracy of fair value movements recorded during the year (including purchases, any sales, unrealised and realised gains/losses, and foreign exchange rate movements) and ensuring that related movements in note liabilities were recorded consistently with the relevant Series terms and the Company's accounting policy. • Evaluating the adequacy of the disclosures in the financial statements regarding the fair value hierarchy, Level 3 movements (including the roll-forward), valuation techniques and inputs, and significant judgements and estimation uncertainty.
Key observations	We have no matters to bring to the attention of the members in respect of this key audit matter.

(2) Recognition, classification and derecognition of Notes in issue

Key audit matter description	The Company issues multiple series of notes under a secured note programme. The accounting treatment for these note liabilities depends on whether the liabilities are designated at fair value through profit or loss ("FVTPL") (typically to reduce accounting mismatches with collateral measured at fair value) or are measured at amortised cost. At 31st December 2024, note liabilities, as disclosed in note 13 of the financial statements, included amounts classified at FVTPL of approximately USD 44 million. Given the volume of Series activity during the year, the bespoke nature of Series documentation and the importance of limited recourse, non-petition and segregation features inherent to a Section 110 programme, there is an increased risk of material misstatement arising from: • inappropriate classification of note liabilities (FVTPL vs amortised cost). • incorrect derecognition on redemption or repurchase events; • inaccurate recording of Series-level movements (including interest, fees, foreign exchange rate movements and fair value movements) and the related linkage to collateral assets; and • incomplete or unclear disclosures, particularly those relating to limited recourse, security, priority of payments, maturity/ redemption mechanics and fair value hierarchy information. Accordingly, we considered the recognition, classification and derecognition of note liabilities and the related disclosures to be a key audit matter.
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INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF DCXPD DESIGNATED ACTIVITY COMPANY

How the scope of our audit responded to the key audit matter	Our procedures included, among others: • Obtaining an understanding of the note issuance and administration process (including the roles of the Administrator, Trustee, Placement Agent, Broker and other service providers) and evaluating the design and implementation of relevant controls over note recording, Series activity and financial reporting. • Testing a sample of note purchases and redemptions (selected on a risk basis) to supporting documentation, including Series memorandum and Constituting Instruments, confirmations and agreeing related cash movements to bank statements; and assessing whether the accounting treatment (including any derecognition) was appropriate. • Evaluating the appropriateness of classification (FVTPL vs amortised cost) by reference to the Company's accounting policies and the terms of the relevant Series, including assessing whether designation at FVTPL was applied consistently with the rationale described and appropriately supported. • Performing Series-level reconciliation procedures (on a sample and risk basis) to assess whether movements in note liabilities were consistent with movements in related collateral assets and other Series-level items, including interest accruals, fees and expenses, realised or unrealised gains or losses and foreign exchange movements. • Assessing the adequacy, accuracy and consistency of the disclosures relating to the notes and programme structure, including limited recourse, security arrangements, subordination/priority of payments, maturity and redemption mechanics and the fair value hierarchy and associated disclosures.
Key observations	We have no matters to bring to the attention of the members in respect of this key audit matter.

Our application of materiality

Our definition of materiality considers the value of error or omission on the financial statements that, individually or in aggregate, would change or influence the economic decision of a reasonably knowledgeable user of those financial statements. Misstatements below these levels will not necessarily be evaluated as immaterial as we also take account of the nature of identified misstatements, and the particular circumstances of their occurrence, when evaluating their effect on the financial statements as a whole. Materiality is used in planning the scope of our work, executing that work and evaluating the results.

Materiality in respect of the Company was set at **€225,325 (2023: €141,843)** which was determined on the basis of **0.5% (2023: 0.5%)** of the Company's gross assets. This was deemed to be the appropriate benchmark for the calculation of materiality, given the nature of the Company as a section 110 investment vehicle, where the primary focus of users is the scale of the asset portfolio and related exposures presented in the Statement of Financial Position, rather than measures of operating performance such as revenue or profit. Gross assets were also considered an appropriate benchmark because it is generally less volatile than profit-based measures for this type of structure and provides a stable basis for setting materiality from period to period.

Performance materiality is the application of materiality at the individual account or balance level, set at an amount to reduce, to an appropriately low level, the probability that the aggregate of uncorrected and undetected misstatements exceeds materiality for the financial statements as a whole.

Performance materiality for the Company was set at **€157,728 (2023: €99,290)** which represents **70% (2023: 70%)** of the above materiality levels. The determination of performance materiality reflects our assessment of the risk of undetected errors existing, the nature of the systems and controls and the level of misstatements arising in previous audits.

We agreed to report any corrected or uncorrected adjustments exceeding **€11,266** to the Directors as well as differences below this threshold that in our view warranted reporting on qualitative grounds.

The control environment

Our audit was scoped by obtaining an understanding of the Company and its environment, including relevant components of internal control, to identify and assess the risks of material misstatement and to design audit procedures responsive to those risks. The Company utilises service organisations for certain processes relevant to financial reporting, including custody arrangements.

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF DCXPD DESIGNATED ACTIVITY COMPANY

We did not perform testing of the operating effectiveness of the Company's internal controls for the purpose of placing reliance on them. Instead, our audit approach was predominantly substantive. In respect of controls operated by service organisations, we obtained and reviewed independent assurance reports (ISAE 3402 / SOC reports) from custody providers and considered the design of the relevant controls, the scope of the reports, the period covered, and any complementary user-entity controls, and evaluated whether any exceptions reported had implications for our audit.

We also considered the information technology environment relevant to the audit, including the extent to which key processes were reliant on systems operated by service providers, in designing our substantive audit procedures.

Climate-related risks

In planning our audit and obtaining an understanding of the Company and its environment, we considered the potential impact of climate-related risks on the Company and its financial statements. As a section 110 special purpose vehicle, the Company's activities are primarily the holding of financial assets and the issuance of notes on a limited recourse basis. Accordingly, any climate-related impacts are expected to arise indirectly, principally through the performance and valuation of underlying collateral exposures, the creditworthiness of counterparties, and evolving regulatory or market developments.

