

AssetOwl Limited

Appendix 4D

Half Year Report for the 6 Months ended to 31 December 2022

The following sets out the requirements of Appendix 4D with the stipulated information either provided here or cross-referenced to the 31 December 2022 Interim Financial Report, which is attached.

This Appendix 4D should be read in conjunction with the attached 31 December 2022 Interim Financial Report.

Name of Entity	Current Period
ASSETOWL LIMITED	PERIOD ENDED 31 DECEMBER 2022
ACN	Prior Corresponding Period
122 727 342	PERIOD ENDED 31 DECEMBER 2021

Results for Announcement to the Market	% Movement Compared to the Prior Period	Current Period A\$	Previous Period A\$
Revenue from Ordinary Activities	59.11%	62,380	39,205
Reported net (loss) from ordinary activities after tax	(41.50%)	(1,479,503)	(1,045,631)
Reported net (loss) attributable to members	(41.50%)	(1,479,503)	(1,045,631)

Net Assets	31 December 2022	31 December 2021
Net Tangible Assets/(Liabilities) (\$A)	(296,844)	253,833
Number of Securities	1,572,129,761	816,205,105
Net Tangible Assets/(Liabilities) per security (cents)	(0.0002)	0.03

Dividends	Interim Dividend 2023	Interim Dividend 2022
Amount per share	NIL	NIL
Franked amount	NIL	NIL

Review Results

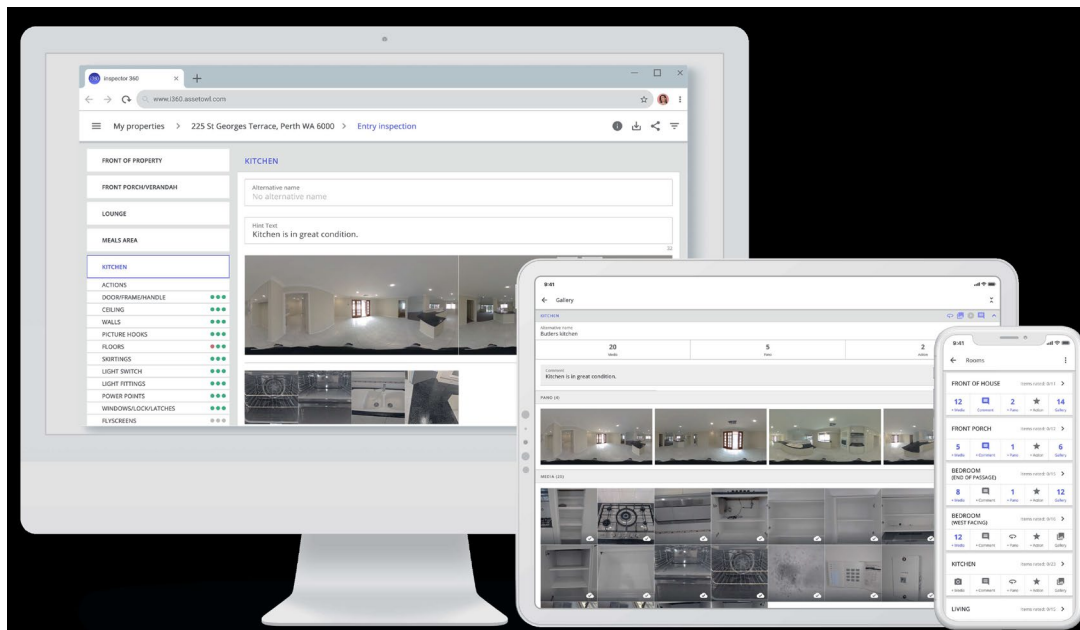
This report is based on the financial statements that have been the subject of an independent review and are not subject to any dispute or qualification.

The independent auditors review report contains a section drawing attention to 'material uncertainty relating to going concern', further details is provided in the interim financial report which is attached to this Appendix 4D.

Authority

For the purpose of ASX Listing Rule 15.5, this announcement has been authorised by the Chairman of the Company, Simon Trevisan.

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CONSOLIDATED INTERIM FINANCIAL REPORT FOR THE HALF-YEAR ENDED 31 DECEMBER 2022

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CORPORATE DIRECTORY

DIRECTORS

Simon Trevisan (Chairman)
Geoff Baldwin (Non-Executive Director)
Adrian Siah (Non-Executive Director)

COMPANY SECRETARY

Sean Meakin

CHIEF EXECUTIVE OFFICER

Geoff Goldsmith

REGISTERED AND PRINCIPAL OFFICE

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AUDITORS

BDO Audit (WA) Pty Ltd
Level 9, Mia Yellagonga Tower 2
5 Spring Street
Perth WA 6000

SHARE REGISTRY

Advanced Share Registry
110 Stirling Highway
Nedlands WA 6909
Telephone: 1300 113 258 (within Australia)
+61 (0) 8 8389 8033 (international)

HOME EXCHANGE

Australian Securities Exchange Ltd
Central Park
152-158 St Georges Terrace
PERTH WA 6000
ASX Code: AO1

SOLICITORS

Blackwall Legal
Level 26, 140 St Georges Terrace
PERTH WA 6000

BANKERS

St George Bank
Level 3, Brookfield Place Tower 2
123 St Georges Terrace
PERTH WA 6000

DIRECTORS' REPORT

The Directors present their report together with the financial report of AssetOwl Limited (the Group) for the half year ended 31 December 2022 and the auditor's review report thereon.

