

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 **35** 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.

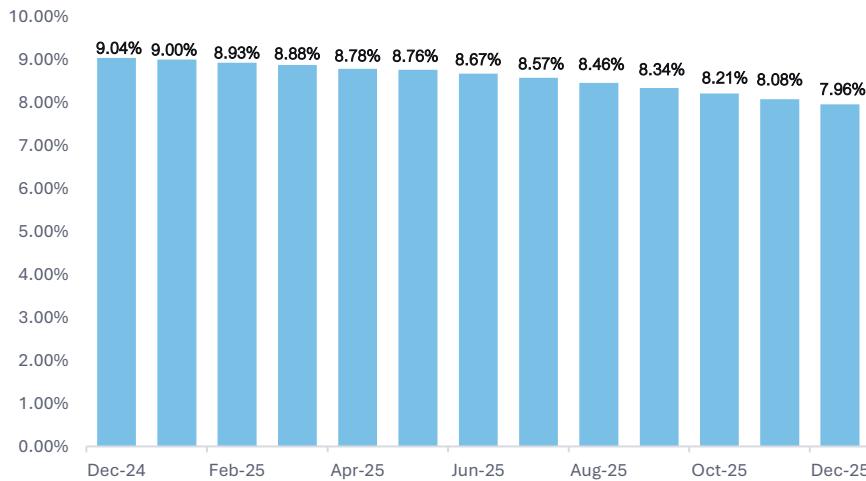
Fund Performance

	1 Month	3 Month	1 Year	3 Year	ITD ¹
Net Return	0.60%	1.79%	7.96%	8.42%	8.19%

¹ Inception Date: 17 August 2020

Fund Performance as at 31 December 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.

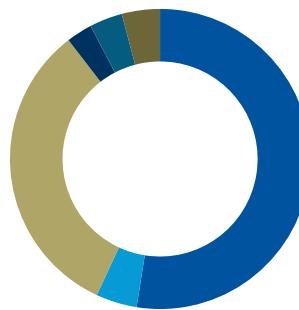
Minimal Construction Exposure

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

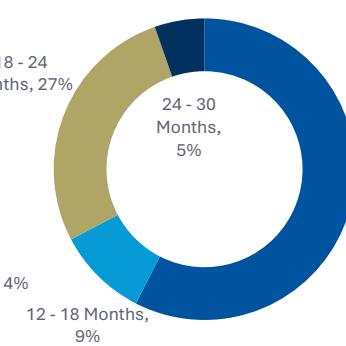
Transparency

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

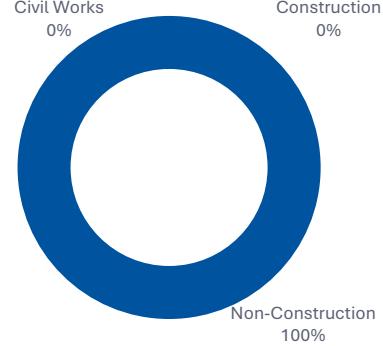
Geographic Exposure



Maturity Profile



Investment Type



All data is accurate as at 31 December 2025.

Key Fund Details

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

Platforms



Existing Portfolio Summary

Fund Inception	August 2020
Unit Price	\$1.0870
Number of Investments	35
Weighted Average LVR	57%
Weighted Average Time to Maturity	8.6 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



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