Management did not prepare a formal standalone climate-related risk assessment for the year ended 31st December 2024. In the absence of a formal assessment, our work in this area included:

- making inquiries of management and the Administrator regarding whether any climate-related matters had been identified that could reasonably be expected to give rise to a material effect on the financial statements;
- considering, based on our understanding of the portfolio and the Company's activities, whether climate-related risks could have a material impact on key areas of the financial statements, particularly (i) valuation of financial assets measured at fair value, and (ii) recoverability/impairment of interest receivable;
- assessing whether the financial statements included adequate disclosure of significant judgements and estimation uncertainty that could be affected by macroeconomic factors (including, where relevant, climate-related market developments); and
- performing subsequent events procedures up to the date of our auditor's report to identify any matters that might indicate a material climate-related impact requiring adjustment or disclosure.

As part of our understanding of processes relevant to the preparation of the financial statements, where information relevant to financial reporting is produced by third-party service organisations (including custody providers), we obtained and reviewed relevant independent assurance reports (ISAE 3402 / SOC reports) to consider their scope and any exceptions reported and the implications for our audit approach.

Based on the audit evidence obtained, we did not identify climate-related risks that required material adjustment to the financial statements for the year ended 31st December 2024.

Reporting on other information

The directors are responsible for the other information. The other information comprises the information included in the [annual report/other title] other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2014

In our opinion, based on the work undertaken in the course of the audit:

- The information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

We have obtained all the information and explanations which, to the best of our knowledge and belief, are necessary for the purposes of our audit.

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF DCXPD DESIGNATED ACTIVITY COMPANY

In our opinion the accounting records of the company were sufficient to permit the financial statements to be readily and properly audited and the financial statements are in agreement with the accounting records.

Matters on which we are required to report by exception

Based on the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified any material misstatements in the directors' report.

The Companies Act 2014 requires us to report to you if, in our opinion, the requirements of any of sections 305 to 312 of the Act, which relate to disclosures of directors' remuneration and transactions are not complied with by the Company. We have nothing to report in this regard.

Responsibilities of directors

As explained more fully in the Directors' Responsibilities Statement set out on page 6, the directors are responsible for the preparation of the financial statements in accordance with the applicable financial reporting framework that give a true and fair view, and for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, if applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operation, or has no realistic alternative but to do so

Auditor responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (Ireland) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Irish Auditing and Accountancy Supervisory Authority's website at:

https://iaasa.ie/wp-content/uploads/docs/media/IAASA/Documents/audit-standards/Description_of_auditors_responsibilities_for_audit.pdf

Use of our report

This report is made solely to the Company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Ms. Gail Ellis
for and on behalf of
Baker Tilly Ireland Audit Limited
Chartered Certified Accountants and Statutory Audit Firm
Penthouse Floor
5 Lapps Quay
Cork

Date: 1st April 2026

DCXPD DESIGNATED ACTIVITY COMPANY

STATEMENT OF COMPREHENSIVE INCOME FOR THE FINANCIAL YEAR TO 31 DECEMBER 2024

	Note	Year ended 31 Dec. 2024 USD	Period ended 30 Dec. 2023 USD
Interest and distribution income	3	1,762,543	194,604
Other income	4	193,769	96,424
Net unrealised gains on financial assets at fair value through profit and loss	5	338,673	2,031,285
Net unrealised losses on financial liabilities at fair value through profit and loss	6	(338,673)	(2,031,285)
Interest expense	7	(1,758,467)	(185,417)
FX gains/(losses)		(217)	71
Other operating expenses	8	<u>(196,546)</u>	<u>(104,859)</u>
Profit on ordinary activities before taxation		1,082	823
Taxation	9	<u>(261)</u>	<u>(210)</u>
Profit on ordinary activities after taxation		<u>821</u>	<u>613</u>

The results for the financial year relate entirely to continuing operations. Total comprehensive income for the financial year is attributable to the owners of the Company. There is no other comprehensive income.

The notes to the financial statements on pages 13 to 28 form an integral part of the financial statements.

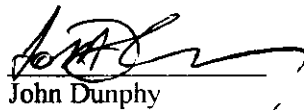
DCXPD DESIGNATED ACTIVITY COMPANY**STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2024**

	Note	31 Dec. 2024 USD	31 Dec. 2023 USD
Assets			
Non-current assets			
Financial assets at fair value through profit and loss	10	<u>44,432,958</u>	<u>30,147,285</u>
Current assets			
Cash and cash equivalents	11	66,565	51,932
Other assets	12	<u>565,554</u>	<u>200,668</u>
		<u>632,119</u>	<u>252,600</u>
Total assets		<u>45,065,077</u>	<u>30,399,885</u>
Equity			
Share capital	16	1	1
Retained earnings		<u>1,434</u>	<u>613</u>
Shareholder's funds		<u>1,435</u>	<u>614</u>
Liabilities			
Non-current liabilities			
Financial liabilities at fair value through profit or loss	13	<u>44,432,958</u>	<u>30,147,285</u>
Current liabilities			
Other liabilities	14	630,684	251,776
Tax payable		<u>-</u>	<u>210</u>
		<u>630,684</u>	<u>251,986</u>
Total Liabilities		<u>45,063,642</u>	<u>30,399,271</u>
Total Equity and Liabilities		<u>45,065,077</u>	<u>30,399,885</u>

The notes to the financial statements on pages 16 to 31 form an integral part of the financial statements. All equity is attributable to the owners of the Company.

The financial statements were approved by the Board of Directors and signed on its behalf of by:


Neil Fleming
Director


John Dunphy
Director

Date: 27 March 2026

Date: 27 March 2026

DCXPD DESIGNATED ACTIVITY COMPANY**STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR TO 31 DECEMBER 2024**

31 December 2023	Share capital	Retained Earnings	Total
	USD	USD	USD
Balance as at incorporation	-	-	-
Share capital issued	1	-	1
Profit for the period	<u>-</u>	<u>613</u>	<u>613</u>
Balance as at 31 December 2023	<u>1</u>	<u>613</u>	<u>614</u>

31 December 2024	Share capital	Retained Earnings	Total
	USD	USD	USD
Opening balance	1	613	614
Share capital issued	-	-	-
Profit for the year	<u>-</u>	<u>821</u>	<u>821</u>
Balance as at 31 December 2024	<u>1</u>	<u>1,434</u>	<u>1,435</u>

The notes to the financial statements on pages 16 to 31 form an integral part of the financial statements.

