

# Barwon First Mortgage Fund

## Fund Summary

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 minimal built-form construction exposure.

### Fund Summary

The Fund has a portfolio of **36** investments, each of which is secured by a registered first-ranking mortgage over Australian real estate. The current Target Return is the **RBA Cash Rate plus 4% to 5.5% p.a.** net of fees and costs.

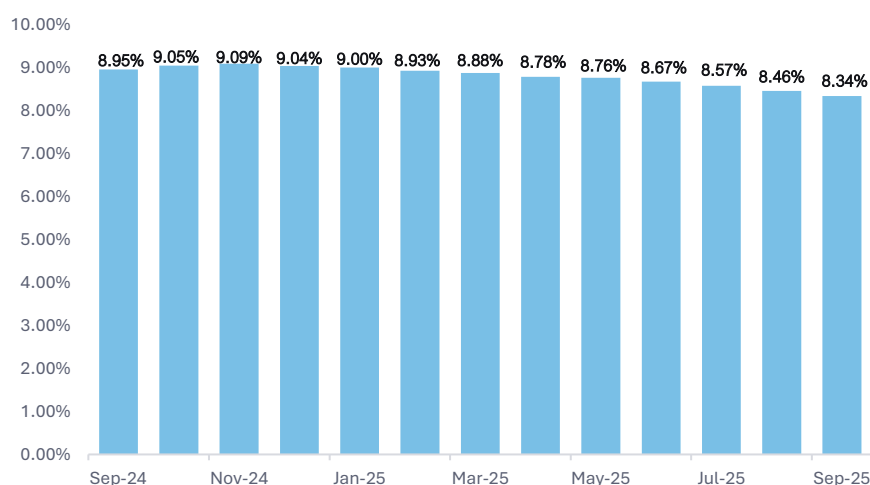
### Fund Performance

|            | 1 Month | 3 Month | 1 Year | 3 Year | ITD <sup>1</sup> |
|------------|---------|---------|--------|--------|------------------|
| Net Return | 0.59%   | 1.88%   | 8.34%  | 8.45%  | 8.23%            |

<sup>1</sup> Inception Date: 17 August 2020

Fund Performance as at 30 September 2025, net of fees and expenses, and pre-tax.

### Trailing 1-Year Net Returns



### Why Invest?

#### Growing Sector

Provides investors with simplified exposure to the growing real estate credit sector.

#### Regular Distributions

The Fund pays income distributions to investors at the end of each month, with the option for distribution reinvestment.

#### Pure First Mortgage Fund

The Fund is restricted to investing in loans secured by a first-ranking mortgage and has no exposure to mezzanine debt or equity investments.

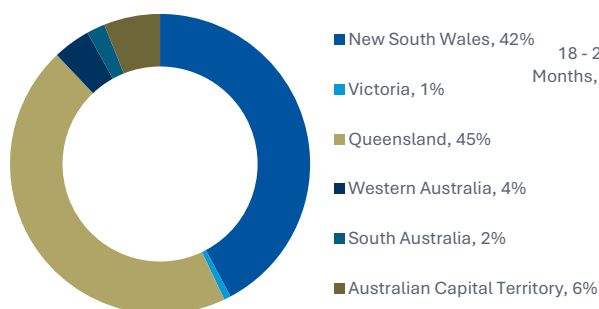
#### Minimal Construction Exposure

A focus on investments secured over non-construction scenarios, such as residual stock and existing property.

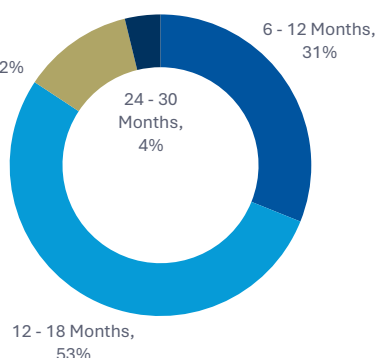
#### Transparency

A focus on empowering investors with transparency of the whole portfolio at all times.

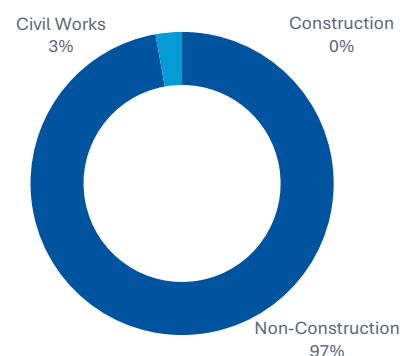
### Geographic Exposure



### Maturity Profile



### Investment Type



All data is accurate as at 30 September 2025.

## Key Fund Details

|                            |                                                                               |
|----------------------------|-------------------------------------------------------------------------------|
| <b>Trustee and Manager</b> | Barwon Investment Partners Pty Ltd.                                           |
| <b>APIR Code</b>           | BAR8707AU                                                                     |
| <b>Structure</b>           | Unlisted, unregistered Australian-domiciled unit trust for wholesale clients. |
| <b>Investors</b>           | Wholesale clients per section 761G of Corporations Act.                       |
| <b>Minimum Investment</b>  | \$100,000 unless otherwise agreed.                                            |
| <b>Applications</b>        | Open, see IM for further details.                                             |
| <b>Redemptions</b>         | Monthly.                                                                      |
| <b>Distributions</b>       | Monthly, distribution reinvestment available.                                 |
| <b>Fees</b>                | Contact Barwon Investment Partners for a copy of the IM.                      |

## Platforms



## Existing Portfolio Summary

|                                          |             |
|------------------------------------------|-------------|
| <b>Fund Inception</b>                    | August 2020 |
| <b>Unit Price</b>                        | \$1.0874    |
| <b>Number of Investments</b>             | 36          |
| <b>Weighted Average LVR</b>              | 58%         |
| <b>Weighted Average Time to Maturity</b> | 7.5 months  |

## Research



## Portfolio Examples

HIEX Fairway FT



**Existing Property  
Income Producing**

Comino Apartments FT



**Residual Stock  
Built-form**

Canberra Campbell FT



**Existing Property  
Income Producing**

Perth Stirling FT



**Development Land  
Built-form**



### Contact Us

+61 2 9216 9600

Barwon Investment Partners  
Level 7, 275 George St,  
Sydney NSW 2000 Australia  
[investors@barwon.net.au](mailto:investors@barwon.net.au)  
[www.barwon.net.au](http://www.barwon.net.au)

### For more Information

**Kate Hayward:** [kate.hayward@barwon.net.au](mailto:kate.hayward@barwon.net.au)

**Brett Scallan:** [brett.scallan@barwon.net.au](mailto:brett.scallan@barwon.net.au)

**Johnny Chen:** [johnny.chen@barwon.net.au](mailto:johnny.chen@barwon.net.au)

**DISCLAIMER** This document or presentation has been prepared by Barwon Investment Partners Pty Limited ABN 19 116 012 009 AFSL 298445 (Barwon) and is intended for wholesale investors as defined by the Corporations Act 2001. The content of this document or presentation is for general information purposes only and does not take into account 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 or presentation, and seek professional advice, having regard to the investor's objectives, financial situation and needs. While reasonable care has been taken in the preparation of this document or presentation, Barwon makes no representation or warranty, either express or implied, 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. Forward-looking statements involve known and unknown uncertainties and other factors, and reliance should not be placed on such statements. The information in this document or presentation must not be copied, disclosed or distributed in whole or in part without the prior written consent of Barwon.

[EVERGREEN DISCLAIMER](#)