

LION SERIES 2020-1 TRUST

ABN: 84 762 901 052

ANNUAL REPORT

YEAR ENDED 31 DECEMBER 2025

Contents	Page
Manager's Report	1
Statement of Comprehensive Income	3
Statement of Financial Position	4
Statement of Changes in Equity	5
Statement of Cash Flows	6
Notes to the Financial Statements	7
Manager's Statement	21
Trustee's Report	22
Independent Auditor's Report	23

LION SERIES 2020-1 TRUST

Manager's Report

Trust Manager and Trustee

The Manager of the Trust for the reporting year was HSBC Bank Australia Limited ("the Manager" or "the Trust Manager" or "the Bank"). The Trustee of the Trust for the reporting year was Perpetual Trustee Company Limited ("the Trustee").

The Manager submits this report together with the General Purpose Financial Statements ("the Financial Statements") of Lion Series Trust 2020-1 ("the Trust"), for the year ended 31 December 2025 ("the financial year").

Directors and Secretary of the Manager

The name of persons who were Directors or Secretary of the Manager at any time during the financial year are as follows:

Antony Shaw, Executive Director and Chief Executive Officer (resigned 31 December 2025)

Steve Hughes, Executive Director and Chief Executive Officer (appointed 01 January 2026)

Grant King, Non-executive Director and Chairman

Philip Fellowes, Non-executive Director

Karina Kwan, Non-executive Director

Gail Pemberton, Non-executive Director

Geoff Wilson, Non-executive Director

Anne Loveridge, Non-executive Director (appointed 1 February 2025)

Dhawal Gadani, Company Secretary

Principal Activities

The Trust was established under the Lion Series Master Trust Deed. The principal activities of the Trust during the financial year were the holding of residential home loans secured by mortgages originated by the Bank and the issue of medium term notes to fund these assets.

There was no significant change in the nature of these activities during the financial year.

Review of Operations

The Trust's recorded net profit for the year ended 31 December 2025 was nil (2024: \$nil). The unitholders were entitled to distributions of \$1,506,278 (2024: \$2,134,011).

Significant Changes in State of Affairs

There have been no significant changes in the state of affairs of the Trust during the financial year ended 31 December 2025.

Likely developments and expected results of operations

Information as to likely developments in the operations of the Trust and the expected results of those operations in subsequent financial years have not been included in this report because, in the opinion of the Manager, it would prejudice the interests of the Trust.

Environmental regulation

The Trust's operations are not subject to any particular or significant environmental regulations under Australian Commonwealth, State or Territory law.

Events subsequent to the balance sheet date

The Manager is not aware of any matter or circumstance that has occurred since the end of the financial year that has significantly affected or may significantly affect the operations, the results of those operations or the state of affairs of the Trust in subsequent years.

LION SERIES 2020-1 TRUST

Rounding of amounts

All amounts have been rounded to the nearest thousand dollars, unless indicated to the contrary.

Signed on behalf of the Manager

A handwritten signature in black ink, appearing to be 'SH' with a stylized flourish.

Steve Hughes
Chief Executive Officer
HSBC Bank Australia Limited.

30 March 2026

LION SERIES 2020-1 TRUST

STATEMENT OF COMPREHENSIVE INCOME

	Notes	Year Ended 31 December 2025 \$'000	Year Ended 31 December 2024 \$'000
Interest income		14,474	19,954
Interest expense		(12,164)	(16,833)
Net interest income		2,310	3,121
Operating Expenses	2	(796)	(979)
Loan impairment expense		(8)	(8)
Distribution to residual unit holder		(1,506)	(2,134)
Net profit for the year		-	-
Other Comprehensive Income		-	-
Total Comprehensive Income		-	-

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

LION SERIES 2020-1 TRUST

STATEMENT OF FINANCIAL POSITION

	Notes	As at 31 December 2025 \$'000	As at 31 December 2024 \$'000
Assets			
Cash and cash equivalents		150	150
Other assets	5	1,146	1,500
Loans and other receivables	6	220,772	266,609
Total Assets		222,068	268,259
Liabilities			
Trade and other payables	7	1,302	1,664
Financial liabilities	8	220,766	266,595
Trust Corpus ¹		-	-
Total Liabilities		222,068	268,259
Net assets		-	-

¹Trust Corpus of \$130 is rounded to \$nil.

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

LION SERIES 2020-1 TRUST

STATEMENT OF CHANGES IN EQUITY

	Equity \$'000
Balance as at 1 January 2024	-
Balance as at 31 December 2024	-
Balance as at 1 January 2025	-
Balance as at 31 December 2025	-

Under Australian Accounting Standards (AAS), trust corpus is classified as a financial liability rather than equity. As a result, there was no equity at the start or end of the year.