DCXPD DESIGNATED ACTIVITY COMPANY**STATEMENT OF CASH FLOWS
FOR THE FINANCIAL YEAR TO 31 DECEMBER 2024**

	Year ended 31 Dec. 2024 USD	Period ended 30 Dec. 2023 USD
Operating activities		
Profit on ordinary activities before taxation	1,082	823
Adjustments for:		
Unrealised gains on financial assets held at FVTPL	(338,673)	(2,031,285)
Unrealised losses on financial liabilities held at FVTPL	338,673	2,031,285
Increase in interest payable	309,769	185,417
Increase in distributions receivable	(309,666)	(185,520)
Increase in other assets	(55,220)	(15,147)
Increase in other liabilities	<u>69,139</u>	<u>66,359</u>
Net cash flow from operating activities	15,104	51,932
Cash flows from investing activities:		
Purchase of financial assets	(13,947,000)	(28,116,000)
Sale of financial assets	<u>-</u>	<u>-</u>
Net cash flow from investing activities	(13,947,000)	(28,116,000)
Cash flows from financing activities:		
Issue of share capital	-	-
Proceeds from issuance of Notes	13,947,000	28,116,000
Redemption of Notes	<u>-</u>	<u>-</u>
Net cash flow from financing activities	13,947,000	28,116,000
Change in cash and cash equivalents	14,633	51,932
Opening balance cash and cash equivalents	<u>51,932</u>	<u>-</u>
Cash and cash equivalents at financial year end	<u><u>66,565</u></u>	<u><u>51,932</u></u>

The notes to the financial statements on pages 16 to 31 form an integral part of the financial statements.

DCXPD DESIGNATED ACTIVITY COMPANY

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR TO 31 DECEMBER 2024

1. Incorporation and background information

The Company is a designated activity company incorporated in Ireland on 29 March 2023 under the Companies Act 2014 with registration number 737646. The address of the registered office is 116 Mount Prospect Avenue, Clontarf, Dublin 3, Ireland. The nature of the Company's operations and its principal activities are set out in the Directors' report on pages 3 to 4.

These financial statements are for the financial year to 31 December 2024. The comparatives are for the financial period 29 March 2023 to 31 December 2023.

2. Summary of significant accounting policies

Statement of compliance

The financial statements of the Company have been prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB"), as adopted by the European Union ("EU") and as applied in accordance with the provisions of the Companies Act 2014 (as amended). The financial statements have been prepared on historical cost basis except for certain financial instruments which are measured at fair value at the end of the reporting year as explained in the accounting policies set out below.

Going concern

The Directors have prepared the financial statements on the going concern basis which assumes that the Company will continue in operational existence for the foreseeable future and will have adequate funds available to meet their obligations as they fall due.

New and revised Standards and Interpretations in issue but not yet effective

There are no standards, amendments of interpretations that are effective for the financial year that would have a material effect on the financial statements of the Company.

Reporting currency

Items included in the financial statements of the Company are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The financial statements are therefore presented in U.S. Dollars ('USD') which has been determined as the Company's functional and presentational currency.

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Monetary assets and liabilities in foreign currencies have been translated at the exchange rates in effect at the balance sheet date. All exchange differences are recognised in the profit and loss before taxation in the financial period in which they arise.

Financial Instruments

Classification and measurement of financial instruments

Under IFRS 9 Financial Instruments ("IFRS 9"), the classification of financial assets is driven by cash flow characteristics and the business model for managing the asset. Classification determines how financial assets are accounted for in the financial statements and, in particular, how they are measured on an ongoing basis. IFRS 9 also introduces one impairment model i.e. expected losses model. Specifically, entities are required to account for expected credit losses from when financial instruments are first recognised.

All financial instruments are initially recognised at fair value. All financial instruments are recognised on the trade date, which is the date on which the Company becomes a party to the contractual provisions of the instrument.

Under IFRS 9, a financial asset is classified as measured at: amortised cost; fair value through other comprehensive income ("FVOCI") or fair value through profit or loss ("FVTPL"). The classification of financial assets under IFRS 9 is based on the business model in which a financial asset is managed and on its contractual cash flow characteristics. In evaluating the classification of its financial assets the Company has determined the following classifications for financial asset it holds or may hold in the future:

DCXPD DESIGNATED ACTIVITY COMPANY

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR TO 31 DECEMBER 2024

Wrapper:

Wrapper type Series ('Wrappers') use the proceeds of the issuance of the Notes to invest in equity type instruments. The contractual cash flows of these Series are not solely payments of principal and interest. Therefore, the business model is to manage the equity type instruments that the Wrappers invest into on a fair value basis.

Hybrid:

Hybrid type Series ('Hybrids') use the proceeds of the issuance of the Notes to enter into loan agreements and invest in equity type instruments with a single counterparty per Series. The contractual cash flows of these Series are not solely payments of principal and interest. Therefore, the business model is to manage the loan agreements and equity type instruments that the Hybrids invest into on a fair value basis.

Loans:

Loan type Series ('Loans') use the proceeds of the issuance of the Notes to enter into loan agreements. The contractual cash flows of these Series are solely payments of principal and interest. Therefore, the business model is to measure the Loans at amortised cost.

At initial recognition, financial assets at FVTPL are measured at their fair value. Such assets are carried at fair value on the Statement of Financial Position with changes in fair value included in the Statement of Comprehensive Income in the period in which they occur.

Financial assets classified at amortised cost, are measured initially at fair value. They are subsequently measured at amortised cost using the effective interest method less any expected credit loss allowance. Interest income from these financial assets is included in 'Interest income' using the effective interest rate method.

Notes issued

Under IFRS 9, when the fair value option is taken for financial liabilities, the part of a fair value change due to an entity's own credit risk is recorded in other comprehensive income rather than the income statement, unless this creates an accounting mismatch.

The Company has designated certain notes issued upon initial recognition as at fair value through profit or loss ("fair value option"). A liability may be designated at fair value through profit or loss ("FVTPL") when it eliminates or significantly reduces a measurement or recognition inconsistency "an accounting mismatch" that would otherwise arise from measuring assets or liabilities or recognising the gains and losses on them on a different basis. For any series where an accounting mismatch does not arise, the notes issued are carried at amortised cost.

