

Issuer name
Headline

CIX Capital International DAC
Notification of Interest Accrual to Noteholders of Series 496

12 August 2025

THIS NOTICE CONTAINS IMPORTANT INFORMATION OF INTEREST TO THE OWNERS OF THE NOTES (AS DEFINED BELOW). IF APPLICABLE, ALL DEPOSITARIES, CUSTODIANS AND OTHER INTERMEDIARIES RECEIVING THIS NOTICE ARE REQUESTED TO PASS THIS NOTICE TO SUCH OWNERS IN A TIMELY MANNER.

If you are in any doubt as to the meaning of this notice, you are recommended to seek your own financial, legal or other advice immediately from your stockbroker, bank manager, solicitor, accountant or other appropriately authorized independent financial adviser.

If you have recently sold or otherwise transferred your entire holding(s) of the Notes, you should immediately forward this document to the purchaser or transferee or to the stockbroker, bank or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

NOTICE FROM THE CALCULATION AGENT TO NOTEHOLDERS

FlexFunds ETP, LLC
(the “**Calculation Agent**”)

CIX ESG Affordable Housing Bond (Series 496) Notes due 2025
ISIN: XS2545418183 COMMON CODE: 254541818
(the “**Notes**” or the “**Series**” and the holders thereof the “**Noteholders**”)

Capitalized terms used but not otherwise defined in this notice shall have the meanings ascribed to them in the Series Memorandum dated 11 October 2022 as revised on 5 April 2023 and the terms and conditions of the Notes (the “**Conditions**”) as same may be amended and / or supplemented from time to time.

NOTIFICATION OF PRINCIPAL REPAYMENT AND INTEREST AMOUNT

The Calculation Agent has determined that the Interest Amount in respect of each Note with a denomination of USD 1,000 for the Interest Period commencing on 14 October 2024 and ending on 08 August 2025 is USD 30.52 (Thirty United States dollars and fifty-two cents). The Interest Amount has been calculated in accordance with the Conditions and reflects the accrual of interest over the Interest Period at a rate equal to 12% per annum.

In addition to interest, following a partial principal prepayment being made by the CIX Fund under the Loan, there will be a corresponding partial principal repayment of each Note. The principal amount being repaid per Note is USD 169.97 (One hundred sixty-nine United States dollars and ninety-seven cents). This payment, based on the amount

received by the Issuer, will lead to a pool factor of 0.45727 being applied to the Notes, reducing the outstanding principal balance of each Note.

Notwithstanding the fact that the Series Memorandum provides that no distributions are expected to be made until the Early Redemption Payment Date or Final Maturity Payment Date, as the case may be, both the Interest Amount and the partial principal repayment amount will be paid on 18 August 2025.

ADDITIONAL INFORMATION

We are pleased to inform you that CIX Castellan Affordable Housing Fund LLC (the “Fund”) is issuing a distribution to investors with a total value of \$1,800,000.00.

As a reminder, the Fund invests in a portfolio of affordable housing development projects. This distribution consists of the capital invested in the following:

- **Westside Village:** a proposed 38-unit affordable housing community in Santa Cruz, California, serving individuals and families earning between 30%–80% of the Area Median Income. On June 17, 2025, CRP Affordable closed on permanent financing with Citibank N.A., and the development was sold to CREA, a LIHTC investor. Pacific Southwest Community Development Corporation will offer future residents educational and supportive services.
- **The Grant at Mission Trails:** a proposed 48-unit affordable housing community in San Diego, California, serving veterans and active-duty military. On July 22, 2025, CRP Affordable closed on permanent financing with Citibank N.A., and the development was sold to CREA, a LIHTC investor. Pacific Southwest Community Development Corporation will offer future residents educational and supportive services.
- **Pre-development Expenses:** capital invested to cover pre-development costs, including land deposits, across eight investments: 311 Moffat Boulevard, 4444 Scotts Valley (“Beverly Gardens”), 923 Water St. (“Banana Belt”), 75 Mt. Hermon Dr. (“Pinnacle Pass”), 340 Bridgevale (“Baler Place”), Summit Ridge, Castle City, and 910 Old County Rd.

The Programme Structurer has advised the Calculation Agent that all management information of the underlying investments through the quarters are available on the following website (https://cix.capital/categoria_producto/cix-esg-affordable-housing-bond/).

For and on behalf of

FlexFunds ETP, LLC, as Calculation Agent