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

LION SERIES 2020-1 TRUST

STATEMENT OF CASH FLOWS

	Notes	For the year ended 31 December 2025	For the year ended 31 December 2024
		\$'000	\$'000
Cash flows from operating activities			
Net profit for the year		-	-
Net impairment movement		8	8
Net movements on financial liabilities		(8)	(8)
Increase / (Decrease) in interest receivable		339	256
Increase / (Decrease) in other assets		15	(3)
(Increase) / Decrease in interest payable		(79)	(157)
(Increase) / Decrease in other liabilities		(283)	(110)
Net cash inflow / (outflow) from operating activities		<u>(8)</u>	<u>(14)</u>
 Cash flows from investing activities			
Loan to HSBC Bank Australia Limited		-	-
Receipts on loans to HSBC Bank Australia Limited		45,829	78,501
Net cash inflow / (outflow) from investing activities		<u>45,829</u>	<u>78,501</u>
 Cash flows from financing activities			
Issuance of units		-	-
Issuance of notes		193,490	-
Repayment of notes		(239,311)	(78,487)
Net cash inflow / (outflow) from financing activities		<u>(45,821)</u>	<u>(78,487)</u>
 Net Increase in cash and cash equivalents		-	-
 Cash and cash equivalents at beginning of the year		<u>150</u>	<u>150</u>
 Cash and cash equivalents at end of the year		<u><u>150</u></u>	<u><u>150</u></u>

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

LION SERIES 2020-1 TRUST

NOTES TO THE FINANCIAL STATEMENTS

1. Summary of material accounting policies

(a) General information

Lion Series 2020-1 Trust (“the Trust”) was constituted on 14 August 2020 and established under the Master Trust Deed dated 14 August 2020 (“the Master Trust Deed”) and Series Supplement dated 20 September 2020 (“the Series Supplement”).

The principal activity of the Trust during the financial year ended on 31 December 2025 was to act as a special purpose vehicle for securitisation of a mortgage loan portfolio of HSBC Bank Australia Limited (the “Bank” or “HSBC”). The Bank is the Manager and the Servicer of the Trust. Perpetual Limited is the Trustee of the Trust. The Bank is the capital unitholder, the residual income unitholder and the immediate parent of the Trust. The ultimate parent entity is HSBC Holdings Plc (HSBC Group).

Under the terms of the securitisation, the Trust has issued notes based on the value of the loan portfolio that was securitised. These noteholders receive interest income and principal repayments over the term of the transactions. The Bank receives any residual cash from the Trust after all disbursements.

The Trust will terminate on its Termination Date unless terminated earlier in accordance with the provisions of the Master Trust Deed and the Series Supplement. The Termination Date means the earliest of the following dates to occur:

- i. the day before the eightieth anniversary of the date it begins; and
- ii. the date on which the Manager notifies the Trustee that it is satisfied that the Secured Money of that Trust has been unconditionally and irrevocably repaid in full.

The Trust is registered and domiciled in Australia and the address of the Trust’s registered office is L36 One International Towers, 100 Barangaroo Avenue, Sydney NSW 2000, Australia.

(b) Basis of preparation

This general purpose financial report has been prepared in accordance with Australian Accounting Standards (AAS), including Australian interpretations, adopted by the Australian Accounting Standards Board. The Trust is a for-profit entity for the purpose of preparing the financial statements.

The Financial Statements also comply with International Financial Reporting Standards (‘IFRS’) and interpretations adopted by the International Accounting Standards Board.

The Financial Statements are presented in Australian Dollars which is the Trust’s functional and presentation currency.

Amounts in the Financial Statements have been rounded, where appropriate, to the nearest thousand dollars except where otherwise stated.

The Financial Statements have been prepared on a historical cost basis.

Assets and liabilities have been presented in order of liquidity on the face of the Statement of Financial Position

The Manager has the power to amend and reissue the Financial Statements.

LION SERIES 2020-1 TRUST
NOTES TO THE FINANCIAL STATEMENTS

(c) New Accounting Standards and Future Accounting Developments

- (i) Changes in accounting policies

AASB S1 'General Requirements for Disclosure of Sustainability-related Financial Information' and AASB S2 'Climate-related Disclosures'

In September 2024, the Australian Accounting Standards Board ('AASB') published AASB S1 General Requirements for Disclosure of Sustainability-related Financial Information and AASB S2 Climate-related Disclosures. While the application of AASB S1 is voluntary, compliance with AASB S2 is mandatory and will require the Trust, its immediate parent company (HSBC Bank Australia Limited), and its intermediate holding company (HSBC Australia Holdings Pty Limited) to disclose information about governance, strategy, risk management, metrics, and targets relating to all material climate-related risks and opportunities that could reasonably be expected to affect the Trust's cash flows, access to finance, or cost of capital over the short, medium, or long term. The implementation of the disclosure requirements under AASB S2 is effective from the reporting period commencing 1 January 2025. The intermediate holding company, HSBC Australia Holdings Pty Limited, has elected to prepare a consolidated sustainability report in accordance with the Corporations Act 2001, section 292A, containing the mandatory climate-related disclosures for the company, the Trust, and the immediate parent company, which can be accessed through the ASIC register.

- (ii) Future accounting developments

- **Developments to accounting standards**

The AASB has published a number of amendments to accounting standards that are effective from 1 January 2026.

- **AASB 9 'Financial Instruments' and AASB 7 'Financial Instruments: Disclosures'**

In August 2024, the AASB issued amendments to AASB 9 'Financial Instruments' and AASB 7 'Financial Instruments: Disclosures', effective for annual reporting periods beginning on or after 1 January 2026. These amendments provide guidance on settling financial liabilities electronically and clarify the classification of financial assets with contractual terms affecting cash flows, including those with ESG-related contingencies and non-recourse features. The Trust is assessing the potential impact.