The Company's financial liabilities that comprise Notes issued, are:

- classified as being measured at amortised cost for the Loans. These Notes are initially recognised at fair value at the date of issuance of the liability, and are subsequently measured at amortised cost. Interest expense from these Notes is included in 'Interest expense' in the Statement of Comprehensive Income.
- designated as financial liabilities at fair value through profit or loss for Wrappers, Funds and Hybrids. Financial liabilities at fair value through profit or loss are initially recognised at fair value and are subsequently measured at FVTPL on the basis that the financial liabilities and corresponding financial assets in each series are managed and their performance evaluated on a fair value basis. Gains and losses arising from changes in the fair value of the financial liabilities are presented in the Statement of Comprehensive Income in the financial period in which they arise.

Recognition/derecognition of financial instruments

Purchases and sales of investments are accounted for on the day the trade transaction takes place. Investments are derecognised when the rights to receive cash flows from the investments have expired or the risks and rewards of ownership have all been substantially transferred. Notes are derecognised, either partly or fully, when the Company has transferred substantially part or all of its financial obligations relating thereto. Realised gains and losses on disposals are reflected as net realised gain/(loss) on financial assets and liabilities at fair value through profit or loss.

DCXPD DESIGNATED ACTIVITY COMPANY

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR TO 31 DECEMBER 2024

Impairment of financial assets

In accordance with IFRS 9 the Company is required to determine the impairment of financial assets on an expected credit loss (ECL) basis. Financial assets at amortised cost fall within scope of IFRS 9 impairment. Financial assets that are classified at fair value through the profit and loss (FVTPL) do not need to be assessed for impairment as they are already recorded at fair value which reflects credit risk at the measurement date.

The Company is required to calculate an ECL provision which represents an un-biased (i.e. neutral, not optimistic or pessimistic) probability weighted estimate of the present value of cash shortfalls which is determined by evaluating a range of possible outcomes. Cash shortfalls are the difference between the cash flows that are due to the Company in accordance with the contractual terms of the financial asset and the cash flows that the Company expects to receive.

ECLs are required to be measured through a loss allowance at an amount equal to:

- 12-month ECL, i.e. lifetime ECL that result from those default events on the financial instrument that are possible within 12 months after the reporting date, (referred to as Stage 1); or
- full lifetime ECL, i.e. lifetime ECL that result from all possible default events over the life of the financial instrument, (referred to as Stage 2 and Stage 3).

A loss allowance for full lifetime ECL is required for a financial instrument if the credit risk on that financial instrument has increased significantly since initial recognition. For all other financial instruments, ECLs are measured at an amount equal to the 12-month ECL.

Critical to the determination of ECL is the definition of default. The definition of default is used in measuring the amount of ECL and in the determination of whether the loss allowance is based on 12-month or lifetime ECL, as default is a component of the probability of default (PD) which affects both the measurement of ECLs and the identification of a significant increase in credit risk.

The Company considers an event of default as having occurred when the entities that the Company entered into loan agreements with are unlikely to pay their credit obligations in full.

The Company reviews all financial assets that are subject to the IFRS 9 impairment requirements to assess whether there has been a significant increase in credit risk since initial recognition. If there has been a significant increase in credit risk the Company will measure the loss allowance based on lifetime rather than 12-month ECL.

The Company measures ECL on an individual basis. Loss allowances for ECL which are material are presented in the balance sheet as a deduction from the gross carrying amount of the assets.

The Company holds cash and cash equivalents, interest receivable, other assets, amounts payable on purchase of financial assets, interest payable and other liabilities at amortised cost. The Directors consider that the carrying amounts of these assets and liabilities approximate their fair values due to their short term nature. The probability of default on these balances is considered small and the ECL on these balances is therefore immaterial.

Cash and cash equivalents

Cash and cash equivalents include cash in hand and cash held on call with the bank and in broker accounts. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash that are subject to an insignificant risk of changes in value. Also includes balances held on each of the series broker accounts.

Interest income and interest expense

Interest income and interest expense are accrued on an effective interest basis and are recognised in the Statement of Comprehensive Income as interest income and interest expense respectively.

Expenses

Expenses are accounted for on an accruals basis with the exception of transaction costs relating to the acquisition of financial assets at fair value through profit or loss which are charged as incurred.

DCXPD DESIGNATED ACTIVITY COMPANY

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR TO 31 DECEMBER 2024

Maintenance Fee Income

Maintenance Fee may arise as a percentage of the value of assets in a Series, a percentage of Notes' subscription proceeds received by the Company or a fee paid by a specified party, as detailed in the Series Memorandums. Maintenance Fee income is accounted for in line with expenses' accruals.

Taxation

Current tax is provided on the Company's taxable profits, at amounts expected to be paid or recovered using the tax rates and laws that have been enacted or substantively enacted by the financial year end date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the end of the financial year. Provision is made at the rates expected to apply when the timing differences reverse. Timing differences are differences between the Company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in taxable profits in periods different from those in which they are recognised in the financial statements.

A net deferred tax asset is regarded as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Use of estimates, judgements and assumptions

The preparation of the financial statements requires management to make judgments, estimates and assumptions that may affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the financial period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

Valuations of certain non-market quoted assets are dependent on the receipt of timely and accurate financial information from various parties. Such valuations may require the use of market comparatives which may not be readily available or directly comparable.

The Company has adopted the provisions of IFRS 10 'Consolidated Financial Statements' ('IFRS 10') which provides an exception to consolidation for entities qualifying as investment entities.

IFRS 10 defines an investment entity as an entity that:

- obtains funds from one or more investors for the purpose of providing those investors with professional investment management services;
- commits to its investors that its business purpose is to invest funds solely for returns from capital appreciation, investment income or both; and
- measures and evaluates the performance of substantially all of its investments on a fair value basis.

Further, IFRS 10 notes that an investment entity displays the following characteristics:

- It has more than one investment, to diversify the risk portfolio and maximise return;
- It has multiple investors, who pool their funds to maximise investment opportunities;
- It has investors that are not related parties of the entity; and
- It has ownership interest in the form of equity or similar interest.

