



First Mortgage Fund

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

The fund provides investors with:

- ✓ A current Target Return of 8.5% - 9.5% p.a. net of fees and costs.
- ✓ All underlying investments benefiting from first-ranking mortgage security.
- ✓ An average weighted Loan to Value Ratio of approximately 60%.
- ✓ The majority of underlying investments benefiting from security over existing property and land, as opposed to construction loans.



Opportunity

The Fund provides Investors with a diversified portfolio of Barwon arranged and managed first-ranking mortgage investments.



Returns

The current Target Return of the Fund is between 8.5% to 9.5% p.a. net of fees and costs.



Security

Registered first-ranking mortgage security over properties located in Australia.



Income

Returns are income based with distributions made on a monthly basis.



Borrowers

Corporate entities that are controlled by experienced and aligned individuals.



Investment Stage

Limited exposure to construction risk by focusing on existing property and land.

Fund Attributes & Strategy

| | |
|-----------------------|--|
| Type | Unlisted, unregistered, open-ended unit trust. |
| Fund Investments | <p>The Fund invests into Barwon managed sub-funds that have the following parameters:</p> <ul style="list-style-type: none">◦ First-ranking mortgage security;◦ Forecast loan-to-value ratios of 65% or less;◦ Security located in Australia, predominantly metropolitan and major regional locations. |
| Investors | Wholesale investors only, as defined under Section 761G of the Corporations Act. |
| Minimum Investment | \$100,000 unless otherwise agreed. |
| Applications | Contact Barwon Investment Partners for a copy of the IM. |
| Redemptions | Investors can make a Redemption request at any time with the request live after a 60-day notice period. A live Redemption request must be met before the Fund can make any new investment. |
| Distributions | The sum of all paid interest from the Fund Investments is distributed through to investors each first week of the month. |
| Unit Pricing | Monthly. Higher frequency is available on request. |
| Reporting | A consolidated Fund report is provided on a quarterly basis. |
| Platform Availability | <ul style="list-style-type: none">◦ Mason Stevens◦ Netwealth |

Featured Investments



Maroochydore, QLD



Parkes, ACT



Mosman, NSW

Property Finance Strategy

| Barwon First Mortgage Fund | Barwon Arrow Fund Series | Individual Property Funds |
|---|--|---|
| Target IRR of 8.5% to 9.5% 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. | All underlying investments benefiting from a fixed return accrual with no profit splits. | Returns and security bespoke to the individual opportunity. |
| An average weighted Loan to Value Ratio of approximately 60%. | Borrowers are 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.