DIRECTORS

The names and details of the Directors in office during the half year and until the date of this report are set out below.

- Simon Trevisan (Chairman)
- Geoff Baldwin (Non-Executive Director)
- Adrian Siah (Non-Executive Director)
- Giuseppe Di Franco (Executive Director) (retired 23 September 2022)

Directors have been in office for the entire period unless otherwise stated.

REVIEW OF OPERATIONS

AssetOwl Limited (ASX: AO1, AssetOwl or the Company) is an innovative technology company which has developed an enterprise software application which provides real estate agents with one trusted platform for managing property inspections.

'Pirsee' (formerly 'inspector360') is the revolutionary next generation of AssetOwl's photo-centric inspection management platform, designed to benefit property owners, tenants, real estate agents and property managers. It incorporates 360-degree imagery, video, voice-to-text and hot-spot mapping of floor plans to accurately document property condition reports, significantly boosting the efficiency of the inspection process. In short, the Pirsee app provides tenants, property managers and landlords with an exact record of the condition of residential properties.

At 31 December 2022, AssetOwl had 40 customers on its platform, with over half having progressed to a full license. Collectively these 40 agencies have an estimated 20,000 properties under management.

Achievements during the reporting period include:

- **Transition of first Victorian customer to paying status.** In July 2022 a Victorian based real estate agency with converted from trial status to paying.
- **Release of the Queensland version of the Pirsee app.** Our entry into Queensland in October 2022 was a significant milestone for the Company. Queensland has the third largest rental market in the country, with ~562,000 private rental households, making this an important second step of our east coast expansion.
- **Signing of our first New South Wales trial customer.** In November, AssetOwl entered NSW by signing a first real estate agency onto the Pirsee property inspection platform. It is estimated that 810,000 of NSW households rent privately, well over three times the size of WA, AssetOwl's first market for Pirsee.
- **Deployment of new inspection offering for new apartments.** New house and apartment builds have a warranty and defects rectification process attached and need to be inspected in a way not different from an entry inspection for a rental property. With its industry leading Owners Portal function, underpinned by its integration with the Insta360 camera, Pirsee is well placed to help developers to meet this challenge. In the reporting period, AssetOwl was engaged by Iris Residential Pty Ltd on commercial terms to provide photo-centric condition reports for over 60 newly completed Manager, the success of this trial provides the company with an additional market for its Pirsee platform.

DIRECTORS' REPORT

CORPORATE

As AssetOwl develops a national footprint, the Company will also explore opportunities to accelerate its scale gains through potentially complementary acquisitions in the software sector. To that end, the Company continues to retain Sequoia Corporate Finance to assist in the identification of potential synergistic acquisitions. The Company continues to actively examine a number of potential investments.

The Company is supported by its directors and un-related professional investor who have provided loans to the Company during and subsequent to the end of the reporting period, further disclosure is provided below in respect of these loans.

PRINCIPAL ACTIVITIES

The principal activity of the Group is technology and software development.

OPERATING RESULTS

The Group's net loss after providing for income tax for the half year ended 31 December 2022 amounted to \$1,479,503 (half year ended 31 December 2021: \$1,045,631). At 31 December 2022, the Group has \$86,551 cash and cash equivalents (30 June 2022: \$1,219,901).

Consolidated Statement of Profit or Loss and Other Comprehensive Income

The Group's loss result for the period increased relative to the loss result for the comparative period.

The increase in loss arose from a reduction in 'Other Income' and an increase in expenses such as Employee Benefits expenses.

Consolidated Statement of Cash Flows

Operating activities of the Group in the reporting period to 31 December 2022 required more net cash outflows than the Group's operating activities in the comparative period, the 6-month period to 31 December 2021, this increase was exaggerated by a reduction in the value of the Research and Development rebate received, reflecting the progression of the Pirsee product from development stage to commercialisation.

SIGNIFICANT CHANGES IN STATE OF AFFAIRS

There were no significant changes in the state of affairs of the Group during the half year.

EVENTS OCCURRING SUBSEQUENT TO THE END OF THE REPORTING PERIOD

Subsequent to the end of the reporting period the Company entered into unsecured loans with three investors. The loan counterparties include Tribis Pty Ltd, two entities related to Company Director Adrian Siah, and a third investor.