- **AASB 18 'Presentation and Disclosure in Financial Statements'**

In July 2024, the AASB issued AASB 18 'Presentation and Disclosure in Financial Statements', effective for annual reporting periods beginning on or after 1 January 2027. This new standard aims to enhance transparency and comparability in financial statements. It will replace AASB 101 'Presentation of Financial Statements' but retains many existing requirements. New requirements focus on the income statement structure, management-defined performance measures, and the aggregation and disaggregation of financial information. While AASB 18 does not alter recognition criteria or measurement bases, it may impact the presentation of financial statements, particularly the income statement and, to a lesser extent, the cash flow statement. The Trust is currently assessing impacts and data readiness to develop a detailed implementation plan.

(d) Material accounting policies

Revenue and expense recognition

Revenue is measured based on the consideration to which the Trust expects to be entitled in a contract with a customer and excludes amounts collected on behalf of third parties.

The Trust recognises revenue when a performance obligation to a customer is satisfied. The Trust recognises revenue and expenses from the following major sources.

LION SERIES 2020-1 TRUST

NOTES TO THE FINANCIAL STATEMENTS

Interest income

Interest income on loans and other receivables is measured using the effective interest method. The effective interest method calculates the amortised cost of a financial instrument and allocates the interest over the expected life of the financial instrument. Fees and transaction costs integral to loan origination are capitalised and included in interest income recognised over the expected life of the loan.

Interest expense

Finance costs relating to the issued notes are measured on an accrual basis using the effective interest method.

Income and expenses are only offset in the Statement of Comprehensive Income if permitted under the relevant accounting standard. Financial assets and liabilities are offset, and the net amount is presented in the Statement of Financial Position if, and only if, there is a legally enforceable right to offset the recognised amounts, and there is an intention to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Operating expenses

Operating expenses are recognised on an accrual

(e) Income Tax

Under current legislation, the Trust is not subject to income tax, as the Trust fully distributes its distributable income, calculated in accordance with the Trust Constitution and applicable legislation, to unit-holders who are presently entitled to income under the Constitution. No tax expense is recognised in the Trust as the contribution to the HSBC tax consolidated group's tax liability from the distributable income is made by the beneficiary of the distribution, not the Trust itself.

(f) Cash and cash equivalents

Cash and cash equivalents presented in the Financial Statements comprise cash at bank. They are initially recognised at fair value and subsequently measured at amortised cost.

(g) Reserves

Extraordinary Expense Reserve

An Extraordinary Expense Reserve was provided to meet possible shortfalls in the payment of interest on the notes and senior expenses in the event where all available facilities have been exhausted. The Extraordinary Expense Reserve is \$150,000 (2024: \$150,000).

(h) Financial assets and Liabilities

The Trust categorises its significant financial assets and liabilities in the following categories:

- Loans and other receivables
- Other assets, excluding prepaid expenses
- Liabilities at amortised cost – interest bearing liabilities
- Derivatives

i) Loans and receivables

Loans and other receivables are financial assets with fixed and determinable payments that are not quoted in an active market. They include loans to the Bank. These financial assets are held within a business model whose objective is to hold financial assets in order to collect contractual cash flows. The contractual cash flows on these financial assets comprise the payment of principal and interest only. These instruments are accordingly measured at amortised cost. Loans and other receivables are initially

LION SERIES 2020-1 TRUST

NOTES TO THE FINANCIAL STATEMENTS

recognised at their fair value plus directly attributable transaction costs and are subsequently measured at amortised cost using the effective interest method and are presented net of expected credit losses.

Under Australian Accounting Standards, based on the arrangements between the Bank and the Trust, securitised loans originated by the Bank and held by the Trust, are not permitted to be derecognised from the Bank's Financial Statements. Accordingly, transactions and balances have been classified as intra-group assets, liabilities, revenues and expenses. Securitised mortgage loans are classified as loans to the Bank.

Expected Credit Losses

Expected credit losses ('ECL') are recognised for loans and advances and other financial assets held at amortised cost.

At initial recognition, allowance is required for ECL resulting from default events that are possible within the next 12 months (or less, where the remaining life is less than 12 months) ('12-month ECL'). In the event of a significant increase in credit risk, allowance (or provision) is required for ECL resulting from all possible default events over the expected life of the financial instrument ('lifetime ECL'). Financial assets where 12-month ECL is recognised are considered to be 'stage 1'; financial assets which are considered to have experienced a significant increase in credit risk are in 'stage 2'; and financial assets for which there is objective evidence of impairment so are considered to be in default or otherwise credit impaired are in 'stage 3'.

Unimpaired and without significant increase in credit risk (stage 1)

ECL resulting from default events that are possible within the next 12 months are recognised for financial instruments that remain in stage 1.

Significant increase in credit risk (stage 2)

An assessment of whether credit risk has increased significantly since initial recognition is performed at each reporting period by considering the change in the risk of default occurring over the remaining life of the financial instrument. The assessment explicitly or implicitly compares the risk of default occurring at the reporting date compared with that at initial recognition, taking into account reasonable and supportable information, including information about past events, current conditions and future economic conditions. The assessment is unbiased, probability-weighted, and to the extent relevant, uses forward-looking information consistent with that used in the measurement of ECL. The analysis of credit risk is multifactor.

