

Barwon First Mortgage Fund

December 2024

The Barwon First Mortgage Fund (Fund) is an open-ended fund for wholesale investors seeking returns from debt investments which benefit from registered first-ranking mortgage security over properties located in Australia (Investments).

The Fund is focused on sector diversification and currently has significant exposure to Investments secured over both completed residual stock and existing income producing properties.

Barwon is an independently-owned fund manager with a 17 year track record and \$3.3 billion managed across three key investment strategies of Real Estate Credit, Healthcare Property and Global Investments.

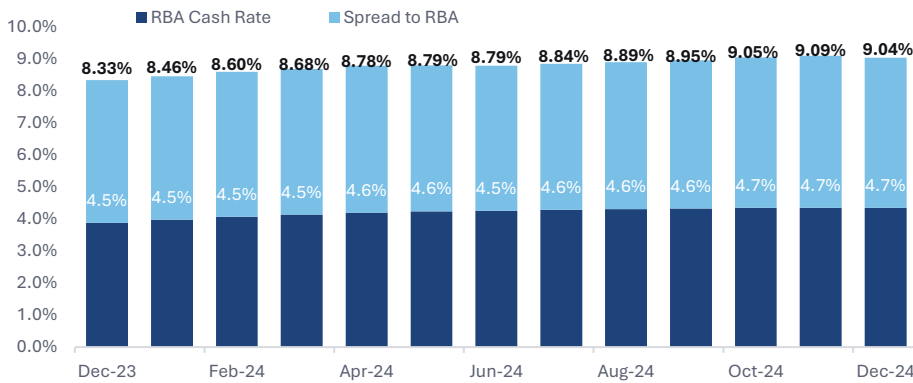
Fund Performance

	1 Month	3 Month	1 Year	3 Year	ITD*
Net Return	0.71%	2.16%	9.04%	8.14%	8.24%
RBA Cash Rate	0.37%	1.10%	4.35%	3.17%	2.21%
Spread to RBA	0.34%	1.06%	4.69%	4.97%	6.03%

Fund Performance as at 31 December 2024.

*Inception Date: 17 August 2020

Trailing 1-Year Net Returns



Fund Details

Inception

August 2020

Target Return

8.5% - 9.5% p.a. net of fees and expenses

Investments

First mortgage debt investments only

Unit Pricing

Daily

Redemptions

Monthly

Minimum Investment

\$100,000

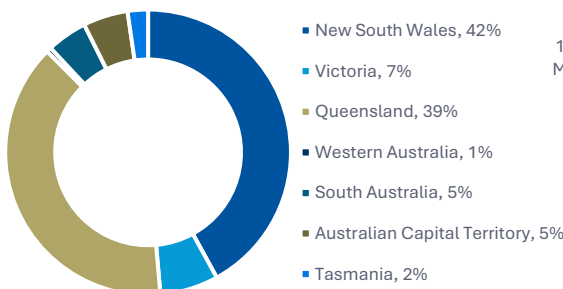
Number of Investments

34

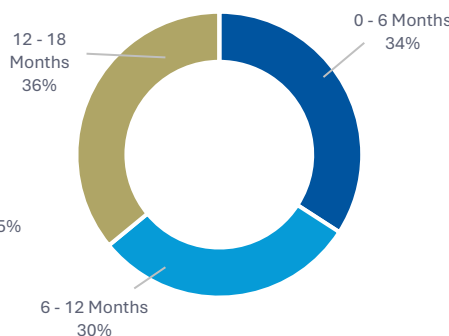
Average Weighted LVR

58%

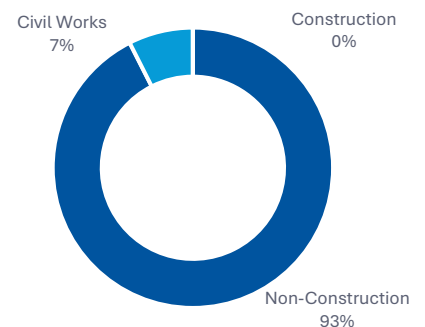
Geographic Exposure



Maturity Profile



Investment Type



Platforms

Netwealth | Mason Stevens |
Powerwrap | Praemium | HUB24

Research



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