Unless otherwise disclosed below, the terms of these loans are identical in respect of all lenders and are disclosed in the table below. All loans are fully drawn at the date of this financial report.

DIRECTORS' REPORT

Term	Term Detail
Facility Limit:	In respect of each lender, refer to the table below
Facility Fee:	\$10,000 in total in respect to each lender.
Interest:	18% p.a. accruing daily on the outstanding balance of the Loan and capitalised fees from the date of payment to AO1.
Capitalisation of Loan Costs:	Provided there is no default, all fees and interest payable in relation to the Loan accrue and capitalise from due dates.
	Each of the following is a "Default Event":
Default events:	<ul style="list-style-type: none"> a) AssetOwl fails to complete a \$375,000 capital raising by 31 March 2023 ("Minimum Capital Raising") or a later date agreed by the lender; b) AssetOwl is involuntarily suspended from the ASX or deregistered from listing on the ASX or no longer meets the requirements to maintain a listing on the ASX; and c) If AssetOwl or any subsidiary has an insolvency event.
	The loan including all capitalised amounts will be settled at the lenders election from:
Manner of repayment of Loan:	<ul style="list-style-type: none"> a) cash from a capital raising excluding the Minimum Capital Raising; b) subject to any necessary ASX or shareholder approvals, shares in AssetOwl at the lowest capital raising price for a capital raising undertaken by AssetOwl undertaken between the Effective Date of the loan and the date of repayment; or c) any combination at the lender's nomination of these alternatives.
Term of Loan:	The Loan will expire on 31 May 2023 or a later date agreed by the lender in its absolute discretion.

As a result of these loan agreements the Company's gross cash reserves increased by \$230,000 subsequent to the end of the reporting period and the company's liabilities increased by \$264,035 including fees and interest.

Lender	Loan Facility (\$)	Funds provided		Fees and Charges	Total Debt (\$)
		to 31 December 2022 (\$)	After 31 December 2022 (\$)	After 31 December (\$)	
Tribis Pty Ltd	180,000	150,000	30,000	12,502	192,502
Entities related to Adrian Siah	100,000	-	100,000	10,791	110,791
Professional investor	100,000	-	100,000	10,742	110,742
		150,000	230,000	34,035	414,035

DIRECTORS' REPORT

The terms of the loan provide the counterparty with the option to settle the loan, including capitalised fees and interest in cash, shares in the Company or any combination of these alternatives.

In respect of all three loans, settlement of the debt in shares in the Company is subject to shareholder approval, if all three lenders elected to settle their debts in shares the maximum number of shares which may be issued is 431,104,119, unless the expiry date of either of the loans is extended beyond 31 May 2023.

Subsequent to the end of the reporting period the Company completed a placement of 100,000,000 Ordinary Shares to a professional investor to raise \$100,000 before costs.

Except for the above, no other matters or circumstances have arisen since 31 December 2022 that have significantly affected the Group's operations, results, or state of affairs, or may do so in future reporting periods.

AUDITORS INDEPENDENCE DECLARATION

The lead auditor's independence declaration as required under S.307C of the Corporations Act 2001 is set out on page 8 for the half year ended 31 December 2022.

Signed in accordance with a resolution of the Board of Directors.



Simon Trevisan

Chairman

Dated at Perth, Western Australia, this 28th of February 2023

AUDITORS INDEPENDENCE DECLARATION



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Australia

DECLARATION OF INDEPENDENCE BY NEIL SMITH TO THE DIRECTORS OF ASSETOWL LIMITED

As lead auditor for the review of AssetOwl Limited for the half-year ended 31 December 2022, I declare that, to the best of my knowledge and belief, there have been:

1. No contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and
2. No contraventions of any applicable code of professional conduct in relation to the review.

This declaration is in respect of AssetOwl Limited and the entities it controlled during the period.

A handwritten signature in black ink, appearing to read 'Neil Smith', is written over a light grey grid background.

Neil Smith
Director

BDO Audit (WA) Pty Ltd
Perth
28 February 2023

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CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR HALF-YEAR ENDED 31 DECEMBER 2022