For retail portfolios, the Bank assesses default risk using a reporting date 12-month Probability of Default (PD) derived from credit scores which incorporate all available information about the customer. This PD is adjusted for the effect of macroeconomic forecasts for periods longer than 12 months and is considered to be a reasonable approximation of a lifetime PD measure. The stage 2 accounts are defined as accounts with an adjusted 12-month PD greater than the average 12-month PD of loans in that portfolio 12 months before they become 30 days past due. The expert credit risk judgement is that no prior increase in credit risk is significant.

Credit impaired (stage 3)

The Bank determines that a financial instrument is credit impaired and in stage 3 by considering relevant objective evidence, primarily whether:

- contractual payments of either principal or interest are past due for more than 90 days;
- there are other indications that the borrower is unlikely to pay such as that a concession has been granted to the borrower for economic or legal reasons relating to the borrower's financial condition; and
- the loan is otherwise considered to be in default.

If such unlikelihood to pay is not identified at an earlier stage, it is deemed to occur when an exposure is 90 days past due, even where regulatory rules permit default to be defined based on 180 days past

LION SERIES 2020-1 TRUST

NOTES TO THE FINANCIAL STATEMENTS

due. Therefore, the definitions of credit impaired and default are aligned as far as possible so that stage 3 represents all loans which are considered defaulted or otherwise credit impaired.

Interest income is recognised by applying the effective interest rate to the amortised cost amount, i.e. gross carrying amount less ECL allowance.

Measurement of ECL

The Trust utilises the same models and approach to ECL calculation as the Bank.

The assessment of credit risk, and the estimation of ECL, are unbiased and probability-weighted, and incorporate all available information that is relevant to the assessment including information about past events, current conditions and reasonable and supportable forecasts of future events and economic conditions at the reporting date. In addition, the estimation of ECL should take into account the time value of money.

In general, the Bank calculates ECL using three main components, a PD, a loss given default ('LGD') and the exposure at default ('EAD').

The 12-month ECL is calculated by multiplying the 12-month PD, LGD and EAD. Lifetime ECL is calculated using the lifetime PD instead. The 12-month and lifetime PDs represent the probability of default occurring over the next 12 months and the remaining maturity of the instrument respectively.

The EAD represents the expected balance at default, taking into account the repayment of principal and interest from the balance sheet date to the default event together with any expected drawdowns of committed facilities. The LGD represents expected losses on the EAD given the event of default, taking into account, among other attributes, the mitigating effect of collateral value at the time it is expected to be realised and the time value of money.

Forward-looking economic inputs

The Bank applies multiple forward-looking global economic scenarios determined with reference to external forecast distributions representative of its view of forecast economic conditions. This approach is considered sufficient to calculate unbiased expected loss in most economic environments. In certain economic environments, additional analysis may be necessary and may result in additional scenarios or adjustments, to reflect a range of possible economic outcomes sufficient for an unbiased estimate.

Four economic scenarios are used to capture the current economic environment and to articulate management's view of the range of potential outcomes. Each scenario is updated with new forecasts and estimates each quarter.

The upside, central and downside scenarios are drawn from consensus forecasts and distributional estimates. The Central scenario is constructed from a consensus of external forecasters. It remains subject to uncertainty and error that has been made worse in recent quarters by the environment of inflation and rapidly changing policy expectations.

The Upside and Downside scenarios are constructed with reference to forecast probability distributions, published by major Central Banks.

The fourth scenario, Downside 2, represents management's view of severe downside risks. It is a globally consistent narrative-driven scenario that explores more extreme economic outcomes than those captured by the consensus scenarios. In this scenario, variables do not, by design, revert to long-term trend expectations. They may instead explore alternative states of equilibrium, where economic activity moves permanently away from past trends.

The consensus Downside and the consensus Upside scenarios are each constructed to be consistent with a 10% probability. The Downside 2 is constructed with a 5% probability. The Central scenario is assigned the remaining 75%. This weighting scheme is deemed appropriate for the unbiased estimation

LION SERIES 2020-1 TRUST

NOTES TO THE FINANCIAL STATEMENTS

of ECL in most circumstances. However, management may depart from this probability-based scenario weighting approach when the economic outlook is determined to be particularly uncertain and risks are elevated.

ii) Other assets

Other assets include collections of principal, interest and fees receivable from the immediate parent entity as well as other unrealised income receivable and are recorded at the cash value to be realised when settled.

iii) Liabilities at amortised cost – interest bearing liabilities

Interest bearing liabilities comprise of Australian dollar denominated medium term notes issued by the Trust. Interest bearing liabilities are initially measure at fair value using direct and incremental costs and subsequently measured at amortised cost using the effective interest method.

iv) Derivatives

The Trust is party to derivative instruments that comprise of interest rate swaps to manage exposure to interest rate risk. These are used to hedge certain assets and liabilities.

Under Australian Accounting Standards, securitised loans originated by the Bank and held by the Trust, are not permitted to be derecognised from the Bank's Financial Statements. Derecognition is not permitted as a consequence of the interest rate swaps and the holding of the residual income unit entitlements, which mean that the Bank is exposed to substantially all of the risks and rewards of the securitised loans. Under AASB9 the Bank and the Trust should therefore not separately recognise the interest rate swaps in its entity-level Financial Statements.