Accordingly, the Company has not consolidated its subsidiary investments in Wrapper type Series but rather accounted for them at fair value through profit or loss. Additionally, and as required, the Company has applied the exemption from applying the equity method of accounting in IAS 28 'Investments in Associates and Joint Ventures'. That is, similar to the Company's investments in subsidiaries, investments in associates in Wrapper type Series are accounted for at fair value through profit or loss.

DCXPD DESIGNATED ACTIVITY COMPANY**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR TO 31 DECEMBER 2024****3. Interest and distribution income**

	Dec. 2024	Dec. 2023
	USD	USD
Bank interest	3,941	9,084
Distribution income	1,758,602	185,520
	1,762,543	194,604

Distributions are earned from the Company's limited partnership interests in a limited partnership that invests into US property.

4. Other income

	Dec. 2024	Dec. 2023
	USD	USD
Maintenance fees	193,769	96,424
	193,769	96,424

5. Net unrealised gains on financial assets held at FVTPL

	Dec. 2024	Dec. 2023
	USD	USD
Net unrealised gains on financial assets held at FVTPL	338,673	2,031,285
	338,673	2,031,285

6. Net unrealised losses on financial liabilities held at FVTPL

	Dec. 2024	Dec. 2023
	USD	USD
Net unrealised losses on financial liabilities held at FVTPL	338,673	2,031,285
	338,673	2,031,285

7. Interest expense

	Dec. 2024	Dec. 2023
	USD	USD
Interest expense on Notes	1,758,467	185,417
	1,758,467	185,417

DCXPD DESIGNATED ACTIVITY COMPANY

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR TO 31 DECEMBER 2024

8. Other operating expenses

	Dec. 2024	Dec. 2023
	USD	USD
Auditor fees	24,164	23,758
Other operating expenses	172,382	81,101
	<u>196,546</u>	<u>104,859</u>

Profit on ordinary activities before taxation is after charging:

	Dec. 2024	Dec. 2023
	USD	USD
Statutory auditors' remuneration (excluding VAT):		
- Statutory audit (excluding VAT)	22,506	22,100
- Non-audit assurance or other services:		
Corporation tax compliance (excluding VAT)	1,658	1,658
	<u>24,164</u>	<u>23,758</u>

Auditors' remuneration relates to fees payable to the statutory audit firm. Fees are exclusive of VAT.

9. Taxation

	Dec. 2024	Dec. 2023
	USD	USD
Analysis of charge for the year		
Current tax charge for the year	261	210
Total tax charged for the year	<u>261</u>	<u>210</u>

	Dec. 2024	Dec. 2023
Factors affecting tax charge for the year		
Profit on ordinary activities before taxation	<u>1,082</u>	<u>823</u>
Profit on ordinary activities at the standard rate of corporation tax in Republic of Ireland of 12.5%	135	103
Higher tax rate applicable under Section 110 of the Taxes Consolidation Act, 1997	135	103
Foreign exchange impact	(10)	4
Prior Year current tax under-provision	1	-
Total tax charged for the year	<u>261</u>	<u>210</u>

The Company is a qualifying Company within the meaning of Section 110 of the Taxes Consolidation Act 1997. As such the profits are chargeable to corporation tax under Case III of Schedule D at a rate of 25% but are computed in accordance with the provisions applicable to Case I of Schedule D.

DCXPD DESIGNATED ACTIVITY COMPANY

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR TO 31 DECEMBER 2024

10. Financial assets at FVTPL

All of the Company's investments fall under the definition of Charged Assets (as set out in the relevant Series constituting instrument) and as such are secured for the payment of obligations to the specific Notes payable under that Series. Each Series' investments are legally segregated such that no other Notes or Company obligations can be met from the proceeds of the investments of that respective Series.

	Dec. 2024	Dec. 2023
	USD	USD
Opening Balance	30,147,285	-
Purchases of financial assets	13,947,000	28,116,000
Sales of financial assets	-	-
Net unrealised gains on financial assets held at FVTPL	338,673	2,031,285
Total	44,432,958	30,147,285

An analysis of the financial assets at FVTPL by type is as follows:

Wrapper- Limited partnership and equity interests	44,432,958	30,147,285
Hybrid – Loan note & limited partnership interests	-	-
Total	44,432,958	30,147,285

The limited partnership and equity interests comprise of investments in the non-voting limited partnership interests of funds (S510, S526 and S531) and equity interests in a limited liability company (S501). The ultimate underlying assets are real estate assets in the United States (including Puerto Rico).

11. Cash and cash equivalents

	Dec. 2024	Dec. 2023
	USD	USD
Cash at bank	66,565	51,932
	66,565	51,932

12. Other assets

	Dec. 2024	Dec. 2023
	USD	USD
Distributions receivable from limited partnerships	495,186	185,520
Accrued income	66,793	3,655
Other receivables	3,575	11,493
	565,554	200,668

DCXPD DESIGNATED ACTIVITY COMPANY

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR TO 31 DECEMBER 2024

13. Financial liabilities at FVTPL

	Dec. 2024	Dec. 2023
	USD	USD
Opening Balance	30,147,285	-
Issuances	13,947,000	28,116,000
Redemptions	-	-
Realised gains and losses	-	-
Net unrealised losses on financial liabilities at FVTPL	338,673	2,031,285
	44,432,958	30,147,285

The Company's financial liabilities at FVTPL consist of Notes issued. Series S501, 510, 526 and 531 were in issue at 31 December 2024 with maturity dates of 13 April 2027, 30 April 2026, 2 August 2030 and 13 August 2030 respectively. The Notes are scheduled to be redeemed as per the conditions of their constituting instruments. A list of the Notes in issue is set out in note 23.

Security

The Company's obligations under the Notes are secured under the Trust Deed relating to the Notes in favour of the Trustee for the benefit of the Noteholders. The Notes will be secured on the underlying charged assets.

Limited recourse

The Notes are direct limited recourse obligations of the Company which are payable solely out of amounts received by or on behalf of the Company in respect of proceeds of realisation of the Charged Assets. The payment of principal, interest and other amounts in respect of the Notes will be made solely from amounts received in respect of the Underlying Assets of the relevant series of Notes of the Company in accordance with the priority of payments and not from the assets relating to any other series or from the general assets of the Issuer. Following maturity or redemption of the Charged Assets there will be no other assets of a particular series available to meet any outstanding claims against that series.