	Notes	HALF YEAR	
		31 December 2022	31 December 2021
		\$	\$
CONTINUING OPERATIONS			
Revenue	2	62,380	39,205
Other Income	2	3,863	136,514
EXPENSES			
Cost of Goods Sold		(14,946)	(8,385)
Accounting and Audit expenses		(38,503)	(33,762)
Legal expenses		(22,093)	(23,278)
Corporate and administrative expenses		(165,796)	(153,759)
Professional consultant and contractor fees		(304,614)	(170,339)
Advertising and Marketing		(32,044)	(71,783)
Subscriptions		(99,841)	(39,571)
Share based payments expense	4	(14,943)	(26,809)
Employee benefit expenses	2	(795,090)	(371,795)
Data Migration Costs		(11,041)	-
Research and Development expenses	2	-	(313,320)
Depreciation and amortisation		(8,996)	(1,472)
Other expenses		(37,839)	(7,078)
(LOSS) BEFORE INCOME TAX		(1,479,503)	(1,045,631)
Income tax benefit		-	-
(LOSS) AFTER INCOME TAX		(1,479,503)	(1,045,631)
TOTAL COMPREHENSIVE LOSS FOR THE PERIOD		(1,479,503)	(1,045,631)
Total comprehensive loss for the period is attributable to: Owners of AssetOwl Limited		(1,479,503)	(1,045,631)
Basic and diluted loss (cents per share)	5	(0.09)	(0.13)

The above Consolidated Statement of Profit or Loss and Other Comprehensive Income is to be read in conjunction with the accompanying notes.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2022

	Notes	31 December 2022	30 June 2022
		\$	\$
CURRENT ASSETS			
Cash and cash equivalents		86,551	1,219,901
Trade and other receivables	2	20,019	230,425
Inventories		40,918	37,092
Prepayments and Other Assets		19,467	11,911
TOTAL CURRENT ASSETS		166,955	1,499,329
NON-CURRENT ASSETS			
Property, Plant and Equipment		29,575	12,957
Intangible Assets	3	1,066,201	1,066,201
TOTAL NON-CURRENT ASSETS		1,095,776	1,079,158
TOTAL ASSETS		1,262,731	2,578,487
CURRENT LIABILITIES			
Trade and other payables		118,538	122,881
Employee Benefits payable		224,836	221,689
Borrowings	6	150,000	-
TOTAL CURRENT LIABILITIES		493,374	344,570
TOTAL LIABILITIES		493,374	344,570
NET ASSETS		769,357	2,233,917
EQUITY			
Contributed Equity		23,173,082	23,173,082
Reserves		101,891	86,948
Accumulated Losses		(22,505,616)	(21,026,113)
TOTAL EQUITY		769,357	2,233,917

The above Consolidated Statement of Financial Position is to be read in conjunction with the accompanying notes.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR HALF-YEAR ENDED 31 DECEMBER 2022

	Notes	Contributed Equity \$	Share based payments Reserve \$	Accumulated Losses \$	Total \$
BALANCE AT 1 JULY 2022		23,173,082	86,948	(21,026,113)	2,233,917
(Loss) for the half year		-	-	(1,479,503)	(1,479,503)
Total comprehensive (loss)		-	-	(1,479,503)	(1,479,503)
Share based payments	4	-	14,943	-	14,943
BALANCE AT 31 DECEMBER 2022		23,173,082	101,891	(22,505,616)	769,357
BALANCE AT 1 JULY 2021		21,028,146	55,941	(18,745,232)	2,338,855
(Loss) for the half year		-	-	(1,045,631)	(1,045,631)
Total comprehensive (loss)		-	-	(1,045,631)	(1,045,631)
Share based payments	4	-	26,809	-	26,809
BALANCE AT 31 DECEMBER 2021		21,028,146	82,750	(19,790,863)	1,320,033

The above Consolidated Statement of Changes in Equity is to be read in conjunction with the accompanying notes.

CONSOLIDATED STATEMENT OF CASH FLOWS FOR HALF-YEAR ENDED 31 DECEMBER 2022

	HALF YEAR	
	31 December 2022	31 December 2021
	\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from Customers	75,066	44,336
Research and Development rebate received	189,970	422,657
Payments to suppliers and employees	(1,521,588)	(1,211,956)
Interest received	3,863	-
NET CASH (OUTFLOW) FROM OPERATING ACTIVITIES	(1,252,689)	(744,963)
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of Property, plant and equipment	(57,934)	(6,369)
Proceeds from sale of Property, plant and equipment	27,273	-
NET CASH (OUTFLOW) FROM INVESTING ACTIVITIES	(30,661)	(6,369)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from borrowings	150,000	-
NET CASH INFLOW FROM FINANCING ACTIVITIES	150,000	-
NET (DECREASE) IN CASH HELD	(1,133,350)	(751,332)
Cash and cash equivalents at beginning of period	1,219,901	1,018,688
CASH AT END OF PERIOD	86,551	267,356

The above Consolidated Statement of Cash Flows is to be read in conjunction with the accompanying notes.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of preparation of Half-Year Financial Statements

This half-year financial report is a General-Purpose financial report which has been prepared in accordance with the requirements of the Corporations Act 2001, applicable accounting standards including AASB 134 'Interim Financial Reporting', Accounting Interpretations and other authoritative pronouncements of the Australian Accounting Standards Board ('AASB'). Compliance with AASB 134 ensures compliance with IAS 34 'Interim Financial Reporting'.

