



Barwon Arrow Fund

The Barwon Arrow Fund (Fund) is an access fund with the objective of providing investors with ongoing and simplified exposure to a range of high returning property finance investments made by Barwon across senior debt, subordinate debt, and preference equity structures (Investments).

The Fund has the following characteristics:

- ✓ Closed-ended structure with a term of 3 years;
- ✓ Liquidity from sub-fund investments completion (capital and return is directed back to investors, not retained within the fund); and
- ✓ The underlying investments will typically have a target IRR of 12–15%.



Opportunity

The Fund provides investors with a diversified portfolio of Barwon arranged and managed property finance Investments.



Returns

The Fund is an access fund to Sub Fund Investments which typically target an IRR between 12% and 15% net of fees and costs.



Preference

Investment returns rank ahead of equity and accrue by way of an interest style accrual with no reliance on a profit split mechanism.



Term

The Fund is closed-ended and has a term of 3 years.



Investment Stage

The Fund will invest across the property development lifecycle. Typically, the team isolate Investments at single stages as it allows for a more efficient assessment of risk and return.

Property Finance Strategy

Barwon First Mortgage Fund	Barwon Arrow Fund Series	Individual Property Funds
Target IRR of 8% to 9% p.a. (net of fees and costs);	Target IRR of 12% to 15% p.a. (net of fees and costs);	Individual Barwon managed property finance opportunities;
All underlying investments benefiting from first-ranking mortgage security; and	All underlying investments benefiting from a fixed return accrual with no profit splits; and	Returns and security bespoke to the individual opportunity; and
An average weighted Loan to Value Ratio of approximately 60%	Borrowers typically experienced developers or property owners with major bank senior debt.	Available to investors intermittently as opportunities are secured.

Next Steps

For further information, please get in touch with the distribution team below:



Brett Scallan

Business Development Manager

✉ Brett.scallan@barwon.net.au

☎ +61 426 698 911



Kate Hayward

Partner

✉ Kate.hayward@barwon.net.au

☎ +61 407 071 404



Johnny Chen

Business Development Manager

✉ Johnny.chen@barwon.net.au

☎ +61 468 744 328

DISCLAIMER: While reasonable care has been taken in the preparation of this document, Barwon Investment Partners Pty Limited ABN 19 116 012 009 AFSL 298445 makes no representation as to the accuracy or completeness of any statement in it, including without limitation, any forecasts. Past performance is not a reliable indicator of future performance. This document has been prepared for the purpose of providing general information, without taking account of any particular investor's objectives, financial situation or needs. An investor should, before making any investment decisions, consider the appropriateness of the information in this document, and seek professional advice, having regard to the investor's objectives, financial situation and needs. This document is solely for the use of the party to whom it is provided.