

# 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.

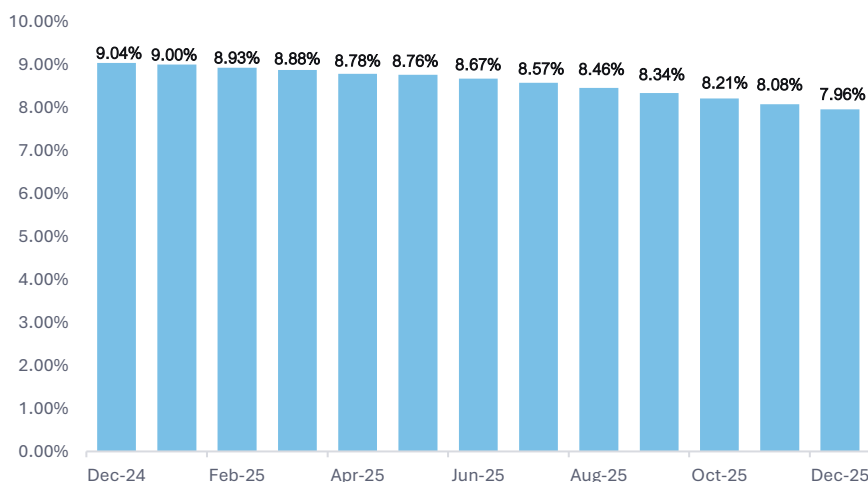
### Fund Performance

	1 Month	3 Month	1 Year	3 Year	ITD <sup>1</sup>
Net Return	0.60%	1.79%	7.96%	8.42%	8.19%

<sup>1</sup> 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.

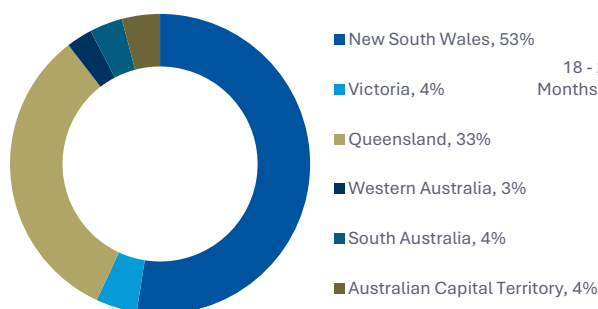
#### Minimal Construction Exposure

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

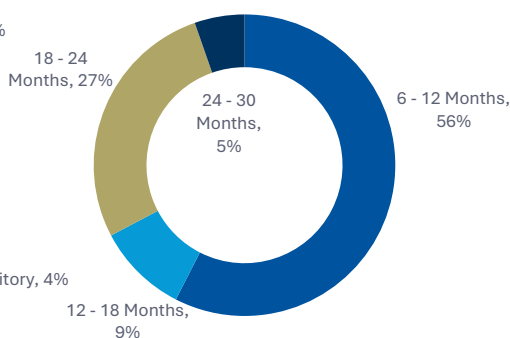
#### Transparency

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

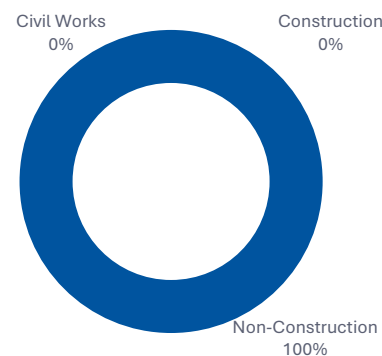
### Geographic Exposure



### Maturity Profile



### Investment Type



All data is accurate as at 31 December 2025.

## Key Fund Details

<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.

## Existing Portfolio Summary

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

## Platforms



## 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

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