The half-year financial report does not include full disclosures of the type normally included within the annual financial statements. Therefore, it cannot be expected to provide as full an understanding of the financial performance, financial position and cash flows of the Group as the full financial statements.

It is recommended that the half-year financial report be read in conjunction with the annual financial statements for the year ended 30 June 2022 and considered together with any public announcements made by the Group during the half-year ended 31 December 2022 in accordance with the continuous disclosure requirements arising under Corporations Act 2001 and the ASX Listing Rules.

The Group's accounting policies are consistent with the policies adopted for the previous financial year and corresponding interim reporting period with the exception of the below accounting policy disclosed at note 1(c).

All amounts are presented in Australian dollars, unless otherwise noted.

These half-year financial statements were approved by the Board of Directors on 28th of February 2023.

(b) Going Concern

The Directors are satisfied that the going concern assumption has been appropriately applied in preparing the financial statements and the historical financial information has been prepared on a going concern basis, which contemplates the continuity of normal business activity and the realisation of assets and the settlement of liabilities in the normal course of business.

The Company incurred a loss after tax of \$1,479,503 (2021: loss of \$1,045,631) and incurred total net cash outflows from operating activities of \$1,252,689 for the half year ended 31 December 2022 (2021: net cash outflows of \$744,963). As at the date of this report, the Group has Cash and Cash equivalents on hand of \$134,563 and a net working capital deficit of \$513,682.

These conditions indicate a material uncertainty that may cast a significant doubt about the Group's ability to continue as a going concern and, therefore, that it may be unable to realise its assets and discharge its liabilities in the normal course of business.

The ability of the Group to continue as a going concern will be dependent on one or more of the following:

- Financial support from substantial shareholder 'Tribis Pty Ltd';
- The completion of a capital raising or product investment; or
- The continued commercialisation of Pirsee leading to a material increase in sales revenue, and accordingly receipts from customers.

As at the date of this report, the Group:

- has cash and cash equivalents on hand of \$134,563; and
- has received a letter of support from substantial shareholder 'Tribis Pty Ltd' confirming that it will provide sufficient financial support to enable AssetOwl to meet its debts as and when they fall for a period of 12 months from the date of this financial report.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

accordingly, the Directors believe that there are reasonable grounds that the Group will continue as a going concern.

Should the Group be unable to continue as a going concern, it may be required to realise its assets and discharge its liabilities other than in the ordinary course of business, and at amounts that differ from those stated in the financial statements. The financial report does not include any adjustments relating to the recoverability and classification of recorded asset amounts or liabilities that might be necessary should the entity not continue as a going concern.

(c) Changes in an adoption of new accounting policies

The Group's accounting policies are consistent with the policies adopted for the previous financial year, except for with respect to accounting for borrowings.

i. Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in profit or loss over the period of the borrowings using the effective interest method. Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment for liquidity services and amortised over the period of the facility to which it relates.

Borrowings are removed from the balance sheet when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss as other income or finance costs.

Borrowings are classified as current liabilities unless the group has an unconditional right to defer settlement of the liability for at least 12 months after the reporting period.

2. PROFIT AND LOSS INFORMATION

Revenue

	2022 (\$)	2021 (\$)
REVENUE FROM CUSTOMERS		
<i>Pirsee property inspection platform</i>		
Revenue from Services (Pirsee)	30,880	2,675
Revenue from Goods (Cameras and Accessories)	4,500	9,530
<i>Management Platform</i>		
Revenue from Services (management platform)	27,000	27,000
	62,380	39,205
Timing of revenue recognition		
At a point in time	4,500	9,530
Over time	57,880	29,675
	62,380	39,205

The Group generated a substantial increase in revenues from its Pirsee platform compared to the comparative period. In the six-month reporting period to 31 December 2022 the Group generated revenue from 25 real estate agency

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

customers, a substantial increase on the 6 real estate agency customers from which the Company generated revenue during the six months to 31 December 2021.

Other Income

The reduction in other income is attributable to a reduction in the R&D tax incentive benefit recognised by the Group. Over recent reporting periods the proportion of time the Group's key operational resources have spent on eligible R&D activities has steadily reduced. This reduction is consistent with the continued commercialisation of Pirsee which progressed during the period and continues to do so. In the current reporting period, no R&D tax incentive benefit has been recognised.

The reduction in R&D tax incentive benefit to nil in the current period is consistent with and reflected in the reduction in the value of trade and other receivables from 30 June 2022 to 31 December 2022. Trade and Other receivables at 30 June 2022 includes \$189,970 being the R&D incentive benefit recognised for the year to 30 June 2022, which was received in the period to 31 December 2022.

Research and Development Expenses

In the comparative reporting period, the Group completed substantial research and development activities, for which it incurred eligible expenditure and so recognised and received a research and development rebate. In that period, costs against which the Group received the rebate for were transferred from profit or loss line items including Employee benefit expenses to Research and Development expenses.