Interest rate swaps and associated payments/receipts are therefore treated as part of imputed loans and intra-group interest.

Derecognition of financial assets and liabilities

The derecognition of a financial asset takes place when the Trust no longer controls the contractual rights that comprise the financial asset, which is normally the case when it is sold, or all the cash flows attributable to the asset are passed through to an independent third party and the risk and rewards have substantially been transferred.

The derecognition of a financial liability takes place when, and only when, it is extinguished, which is when the obligation specified in the contract is discharged, cancelled or expires.

(i) Trust Capital

Under the Master Trust Deed and the Notice of Creation of Trust, the Trust has two classes of units: the Residual Income unit and the Residual Capital unit. All units are held by the Bank.

The Residual Income Unit is classified as a liability as it has a contractual entitlement under the Master Trust Deed and the Notice of Creation of Trust to receive payment of net taxable income in each period.

The Residual Capital Unit is classified as a liability as its only right is to the remaining assets after all notes have been redeemed and all other creditors have been paid on termination of the trust.

The Trust has been structured to earn a net interest income in each period. Non-cash losses are retained in the Trust and are expected to reverse over time. The classification of trust corpus does not alter the underlying economic interest of the unitholders in the net assets/liabilities and profit or loss attributable to the unitholders of the Trust.

LION SERIES 2020-1 TRUST
NOTES TO THE FINANCIAL STATEMENTS

(j) Critical judgements and estimates

The preparation of the Trust's financial report requires the use of judgements, estimates and assumptions that affect the application of accounting policies and reported amounts of assets and liabilities, income and expenses. Use of available information and application of judgement are inherent in the formation of estimates. Actual results in the future may differ from those reported.

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

Critical accounting judgements and estimates are involved in calculating ECLs (refer to note 1(h) for details on ECL assumptions made). No other transactions or balances were subject to critical estimates or judgements during the financial year.

(k) Distributions

In accordance with the Trust Deed, the Trust fully distributes its distributable income to the unitholder.

2. Operating expenses

	2025	2024
	\$'000	\$'000
Manager and servicer fees – related entity	633	799
Liquidity and redraw facility fees – related entity	18	23
Trustee fees	37	48
Other expenses	108	109
	<u>796</u>	<u>979</u>

3. Provision for ECL

	2025	2024
	\$'000	\$'000
Opening balance	28	20
Change in ECL	8	8
Closing balance	<u>36</u>	<u>28</u>
Total provision for ECL	<u>36</u>	<u>28</u>

The majority of the credit exposures as at 31 December 2025 are classified in Stage 1 \$207,892,665 (2024: \$253,964,090) with the remaining in Stage 2 \$8,748,445 (2024: \$10,971,420) and Stage 3 \$4,167,042 (2024: \$1,687,207).

4. Auditor's remuneration

The costs of auditor's remuneration for auditing services being \$24,500 (2024: \$23,047) have been borne by the Bank.

LION SERIES 2020-1 TRUST
NOTES TO THE FINANCIAL STATEMENTS

5. Other assets

	2025	2024
	\$'000	\$'000
Interest receivable on loans to the Bank	1,109	1,448
Prepaid expenses	37	52
	<u>1,146</u>	<u>1,500</u>

The amounts are due to be received within twelve months of the Statement of Financial Position date. As at 31 December 2025, there were no overdue amounts (2024: \$nil).

6. Loans and other receivables

	2025	2024
	\$'000	\$'000
Loans to the Bank ¹	220,808	266,637
Less: Provision for ECL	(36)	(28)
	<u>220,772</u>	<u>266,609</u>

¹Of the above amount, \$30,369,292 (2024: \$51,923,911) is expected to be recovered within twelve months of the reporting date and the remaining \$190,438,860 (2024: \$214,712,653) is expected to be recovered after twelve months of the reporting date by the Trust.

7. Trade and other payables

	2025	2024
	\$'000	\$'000
Interest payable – issued notes	282	361
Distribution payable	844	1,125
Accrued expenses – related entities	16	18
Trustee fees payable	1	1
Other accrued expenses	9	9
Expense reserve payable – related entity	150	150
	<u>1,302</u>	<u>1,664</u>

Out of the total trade and other payables, \$1,152,701 (2024: \$1,513,941) is due to be settled within twelve months.

LION SERIES 2020-1 TRUST
NOTES TO THE FINANCIAL STATEMENTS

8. Financial Liabilities

	2025	2024
	\$'000	\$'000
Issued notes ^{1 2}	220,802	266,623
Change in estimated financial liabilities	(36)	(28)
	<u>220,766</u>	<u>266,595</u>

Class A1-R \$185,160,494 (2024 Class A1: 223,585,384) and A2 \$13,365,387 (2024: \$16,139,000) notes are listed on the ASX.

¹Of the above amount, \$30,362,666 (2024: \$51,910,060) is expected to be settled within twelve months of the reporting date and the remaining \$190,438,860 (2024: \$214,712,653) is expected to be settled after twelve months of the reporting date by the Trust.

²On 22 September 2025 the existing Class A1 notes were fully redeemed and refinanced with the Class A1-R notes, consistent with the original terms of the Trust

9. Financial risk management

Financial risk management is the process of identifying, assessing, fair value approximation, reporting and taking action to mitigate risks. The Trust's risks are managed under the Bank's overall risk management program which seeks to minimise the potential adverse effects of financial markets on the Bank.