Subordination of the Notes

Payments of principal in respect of the Notes are subordinated to the payment of certain amounts payable by the Company, as set out in the Series Memorandum of the relevant series. There can be no assurance that the Noteholders will receive the full redemption amount payable by the Company under the Notes or that they will receive any return on their investment in the Notes. In certain circumstances, returns to the Noteholders could be reduced to zero.

Further information in respect of, inter alia, the Notes, the underlying investments and the security provisions pertaining to the Notes are contained in the Series Memorandum issued by the Company in respect of each class of Notes issued.

Final Redemption of the Notes

Unless previously redeemed in full, the Company shall redeem the notes in full on the scheduled final maturity payment date. The Notes are listed on the third market of the Vienna Stock Exchange.

Interest

Interest is only payable to the extent the Company receives the relevant payments that enable the Company to discharge any interest payable.

DCXPD DESIGNATED ACTIVITY COMPANY

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR TO 31 DECEMBER 2024

13. Financial liabilities at FVTPL (continued)

Notes on custody

Series of Notes may be issued free of payment and unfunded. The Company holds these Notes on behalf of the series on custody with Bank of New York Mellon while the Notes are sold to subscribing investors. The Company has not invested into these Notes and no income is generated from these Notes while held on custody. If the Note position remains unsold, the Note is redeemed and the amount of the Notes under the series will be reduced. These Notes will only be included in the Company's financial liabilities once they are sold/partly sold to subscribing investors.

14. Other liabilities

	Dec. 2024	Dec. 2023
	USD	USD
Trade creditors and accruals	135,498	66,359
Interest payable on Notes issued	495,186	185,417
	630,684	251,776

All other liabilities are due within one year.

15. Ownership of the Company

There is no ultimate controlling party. The share capital is held by Boru Corporate Trustees Limited as trustee of the DCXPD Trust, which is a charitable trust constituted under the laws of Ireland.

The Company's financial statements are not consolidated into the results of any entity.

16. Share capital

	Dec. 2024	Dec. 2023
	USD	USD
Authorised:		
1,000 ordinary shares of €1 each	<u>1,227</u>	<u>1,227</u>
Allotted, called up and unpaid:		
1 ordinary shares of €1 each	<u>1</u>	<u>1</u>

The authorised share capital of the Issuer is €1,000 divided into 1,000 shares of €1.00 each of which one share was issued and is held by Boru Corporate Trustees Limited.

17. Directors and employees

The Company has no employees. The Directors received no remuneration from the Company in respect of qualifying services rendered during the financial year. Verita Corporate Services Limited, as corporate service providers received fees during the financial year (see Note 20) of which a portion represents directorship services provided by the Directors of the Company.

DCXPD DESIGNATED ACTIVITY COMPANY

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR TO 31 DECEMBER 2024

18. Financial risk management strategy in using financial instruments

Financial assets and financial liabilities are central to the activities of the Company. The financial liabilities provide the funding to purchase the Company's financial assets.

The strategies used by the Company in achieving its objectives regarding the use of its financial assets and liabilities were set when the Company commenced trading. The Company has attempted to match the properties of the financial liabilities to the financial assets held to avoid significant elements of risk generated by mismatches of investment performance against its obligations. However, ultimately any risk exposures will be passed to the Noteholder as the notes are limited recourse obligations of the Company which are payable solely out of amounts received by or on behalf of the Company in respect of proceeds of investments.

Risks

The principal risks arising from the Company's investments are credit risk, liquidity risk and market risk, including interest risk, currency risk and price risk. Further details of the risks associated with an investment in the notes issued by the Company are set out in the Series Memorandum.

Market risk

Market risk is the potential change in value caused by movements in interest rates, foreign exchange or market prices of financial instruments. The Noteholders are exposed to the market risk of the asset portfolio.

A disclosure of a sensitivity analysis for each type of market risk to which the entity is exposed at the reporting date is required, showing how profit or loss and equity would have been affected by changes in the relevant risk variable that were reasonably possible at that date.

Whilst the financial instruments held by the Company are separately exposed to interest rate risk, currency risk and market price risk, the Company itself is not materially exposed to market risk overall.

The noteholders are exposed to the market risk of the financial instruments held by the Company and classified as Financial assets at fair value through profit and loss.

In terms of market rate sensitivity, any movement on the market value of these assets is passed on to the noteholders due to the limited nature of the Notes issued.

Interest rate risk

Interest rate risk is the risk that the future cash flows of the financial instrument will fluctuate because of changes in the market interest rates.

The Company is exposed to risks associated with the effects of fluctuations in the prevailing levels of market interest rates on its financial instruments and cash flows. The interest basis on the financial liabilities in issue is floating as the actual return is based on the performance of the asset portfolio of the relevant series. Therefore no significant interest risk is retained in the Company and no active management of this risk is required.

If the interest rates as at 31 December 2024 increased/decreased by 5% with all other variables held constant, this would have increased/decreased the assets and the liabilities of the Company by approximately USD 3,328 (2023: USD 2,597). While the interest rate on the financial liabilities is classified as floating, a change in market interest rates will have no impact on the interest rate sensitivity due to the profit participating nature of the instruments wherein the interest is dependent on the distributions from the relevant assets. The interest rate profile of the Company's financial assets and liabilities is as set out in the following table. The interest payable on the Financial liabilities at FVTLP is dependent on the performance of the underlying Series assets and is classified as floating in the table.