As described above, no R&D tax incentive benefit was recognised in this reporting period, and accordingly no portion of salary and wages expenditure is transferred to Research and Development expenses. This has the effect of disclosing an otherwise lesser increase in material cost categories such as Employee benefit expenses, and Professional consultant and contractor fees.

3. INTANGIBLE ASSETS

	31 December 2022 (\$)	30 June 2022 (\$)
Goodwill	1,066,201	1,066,201
	1,066,201	1,066,201

The Goodwill on the Consolidated Statement of Financial Position arose upon the acquisition of AssetOwl Technologies Pty Ltd which occurred in December 2016.

The Goodwill is attributable to the cash flows expected to arise from the acquisition of AssetOwl Technologies Pty Ltd in December 2016. The Board views the Group as one CGU ('AssetOwl CGU') and monitors the Group's goodwill at this level. The Board has determined the recoverable amount of the AssetOwl CGU by assessing the fair value less cost of disposal (FVL COD) of the underlying assets with reference to the market approach based on the current market capitalisation (number of shares on issue multiplied by the quoted market price per share) of the Group on the Australian Securities Exchange (ASX). The recoverable value is a Level 1 measurement based on observable inputs of publicly traded shares in an active market.

The Group's market capitalisation at 31 December 2022 was \$1,572,130, being 1,572,129,761 shares at \$0.001 cents per share, consistent with above disclosure, this is taken to be the CGU's recoverable amount, for the purposes of the assessing impairment.

Management has assessed impairment indicators, including, but not limited to, observing that at 31 December 2022, the value of the Group's net assets were \$769,357, resulting in a headroom of \$802,773 and concluded that Company's Goodwill value at 31 December 2022 is able to be maintained.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

4. SHARE BASED PAYMENTS

Issue of Share Options

In December 2022 the Company agreed to issue a total of 30,000,000 Options over Ordinary Shares to three employees of the Company.

The Options were issued as means to incentivize the employees whilst still being able to maximise the Company's cash reserves.

The Options are valued based on the Company's share price on 30 November 2022, the date that shareholders approved the issue of the Options. The Options are valued using Black-Scholes Option Pricing methodology with inputs as provided in the table below.

Input	Input value
Underlying Share Price	\$0.001
Exercise Price	\$0.0022
Expected volatility	100%
Expiry Date / Years	31 December 2025 / 3 years
Expected Dividends	Nil
Risk free rate	3.19%

Total Value of Options	
Per employee - 10,000,000	\$4,835
Three employees – 30,000,000	\$14,505

All of these Options vested upon grant, and accordingly, an amount of \$14,505 is recognised in the share-based payments reserve.

	Total value	Share based payments reserve		
		1 July 2022	Expense in current period	31 December 2022
Key Management Personnel				
Directors				
Tranche one	\$30,244	\$30,244	-	\$30,244
Tranche two	\$15,219	\$15,219	-	\$15,219
Tranche three	\$15,698	\$11,977	(\$1,308)	\$10,669
Total	\$61,161	\$57,440	(\$1,308)	\$56,132

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Other Recipients				
Employees				
Tranche one	\$14,505	-	\$14,505	\$14,505
Company Secretary and Management Consultant				
Tranche one	\$9,828	\$9,828	-	\$9,828
Tranche two	\$1,712	\$1,712	-	\$1,712
Tranche three	\$1,766	\$1,251	\$446	\$1,697
Attree Real Estate				
Tranche one	\$10,228	\$10,228	-	\$10,228
Tranche two	\$5,195	\$4,787	\$408	\$5,195
Tranche three	-	-	-	-
Tranche four	\$5,397	-	-	-
Tranche five	\$5,397	\$1,702	\$892	\$2,594
Total	\$44,718	\$29,508	\$16,251	\$45,759
Grand Total	\$120,279	\$86,948	\$14,943	\$101,891

At the commencement of the reporting period a total of 35,375,000 share options were outstanding, the weighted average exercise price of these options was \$0.015.

In relation to the 30,000,000 options granted during the reporting period these options all had an exercise price of \$0.0022.

A total of 5,500,000 options were forfeited during the year, the weighted average exercise price of these options was \$0.0164.

1,500,000 Options held by Mr Giuseppe Di Franco were forfeited on 23 September 2022 upon his retirement from the Board. This is the number of Options which may have otherwise vested on 29 January 2023. The exercise price of these Options was \$0.024.

Consistent with the Company's accounting policy with respect to share based payments, the value of Options recognised in the share-based payment reserve to 30 June 2022 (\$3,335) is removed from the reserve during the reporting period to 31 December 2022.

At the end of the reporting period a total of 59,875,000 options were outstanding, the weighted average exercise price of these options was \$0.0085. The exercise price of these options ranges from \$0.0022 to \$0.024. The weighted average remaining contractual life of these options is 2.40 years.