The Trust has an exposure to market risk, credit risk and liquidity risk. These risks are monitored and managed at a business unit level through the Bank's Risk Management Framework.

(a) Market risk

Interest rate risk

Interest rate risk arises from the possibility that changes in interest rates will affect future cash flows of financial instruments.

In relation to the Trust, interest rate risk arises due to the pricing on the underlying mortgage assets not matching the pricing of interest bearing liabilities. Interest rate risk is the current and prospective impact of changes in interest rates to which the Trust's earnings are exposed. The Trust mitigates interest rate risk by entering into a series of interest rate swaps with the Bank by transferring cash inflows from underlying mortgage assets and in return receives cash flows based on the Bank Bill Swap rate plus a margin sufficient to meet the interest commitments on the loans from the Bank, associated swaps and fee payable. The margin payable is calculated based on a weighted average margin of the liabilities to the Bank for each distribution period and also includes a margin for fees payable to the Bank.

Sensitivity analysis

Based on management's best estimate, having regard to a number of factors, including historical levels of changes in interest rates, the impact on the Trust's profit or loss and equity of a reasonably possible upwards or downwards movement in interest rates assuming that all other variables remain constant is \$nil.

LION SERIES 2020-1 TRUST
NOTES TO THE FINANCIAL STATEMENTS

(b) Credit risk

Credit risk is the potential for loss arising from failure of a counterparty to meet their contractual obligations to the Trust. The maximum exposure to credit risk at the end of the reporting period, excluding the value of any collateral or other security, in relation to recognised financial assets, is the carrying value of those assets as disclosed in the Balance Sheet and Notes to the Financial Statements.

In relation to the Trust, credit risk arises due to the potential loss arising from mortgage holders failing to meet repayments on the underlying mortgage assets. The home loans are serviced by the Bank, including foreclosure of homes. All home loans are secured by fixed charges over borrowers' residential properties. Further, Lenders Mortgage Insurance (LMI) is taken out for most loans with a Loan to Value Ratio (LVR) higher than 80% at origination to cover 100% of the original principal plus interest.

(i) Credit quality

The credit quality of financial assets that are neither past due nor impaired can be assessed by reference to external credit ratings (if available) or to historical information about counterparty default rates:

	2025 \$'000	2024 \$'000
Cash and cash equivalents		
<i>Counterparties with external credit rating (S&P Global Ratings)</i>		
A+: HSBC Bank Australia	150	150
	<u>150</u>	<u>150</u>
Other assets		
<i>Counterparties with external credit rating (S&P Global Ratings)</i>		
A+: HSBC Bank Australia	1,109	1,448
	<u>1,109</u>	<u>1,448</u>
Loans and other receivables		
<i>Counterparties with external credit rating (S&P Global Ratings)</i>		
A+: HSBC Bank Australia	220,808	266,637
	<u>220,808</u>	<u>266,637</u>

All the financial assets are held within Australia, all of which are held with the immediate parent entity.

Details of the ECL model applied by the Trust, as well as impairment on receivables, are provided in Note 1(h) and Note 3 respectively.

(c) Liquidity risk

Liquidity risk is the risk of being unable to meet financial obligations as they fall due. Liquidity risk may arise as the maturity profile of the mortgage assets does not match the maturities of the issued notes. For this reason, a liquidity facility is provided by the Bank for the purpose of funding certain income shortfalls in the Trust up to the facility limited specified in Note 12.

Maturity analysis of financial liabilities

Amounts shown in the tables below are based on contractual undiscounted cash flows for the remaining contractual maturities.

LION SERIES 2020-1 TRUST
NOTES TO THE FINANCIAL STATEMENTS

	0-3 months \$'000	3-12 months \$'000	1-5 years \$'000	over 5 years \$'000	Total \$'000
As at 31 December 2025					
Financial liabilities					
Distribution payable - related entity	844	-	-	-	844
Manager and servicer fees - related entity	15	-	-	-	15
Liquidity and redraw facility fees – related entity	1	-	-	-	1
Expense reserve payable – related entity	-	-	150	-	150
Other payables	10	-	-	-	10
Issued notes interest payable	2,506	7,115	26,974	2,362	38,957
Issued notes	8,017	22,346	85,056	105,383	220,802
Total financial liabilities	11,393	29,461	112,180	107,745	260,779

	0-3 months \$'000	3-12 months \$'000	1-5 years \$'000	over 5 years \$'000	Total \$'000
As at 31 December 2024					
Financial liabilities					
Distribution payable - related entity	1,125	-	-	-	1,125
Manager and servicer fees - related entity	17	-	-	-	17
Liquidity and redraw facility fees – related entity	1	-	-	-	1
Expense reserve payable – related entity	-	-	150	-	150
Other payables	10	-	-	-	10
Issued notes interest payable	3,550	9,743	30,143	-	43,436
Issued notes	14,050	37,861	214,713	-	266,623
Total financial liabilities	18,753	47,604	245,006	-	311,362

(d) Fair value estimation

According to AASB 13 Fair Value Measurement, fair value is a price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants in the principal or most advantageous market at measurement date.