DCXPD DESIGNATED ACTIVITY COMPANY

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR TO 31 DECEMBER 2024

18. Financial risk management strategy in using financial instruments (continued)

31 December 2024	Fixed Interest rate USD	Floating Interest rate USD	Non-Interest Bearing USD	Total USD
Assets				
Financial assets at FVTPL	-	-	44,432,958	44,432,958
Cash and cash equivalents	-	66,565	-	66,565
Distributions & Interest receivable	-	-	495,186	495,186
Other assets	-	-	70,368	70,368
Total assets	-	66,565	44,998,512	45,065,077
Liabilities				
Financial liabilities at FVTPL	-	44,432,958	-	44,432,958
Interest payable	-	-	495,186	495,186
Tax payable	-	-	-	-
Other liabilities	-	-	135,498	135,498
Total liabilities	-	44,432,958	630,684	45,063,642
Interest rate sensitivity gap	-	(44,366,393)	44,367,828	1,435
31 December 2023	Fixed Interest rate USD	Floating Interest rate USD	Non-Interest Bearing USD	Total USD
Assets				
Financial assets at FVTPL	-	-	30,147,285	30,147,285
Cash and cash equivalents	-	51,932	-	51,932
Distributions & Interest receivable	-	-	185,520	185,520
Other assets	-	-	15,148	15,148
Total assets	-	51,932	30,347,953	30,399,885
Liabilities				
Financial liabilities at FVTPL	-	30,147,285	-	30,147,285
Interest payable	-	-	185,417	185,417
Tax payable	-	-	210	210
Other liabilities	-	-	66,359	66,359
Total liabilities	-	30,147,285	251,986	30,399,271
Interest rate sensitivity gap	-	(30,095,353)	30,095,967	614

DCXPD DESIGNATED ACTIVITY COMPANY

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR TO 31 DECEMBER 2024

18. Financial risk management strategy in using financial instruments (continued)

Currency risk

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.

Currency risk arises on financial instruments that are denominated in a different currency to the Company's function currency. As all financial assets of the Company are denominated in USD, the Company is exposed to currency risk only through accrued expenses.

If the exchange rate at 31 December 2024 between the Company's functional currency and all other currencies had strengthened or weakened by 5% with all other variables held constant, this would have increased/decreased the assets and the liabilities of the Company by approximately USD 1,654 (Dec. 2023: USD 1,410).

Price risk

Price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or market factors affecting the pricing of all similar financial instruments.

The Company's financial assets at FVTPL are exposed to price risk, whereby the value of the investments could fall due to a negative shift in the market price of the underlying assets. However, the exposure to this risk sits principally with the Noteholders and the Company itself is not materially exposed to this risk.

At 31 December 2024, should the price of the financial instruments held by the Company have increased or decreased by 5% with all other variables remaining constant, the increase or decrease in the assets would amount to approximately USD 2,221.648 (Dec. 2023: USD 1,507,364).

Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset.

The Company is not exposed to any significant net liquidity risk. The Noteholders assume the liquidity risk arising from the Company's financial instruments.

The Notes issued are limited in recourse to the assets underlying each particular Series. The repayment of the limited recourse notes will only be made from the disposal of the relevant assets. Early termination and redemption provisions require that each of the noteholders is returned an amount which is the sum of the Charged Assets. There will be no other assets of the Company available to meet the outstanding claims of the Noteholders, who will bear any shortfall pro-rata to their holdings of Notes. The Company therefore has no net liquidity risk.

The Company is required to disclose the contractual gross undiscounted cash flows payable on the Company's financial liabilities. However, since the amount payable on maturity is dependent upon the performance of the relevant Charged Assets, it is not possible to accurately estimate such cash flows. Therefore, the liquidity risk of the Company is best represented by disclosing the fair values of the Company's financial assets and financial liabilities. There is no active liquidity management required for this Company. The legal maturity date of the financial assets held at FVTPL (being investments in unlisted equities and partnership interests) extends beyond the maturity date of the Financial liabilities at FVTPL (being Notes issued) used to finance the assets and are therefore classified as due after five years.

DCXPD DESIGNATED ACTIVITY COMPANY

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR TO 31 DECEMBER 2024

18. Financial risk management strategy in using financial instruments (continued)

Liquidity risk 31 December 2024	Less than 1 year USD	Between 1 and 5 years USD	Over 5 years USD	Total USD
Assets				
Financial asset at FVTPL	-	-	44,432,958	44,432,958
Cash and cash equivalents	66,565	-	-	66,565
Other assets	565,554	-	-	565,554
Total assets	632,119	-	44,432,958	45,065,077
Liabilities				
Financial liabilities at FVTPL	-	32,999,328	11,433,630	44,432,958
Interest payable	495,186	-	-	495,186
Tax payable	-	-	-	-
Other liabilities	135,498	-	-	135,498
Total liabilities	630,684	32,999,328	11,433,630	45,063,642
Liquidity risk 31 December 2023	Less than 1 year USD	Between 1 and 5 years USD	Over 5 years USD	Total USD
Assets				
Financial asset at FVTPL	-	-	30,147,285	30,147,285
Cash and cash equivalents	51,932	-	-	51,932
Other assets	200,668	-	-	200,668
Total assets	252,600	-	30,147,285	30,399,885
Liabilities				
Financial liabilities at FVTPL	-	30,147,285	-	30,147,285
Interest payable	185,417	-	-	185,417
Tax payable	210	-	-	210
Other liabilities	66,359	-	-	66,359
Total liabilities	251,986	30,147,385	-	30,399,271

Credit risk

Credit risk is the risk that an issuer or a counterparty will default on its contractual obligations resulting in financial loss to the Company. The Company relies upon the performance of the investments to enable the Company to meet its obligations under the Notes. Upon a default of one of the investments, the recourse on the related Series of Notes is limited to amounts receivable from the Charged Assets.

Each Series of Notes constitutes secured, limited recourse obligations of the Issuer, recourse in respect of which is limited to the proceeds of the Charged Assets relating to such Series. No other assets of the Issuer will be available to satisfy claims of the holders of such Series. Therefore, to the extent that: the value of the Charged Assets falls; payment under the charged assets are not made; the charged assets cannot be sold; or, the relevant security arrangements are not enforceable, the holders of such series will suffer losses.

The Company financial assets at FVTPL comprise:

- Wrappers: non-voting limited partnership interest in funds.

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NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR TO 31 DECEMBER 2024

18. Financial risk management strategy in using financial instruments (continued)

The Calculation Agent receives periodic valuations of the charged assets which are used to generate NAV reports. The ultimate principal exposure of the Charged Assets is to real estate in the US and Puerto Rico.

The Company is exposed to credit risk on its cash at bank. The credit risk on cash transactions is mitigated by transacting with counterparties that are regulated entities subject to prudential supervision, or with high credit ratings as assigned by international credit-rating agencies. As at 31 December 2024, Bank of New York Mellon has a AA- Standard & Poor's long term deposits credit rating.