At the end of the reporting period a total of 52,812,500 options were exercisable, the weighted average exercise price of these options was \$0.0019.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

5. LOSS PER SHARE

The calculation of basic loss per share for the reporting period was based on the loss attributable to ordinary Shareholders of \$1,479,503 (2021: loss of \$1,045,631) and a weighted average number of ordinary shares outstanding during the reporting period of 1,572,129,761 (2021: 816,205,105).

	2022 (\$)	2021 (\$)
Basic and diluted loss per share (cents per share)	(0.09)	(0.13)
(a) RECONCILIATION OF LOSS USED IN CALCULATING LOSS PER SHARE		
Loss attributable to ordinary Shareholders		
Loss after tax	(1,479,503)	(1,045,631)
Loss used in the calculation of EPS	(1,479,503)	(1,045,631)

	2022	2021
(b) WEIGHTED AVERAGE NUMBER OF SHARES USED AS THE DENOMINATOR		
Weighted average number of ordinary shares (WANOS)		
Weighted average number of ordinary shares	1,572,129,761	816,205,105

Subsequent to the end of the reporting period the Group issued ordinary shares and entered into loan agreements which will potentially change the number of Ordinary Shares outstanding if the transactions had occurred before the end of the reporting period. Refer to note 8 for disclosure.

6. BORROWINGS

On 6 December 2022 Tribis Pty Ltd, of which AssetOwl's Chairman, Mr Simon Trevisan is the Managing Director, provided a loan to the Company of \$150,000.

Subsequent to the end of the reporting period the Company entered into a formal loan agreement with Tribis. The terms of the loan are as described at note 8 below.

7. RELATED PARTY INFORMATION

The Group had transactions with related parties during the period, these transactions are consistent with those disclosed in the Group's Annual Report for the financial year ended 30 June 2022 except for:

Tribis Pty Ltd, of which the Company's Chairman, Mr Simon Trevisan is the Managing Director provided a loan to the Company.

	31 December 2022 (\$)	30 June 2022 (\$)
Loan from Tribis Pty Ltd		
Beginning of the reporting period	-	-
Loans advanced	150,000	-
End of reporting period	150,000	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Subsequent to the end of the reporting period, Tribis provided further funding of \$30,000. On 6 February 2023 the Company entered into a loan agreement with Tribis. The terms of the loan agreement are described above at note 8.

In respect of the loan from Tribis, the loan has a facility limit of \$180,000. As at the date of this financial report the amount owing to Tribis, including interest and fees is \$192,502.

Subsequent to the end of the reporting period, the Company entered into loan agreements with two entities related to Non-Executive Director, Mr Adrian Siah. The terms of the loan agreement are consistent with those for the Loan with Tribis Pty Ltd and accordingly are as disclosed at note 8 below.

The loans have a collective facility limit of \$100,000. As at the date of this financial report the total amount owing to the two entities including interest and fees is \$110,791.

Provision of Services to a related party

During the reporting period, AssetOwl was engaged by Iris Residential Pty Ltd on commercial terms to provide photo-centric condition reports for over 60 newly completed apartments. The success of this trial provides the company with an additional market for its Pirsee platform. (The Company's Chairman, Mr Simon Trevisan, is the Managing Director of Iris Residential Pty Ltd).

The value of revenue generated by AssetOwl from Iris Residential was \$10,000 (ex GST). The amount charged by AssetOwl was settled in full during the reporting period.

8. EVENTS OCCURRING SUBSEQUENT TO THE END OF THE REPORTING PERIOD

Subsequent to the end of the reporting period the Company entered into unsecured loans with three investors. The loan counterparties include Tribis Pty Ltd, two entities related to Company Director Adrian Siah, and a third investor.

Unless otherwise disclosed below, the terms of these loans are identical in respect of all lenders and are disclosed in the table below. All loans are fully drawn at the date of this financial report.

Term	Term Detail
Facility Limit:	In respect of each lender, refer to the table below
Facility Fee:	\$10,000 in total in respect to each lender.
Interest:	18% p.a. accruing daily on the outstanding balance of the Loan and capitalised fees from the date of payment to AO1.
Capitalisation of Loan Costs:	Provided there is no default, all fees and interest payable in relation to the Loan accrue and capitalise from due dates.
	Each of the following is a "Default Event":
Default events:	<ul style="list-style-type: none"> a) AssetOwl fails to complete a \$375,000 capital raising by 31 March 2023 ("Minimum Capital Raising") or a later date agreed by the lender; b) AssetOwl is involuntarily suspended from the ASX or deregistered from listing on the ASX or no longer meets the requirements to maintain a listing on the ASX; and c) If AssetOwl or any subsidiary has an insolvency event.
	The loan including all capitalised amounts will be settled at the lenders election from:
Manner of repayment of Loan:	<ul style="list-style-type: none"> a) cash from a capital raising excluding the Minimum Capital Raising; b) subject to any necessary ASX or shareholder approvals, shares in AssetOwl at the lowest capital raising price for a capital raising undertaken by AssetOwl undertaken

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

between the Effective Date of the loan and the date of repayment; or

c) any combination at the lender's nomination of these alternatives.