Fair values of financial assets and liabilities are determined according to the following hierarchy:

- Level 1 – Valuation technique using quoted market price. These are financial instruments with quoted prices for identical instruments in active markets that the Bank can access at the measurement date;
- Level 2 – Valuation technique using observable inputs. These are financial instruments with quoted prices for similar instruments in active markets or quoted prices for identical or similar instruments in inactive markets and financial instruments valued using models where all significant inputs are observable; and
- Level 3 - Valuation technique with significant unobservable inputs. These are financial instruments valued using valuation techniques where one or more significant inputs are unobservable

Other assets and trade and other payables

The fair value of these financial assets and liabilities approximates their carrying amounts as at 31 December 2025 and 31 December 2024, due to their short-term nature. They are classified as Level 3 within the fair value hierarchy.

LION SERIES 2020-1 TRUST

NOTES TO THE FINANCIAL STATEMENTS

Loans to immediate parent entity

Management has assessed the fair value of the loans to parent entity to be materially consistent with their carrying value, and they are classified as Level 3 within the fair value hierarchy. The imputed loan reflects the consideration and cash flows of the underlying pool of mortgages. The imputed loan effectively represents a single, variable rate loan.

Issued notes

Management has assessed the fair value of the medium term notes to be materially consistent with their carrying value, and they are classified as Level 2 within the fair value hierarchy.

10. Key management personnel

The Directors of the Manager have been determined to be key management personnel (“KMP”) within the scope of AASB 124 Related Party Disclosures. The name of persons who were Directors of the Manager at any time during the financial year are as follows:

Antony Shaw, Executive Director and Chief Executive Officer (resigned 31 December 2025)
Steve Hughes, Executive Director and Chief Executive Officer (appointed 01 January 2026)
Grant King, Non-executive Director and Chairman
Philip Fellowes, Non-executive Director
Karina Kwan, Non-executive Director
Gail Pemberton, Non-executive Director
Geoff Wilson, Non-executive Director
Anne Loveridge, Non-executive Director (appointed 1 February 2025)

Directors of the Manager were in office for the full year unless otherwise stated.

None of the key management personnel hold any shares, options or other interests in the Trust.

Compensation of key management personnel

The Trust receives management services from the Manager, which includes the provision of KMP. The Manager does not remunerate KMP or directly reimburse the Bank for this cost. No management fees are paid by the Trust to the Bank.

Loans and other transactions

Any loans to KMP or other related parties are made by the Bank, a provider of finance on terms and conditions that apply to similar transaction with other Directors or employees of the Bank. There were no loans provided to any KMP or their related parties for the year ended 31 December 2025.

There were no other transactions between the Manager and KMP during the financial year

11. Related party transactions

Immediate parent entity

The parent entity is the HSBC Bank Australia Limited.

Intermediate holding company

The intermediate holding company is HSBC Australia Holdings Pty Limited.

Transaction with related parties

All transactions with related parties during the financial year were conducted on normal commercial terms and conditions.

LION SERIES 2020-1 TRUST
NOTES TO THE FINANCIAL STATEMENTS

Manager and Servicing Fees

The Trust pays management and servicing fees to the immediate parent entity of the Trust. The fees are calculated at the rate agreed between the Trust and the immediate parent entity, applied to the balance of the issued notes issued by the Trust in the determination period. The determination period is the period between the twenty second day of the month and the twenty first day of the following month (both inclusive).

Liquidity facility fees

The Trust also pays liquidity facility fees to the immediate parent entity. The fee is calculated at the rate agreed between the Trust and the immediate parent entity, applied to the undrawn balance of the liquidity facility issued by the Bank in the determination period.

Amounts shown in the tables below are in whole units

	2025 \$	2024 \$
<i>The following transactions occurred with related parties:</i>		
Revenue		
<i>Immediate parent entity:</i>		
Interest income	14,474,107	19,953,501
Total revenue from continuing operations	14,474,107	19,953,501
	2025 \$	2024 \$
Expenses		
<i>Immediate parent entity:</i>		
Manager and servicer fees	632,850	798,698
Liquidity and redraw facility fees	18,197	22,977
Total expenses	651,047	821,675
	2025 \$	2024 \$
Assets		
<i>Immediate parent entity:</i>		
Cash and cash equivalents	150,130	150,130
Collections of principal, interest and fees receivable from immediate parent entity	1,108,749	1,448,132
Loans to immediate parent entity	220,808,152	266,636,564
Less: Provision for ECL	(35,302)	(27,701)
Total assets	222,031,729	268,207,125
	2025 \$	2024 \$
Liabilities		
<i>Immediate parent entity:</i>		
Distribution Payable	844,435	1,124,674
Accrued expenses – related entities	16,180	17,585
Expense reserve payable – related entity	150,000	150,000
Total liabilities	1,010,615	1,292,259

LION SERIES 2020-1 TRUST
NOTES TO THE FINANCIAL STATEMENTS

12. Financing Facilities

The Trust has access to a liquidity facility for the purpose of funding certain income shortfalls in the Trust up to the facility limit of \$2,196,159 (2024: \$2,658,877). The amount drawn under the facility at period end was \$nil (2024: \$nil).

13. Contingent liabilities, contingent assets and commitments

There were no outstanding contingent liabilities, contingent assets or commitments as at 31 December 2025 (2024: \$nil).