19. Fair value hierarchy of assets and liabilities

IFRS 13 'Fair Value Measurement' specifies that financial instruments which are fair valued through profit or loss, must be classified in accordance with a hierarchy of valuation techniques based on whether the inputs into those valuation techniques are observable (reflecting market value obtained from independent sources) or unobservable (requiring the use of models and assumptions). The two types of inputs have created the following hierarchy:

- Level 1: quoted prices (i.e. unadjusted) in active markets for identical assets or liabilities
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3: inputs for the asset or liability that are not based on observable market data (i.e. unobservable inputs)

The level in the fair value hierarchy within which the fair value measurement is categorised in its entirety is determined on the basis of the lowest level input that is significant to the fair value measurement of the instrument in its entirety. For this purpose, the significance of an input is assessed against the fair value measurement of the instrument in its entirety.

If a fair value measurement uses observable inputs that require significant adjustment based on unobservable inputs, that measurement is a Level 3 measurement. Assessing the significance of a particular input to the fair value measurement in its entirety requires judgement, considering factors specific to the financial asset or liability.

The determination of what constitutes "observable" requires significant judgment by the Company. The Directors consider observable data to be that market data which is readily available, regularly distributed or updated, reliable and verifiable, not proprietary, provided by multiple, independent sources that are actively involved in the relevant market. The categorisation of a financial instrument within the hierarchy is based upon the pricing transparency of the financial instrument and does not necessarily correspond to the Company's perceived risk inherent in such financial instrument. The Company's financial instruments have been classified within levels 1 and 3.

Level 3 financial assets are assets for which prices are available but for which the majority of inputs are unobservable. The Company's financial assets at FVTPL are classified within level 3 of the fair value hierarchy because there is limited valuation data or quotations received and the valuations require judgment. Level 3 valuation methodologies include net asset value calculations and utilisation of recent market prices as best estimation of fair valuation.

The Company's financial liabilities at fair value through profit or loss are derived from the fair value of the financial assets and are therefore classified on a consistent basis with those instruments.

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NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR TO 31 DECEMBER 2024

19. Fair value hierarchy of assets and liabilities (continued)

The following table provide an analysis within the fair value hierarchy of financial assets and liabilities, measured at fair value:

31 December 2024	Level 1	Level 2	Level 3	Total
Assets				
Financial asset held at FVTPL	-	-	44,432,958	44,432,958
	-	-	44,432,958	44,432,958
	Level 1	Level 2	Level 3	Total
Liabilities				
Financial liabilities at FVTPL	-	-	44,432,958	44,432,958
	-	-	44,432,958	44,432,958
	Level 1	Level 2	Level 3	Total
31 December 2023				
Assets				
Financial asset held at FVTPL	-	-	30,147,285	30,147,285
	-	-	30,147,285	30,147,285
	Level 1	Level 2	Level 3	Total
Liabilities				
Financial liabilities at FVTPL	-	-	30,147,285	30,147,285
	-	-	30,147,285	30,147,285

During the financial year 31 December 2024, there were no transfers between levels of the fair value hierarchy for financial assets or financial liabilities which were recorded at fair value.

The following table represents the roll forward of the amounts of Level 3 instruments:

Year to 31 December 2024	Financial assets	Financial liabilities
	USD	USD
Opening balance	30,147,285	30,147,285
Purchases/issuances	13,947,000	13,947,000
Sales/redemptions	-	-
Net unrealised gains/losses on assets/Notes	338,673	338,673
Closing balance	<u>44,432,958</u>	<u>44,432,958</u>
Period to 31 December 2023	Financial assets	Financial liabilities
	USD	USD
Opening balance	-	-
Purchases/issuances	28,116,000	28,116,000
Sales/redemptions	-	-
Net unrealised gains/losses on assets/Notes	2,031,285	2,031,285
Closing balance	<u>30,147,285</u>	<u>30,147,285</u>

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NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR TO 31 DECEMBER 2024

19. Fair value hierarchy of assets and liabilities (continued)

The valuation techniques and unobservable inputs used for Level 3 assets are as follows with the valuation of the corresponding Series being based on the asset valuation less any fees payable.

Wrappers and Hybrids (on property assets)

Technique: Fund administrator (or Calculation Agents) accounting including any appraisal of industrial, commercial, and residential zoned real estate, plus entity's cash flows and costs.

Unobservable inputs: Recent market prices as best estimation of fair value.

The impact on the fair value of Level 3 financial instruments of using reasonably possible alternative assumptions for the inputs is difficult to assess and cannot be reliably estimated given the private illiquid nature of the underlying investments.

The carrying value of cash and cash equivalents, interest receivable, other assets and other liabilities is deemed to be the best approximation of their fair value due to their short term nature.

20. Related party transactions

The Directors received no remuneration from the Company in respect of qualifying services rendered during the financial year. Neil Fleming is a director of Verita Corporate Services Limited ("Verita"). Verita earned fees of USD 22,908 (2023: USD 21,943) during the financial year, of which USD 5,584 of fees (2023: USD 5,939) and USD 485 in respect of Company expenses discharged by Verita is payable to at the year end.

21. Subsequent events

Subsequent to the year end, the Company issued and funded three new Series of notes, S546, S558 and S564 and partially redeemed S510 Notes for USD 7.5m. with proceeds from capital distributions from the underlying asset. In addition, the maturity date of the S510 Notes has been extended by one year. There have been no other significant events since the balance sheet date which require disclosure in these financial statements.

22. Contingent liabilities

The Company does not have any contingent liabilities or commitments as at 31 December 2024 (2023: Nil).

23. Limited recourse notes in issue

The Notes in issue and funded at the year end comprised:

Series	Issue Date	Maturity Date	Currency	Description
501	14/04/2023	13/04/2027	USD	Tribute Hotel Old San Juan (Series 501) Notes
510	19/10/2023	30/04/2026	USD	Great North partners III (Series 496) Notes
526	02/08/2024	02/08/2030	USD	DFSCP Common Feeder (Series 526) Notes
531	13/08/2024	13/08/2030	USD	DFSCP Preferred Feeder (Series 531) Notes

S546 has a public issue date in December 2024 but was only funded in 2025.

24. Approval of the financial statements

The financial statements were approved by the board and authorised for issue on 27 March 2026.