BARWON 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%.

င္တို 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.



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



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



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

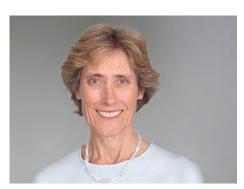
Barwon First Mortgage Fund	Barwon Arrow Fund Series	Individual Property Funds
Target IRR of 8% to 9% p.a. (net of fees and costs);	Target IRR of 12% to 15% p.a. (net of fees and costs);	Individual Barwon managed property finance opportunities;
All underlying investments benefiting from first-ranking 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:



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