

# Barwon First Mortgage Fund

## February 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.

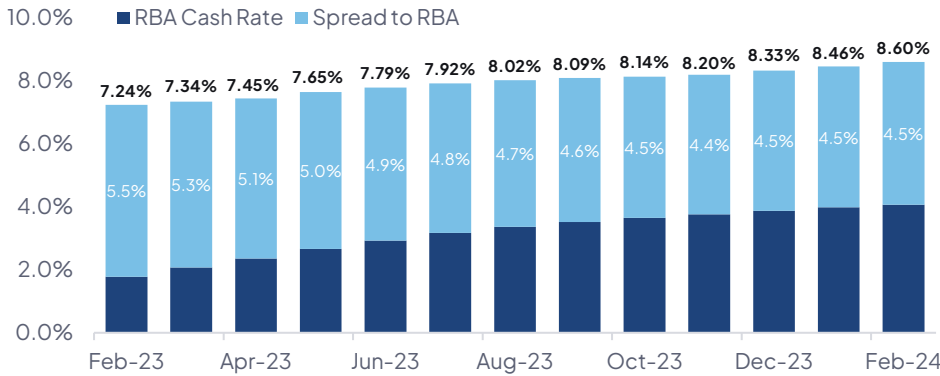
Barwon is an independently-owned fund manager with a 17 year track record and \$3.1 billion managed across three key investment strategies of Property Finance, Healthcare Property and Global Investments.

### Fund Performance

	1Month	3Month	1Year	3Year	ITD*
Net Return	0.70%	2.23%	8.60%	7.86%	8.08%
RBA Cash Rate	0.35%	1.08%	4.06%	1.98%	1.71%
Spread to RBA	0.36%	1.14%	4.54%	5.88%	6.37%

Fund Performance as at 29 February 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

**Distributions**  
Monthly

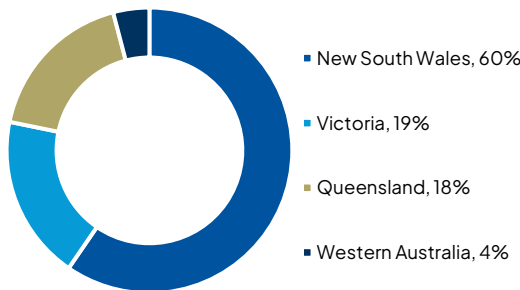
**Redemptions**  
Monthly

**Minimum Investment**  
\$100,000

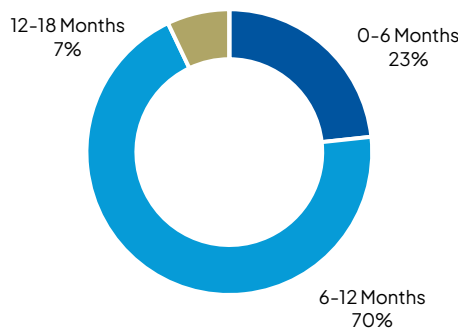
**Number of Investments**  
28

**Average Weighted LVR**  
55%

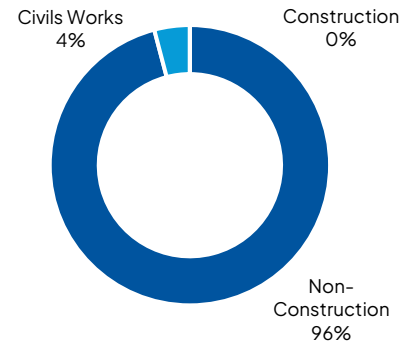
### Geographic Exposure



### Maturity Profile



### Investment Type



### Platforms

Netwealth | Mason Stevens | Powerwrap | Praemium

### Research



### For More Information

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