14. Events subsequent to the balance sheet date

The Manager is not aware of any matter or circumstance that has occurred since the end of the financial year that has significantly affected or may significantly affect the operations, the results of those operations or the state of affairs of the Trust in subsequent years.

LION SERIES 2020-1 TRUST

Manager's Statement

In the opinion of the Manager:

- i) the Financial Statements and Notes thereto comply with applicable Australian Accounting Standards and the Security Trust Deed dated 14 August 2020;
- ii) the Financial Statements and Notes thereto give a true and fair view of the Trust's financial position at the 31 December 2025 and of its performance for the financial year 1 January 2025 to 31 December 2025;
- iii) the Financial Statements also comply with International Financial Reporting Standards as disclosed in Note 1(b);
- iv) The Trust operated during the year ended 31 December 2025 in accordance with the provisions of the Master Trust Deed and the Series Supplement; and
- v) There are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable.

Signed on and on behalf of HSBC Bank Australia Limited as Manager of Lion Trust Series 2020-1.



Steve Hughes
Chief Executive Officer
HSBC Bank Australia Limited.
Sydney

30 March 2026

LION SERIES 2020-1 TRUST

Trustee's Report

The General Purpose Financial Statements for the financial year ended 31 December 2025 have been prepared by the Trust Manager, HSBC Bank Australia Limited, as required by the Security Trust Deed for distribution to the Trustee.

The auditor of the Trust, PricewaterhouseCoopers, who has been appointed by the Manager, has conducted an audit of these Financial Statements.

Based on our ongoing program of monitoring the Trust, the Trust Manager and our review of the Financial Statements, we believe that:

- i) The Trust has been conducted in accordance with the Master Trust Deed and the Series Supplement; and
- ii) The Financial Statements have been appropriately prepared in accordance with the requirements of the Master Trust Deed and Series Supplement, and comply with Australian Accounting Standards and contain all relevant and required disclosures.

We are not aware of any material matters or significant change in the state of affairs of the Trust occurring up to the date of this report that requires disclosure in the Financial Statements and the notes thereto that has not already been disclosed.

In making this statement, the Trustee has relied upon information, representations and warranties provided by the Trust Manager.

Signed for and on behalf of Perpetual Trustee Company Limited as Trustee of Lion Trust Series 2020-1.



Nathan Gale
Head of Client Services, Debt Market Services
Perpetual Trustee Company Limited
Sydney

30 March 2026



Independent auditor's report

To the unitholders of Lion Series 2020-1 Trust

Our opinion

In our opinion the accompanying financial report gives a true and fair view of the financial position of Lion Series 2020-1 Trust (the Trust) as at 31 December 2025 and of its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards to the extent described in Note 1 of the financial report.

What we have audited

The financial report comprises:

- the statement of financial position as at 31 December 2025;
- the statement of comprehensive income for the year then ended;
- the statement of changes in equity for the year then ended;
- the statement of cash flows for the year then ended;
- the notes to the financial statements, including material accounting policy information and other explanatory information;
- the Manager's statement

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

PricewaterhouseCoopers, ABN 52 780 433 757
One International Towers Sydney, Watermans Quay, Barangaroo NSW 2000,
GPO BOX 2650 Sydney NSW 2001
T: +61 2 8266 0000, F: +61 2 8266 9999, www.pwc.com.au



Independence

We are independent of the Trust in accordance with the ethical requirements of the Accounting Professional & Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report of a public interest entity in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

Emphasis of matter – basis of accounting and restriction on distribution

We draw attention to Note 1 in the financial report, which describes the basis of accounting. The financial report has been prepared to assist the directors of HSBC Bank Australia Limited (the Manager) in meeting the requirements of the Lion Series Master Security Trust Deed dated 14 August 2020 and Series Supplement dated 20 September 2020 ("the Series Supplement"). As a result, the financial report may not be suitable for another purpose. Our report is intended solely for Lion Series 2020-1 Trust and its unitholders and should not be used by parties other than Lion Series 2020-1 Trust and its unitholders. Our report should not be distributed to parties other than Lion Series 2020-1 Trust, its Trustee, its noteholders, its unitholders and the Australian Securities Exchange (ASX). Our opinion is not modified in respect of this matter.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial report for the current period. The key audit matters were addressed in the context of our audit of the financial report as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

We have determined that there are no key audit matters to communicate in our report.



Other information

The directors of the Manager are responsible for the other information. The other information comprises the information included in the annual report for the year ended 31 December 2025, but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon through our opinion on the financial report.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, 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.

Responsibilities of the directors of the Manager for the financial report

The directors of the Manager are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards to the extent described in Note 1 of the financial report, and for such internal control as the directors of the Manager determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors of the Manager are responsible for assessing the ability of the Trust to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors of the Manager either intends to liquidate the Trust or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is 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 the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if,



individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at:

https://www.auasb.gov.au/admin/file/content102/c3/ar2_2020.pdf. This description forms part of our auditor's report. This description forms part of our auditor's report.

A handwritten signature in black ink that reads 'PricewaterhouseCoopers'.

PricewaterhouseCoopers

A handwritten signature in black ink that reads 'Ashley Wood'.

A S Wood
Partner

Sydney
30 March 2026