Term of Loan: The Loan will expire on 31 May 2023 or a later date agreed by the lender in its absolute discretion.

As a result of these loan agreements the Company's gross cash reserves increased by \$230,000 subsequent to the end of the reporting period and the company's liabilities increased by \$264,035 including fees and interest.

Lender	Loan Facility (\$)	Funds provided		Fees and Charges	Total Debt (\$)
		to 31 December 2022 (\$)	After 31 December 2022 (\$)	After 31 December (\$)	
Tribis Pty Ltd	180,000	150,000	30,000	12,502	192,502
Entities related to Adrian Siah	100,000	-	100,000	10,791	110,791
Professional investor	100,000	-	100,000	10,742	110,742
		150,000	230,000	34,035	414,035

The terms of the loan provide the counterparty with the option to settle the loan, including capitalised fees and interest in cash, shares in the Company or any combination of these alternatives.

In respect of all three loans, settlement of the debt in shares in the Company is subject to shareholder approval, if all three lenders elected to settle their debts in shares the maximum number of shares which may be issued is 431,104,119, unless the expiry date of either of the loans is extended beyond 31 May 2023.

Subsequent to the end of the reporting period the Company completed a placement of 100,000,000 Ordinary Shares to a professional investor to raise \$100,000 before costs.

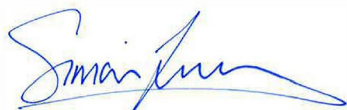
Except for the above, no other matters or circumstances have arisen since 31 December 2022 that have significantly affected the Group's operations, results, or state of affairs, or may do so in future reporting periods.

DIRECTORS' DECLARATION

In the opinion of the directors of AssetOwl Limited:

1. The financial statements and notes set out on pages 9 to 20, are in accordance with the *Corporations Act 2001*, including:
 - (a) giving a true and fair view of the consolidated financial position as at 31 December 2022 and of its performance, for the half year ended on that date; and
 - (b) complying with Australian Accounting Standards AASB 134 Interim Financial Reporting, the Corporation Regulations 2001 and the mandatory professional reporting requirements.
2. There are reasonable grounds to believe that the Consolidated Entity will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors.



Simon Trevisan

Chairman

Dated at Perth, Western Australia, this 28th of February 2023.

INDEPENDENT AUDITOR'S REVIEW REPORT



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INDEPENDENT AUDITOR'S REVIEW REPORT

To the members of AssetOwl Limited

Report on the Half-Year Financial Report

Conclusion

We have reviewed the half-year financial report of AssetOwl Limited (the Company), which comprises the statement of financial position as at 31 December 2022, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the half-year ended on that date, a summary of significant accounting policies and other explanatory information, and the directors' declaration.

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the accompanying half-year financial report of the Company does not comply with the *Corporations Act 2001* including:

- (i) Giving a true and fair view of the company's financial position as at 31 December 2022 and of its financial performance for the half-year ended on that date; and
- (ii) Complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

Basis for conclusion

We conducted our review in accordance with ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*. Our responsibilities are further described in the Auditor's Responsibilities for the Review of the Financial Report section of our report. We are independent of the Company in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (including Independence Standards) (the Code) that are relevant to the audit of the annual financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the *Corporations Act 2001* which has been given to the directors of the Company, would be the same terms if given to the directors as at the time of this auditor's review report.

Material uncertainty relating to going concern

We draw attention to Note 1(b) in the financial report which describes the events and/or conditions which give rise to the existence of a material uncertainty that may cast significant doubt about the Company's ability to continue as a going concern and therefore the Company may be unable to realise its assets and discharge its liabilities in the normal course of business. Our conclusion is not modified in respect of this matter.

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INDEPENDENT AUDITOR'S REVIEW REPORT



Responsibility of the directors for the financial report

The directors of the company are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the half-year financial report that gives a true and fair view is free from material misstatement, whether due to fraud or error.

Auditor's responsibility for the review of the financial report

Our responsibility is to express a conclusion on the half-year financial report based on our review. ASRE 2410 requires us to conclude whether we have become aware of any matter that makes us believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including giving a true and fair view of the Company's financial position as at 31 December 2022 and its performance for the half-year ended on that date, and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

BDO Audit (WA) Pty Ltd

A handwritten signature in black ink, appearing to read 'Neil Smith', is written over a small, faint BDO logo.

Neil Smith

Director

Perth

28 February 2023