

REALM STRATEGIC INCOME FUND ENDURING UNITS

DECEMBER 2024

REALM INVESTMENT
HOUSE

FUND OBJECTIVE

The strategy targets a return of 4.75% p.a. over the RBA cash rate. The Fund may suit investors seeking a high yield return with a moderate to high risk tolerance.

FUND DETAILS

Distribution

Frequency: Quarterly

Applications: Monthly

Next Redemptions Window:

31 January; \$216,000,000

Pricing & Reporting Frequency:

Monthly

Inception Date: 21.2.2020

Fund size: \$2.17b

Benchmark: RBA Cash Rate

Buy/Sell: 0.20%/0.00%

APIR Codes: OMF5868AU

Management Fees: 0.99% Net of GST

Responsible Entity:

One Managed Investment Funds Ltd

Custodian: State Street Australia Limited



RECOMMENDED



NET PERFORMANCE

Period	Enduring Units	RBA Cash Rate Return
1 month	0.82%	0.36%
3 month	2.36%	1.08%
6 month	4.92%	2.16%
1 Year p.a	10.49%	4.35%
2 Years p.a	10.30%	4.11%
3 Years p.a	8.72%	3.16%
Since Inception p.a*	7.62%	2.00%

*Past performance is not indicative of future performance. Inception date is 21 February 2020.

FUND STATISTICS

Running Yield	9.91%
Yield To Maturity	9.54%
Volatility†	0.25%
Interest rate duration	0.07
Credit duration	1.17
Average Credit Rating	BBB
Number of positions	544
Average position exposure	0.18%
Worst Month*	0.28%
Best Month*	0.99%

Calculated on Enduring Units unless otherwise stated. *Since Inception 21 February 2020. †Trailing 12 Months Calculated on Monthly observations. *Since Inception Calculated on Monthly observations

GROSS RUNNING YIELD* 9.91%

*Past performance is not indicative of future performance. The Gross Running Yield is the pre-fee income attributable to the portfolio, total return will be a function of this yield minus the fee. Please note the unit price can also experience modest variance as pay out of distributions sit at 95%. All outstanding amounts will be paid at the 30th of June.

FUND STRATEGY

Realm Investment House (RIH) partners with banks, best of breed non-bank financiers and corporates to fund high quality wholesale banking facilities, in particular mortgages and loans. The nature of the assets the strategy holds delivers investors an additional structural premium which is a function of the liquidity and complexity of these assets. Diversification within the Fund is achieved by diversifying banking partners, facility sponsors and the number of individual facilities. RIH's risk management and assessment overlay are used in assessing eligible exposures and actively managing & monitoring the risk of each funding facility exposure during the life of the fund.

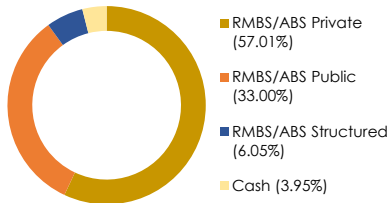
FUND WITHDRAWAL WINDOWS

The next withdrawal window will be closing at 5pm AEDT on 31 January. We are accepting redemption requests for up to \$216,000,000 (about 10% of fund assets). The fund holds 37.87% in cash and marketable securities. Further details have been posted on our website. See the link on page 3.

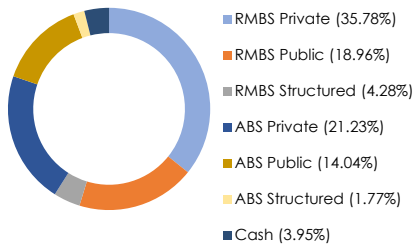
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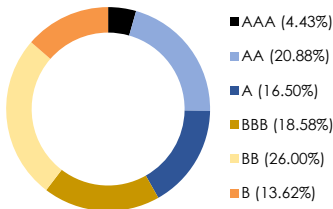
PORTFOLIO COMPOSITION



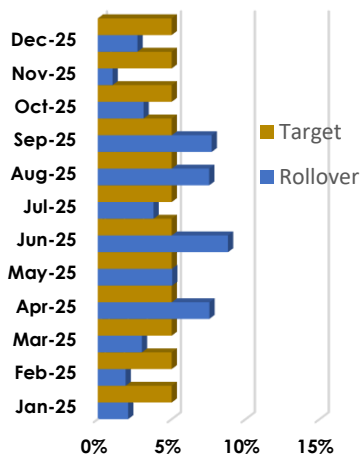
COLLATERAL TYPE



CREDIT QUALITY



ROLLOVER VS TARGET



49% of the fund will rollover into cash in the next 12 months.

FUND UPDATE

The portfolio is invested across a range of Private ABS/RMBS Facilities (57.01%), Public ABS/RMBS Facilities (33.00%) and Structured Secured Facilities backed by loans (6.05%). The weighted average credit rating of the portfolio sits at BBB, a weighted credit duration of 1.17 years and a pre fee running yield of 9.91%.

The month of December saw the Realm Strategic Income Fund close three new transactions, with two others in the final stages of completion for the coming month. The fund recorded a **gross running yield of 9.91% as at month end, while maintaining a weighted average credit rating of investment grade (BBB).**

Fund performance was again mainly attributed to the accrual of the underlying assets, with the fund also receiving a small amount of capital appreciation through the public assets. All funded transactions remain comfortably within the agreed covenants, while the transaction pipeline continues to expand, with fresh deals entering the fund flow and several new issuers under evaluation.

PORTFOLIO RISK ANALYSIS

Housing Market Performance; Australian residential property values depreciated 0.2% over the month of December, as reported by the CoreLogic 5 Capital City aggregate property index.

Falls over the month were primarily driven by Sydney and Melbourne markets, falling 0.6% and 0.7% respectively. These falls were led by housing, falling 0.7% in Sydney and 0.8% in Melbourne, while units fell 0.3% in Sydney and 0.5% in Melbourne. Across the remaining cities of Brisbane, Adelaide and Perth, prices appreciated with unit prices rising faster than house prices in all three cities. Prices appreciated the most in Perth, with houses increasing 0.6% while units increased 1%.

Auction clearance rates fell into the last few trading weeks of the year as buyers and sellers both break for the Christmas break, with a significant number of new houses reported to be newly listed in the new year.

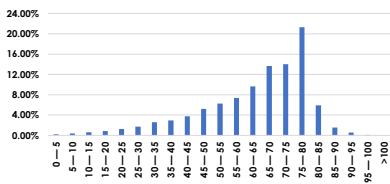
In terms of sector performance, arrears within the system remain low and our outlook for the strategy remains constructive.

REALM STRATEGIC INCOME FUND ENDURING UNITS

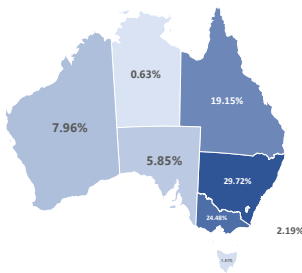
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WEIGHTED AVERAGE PORTFOLIO LVR



GEOGRAPHIC EXPOSURE



PLATFORM AVAILABILITY

- Australian Money Markets
- AMP North
- BT Panorama/Wrap
- CFS Edge
- HUB24
- Macquarie Wrap
- Mason Stevens
- Netwealth
- Powerwrap
- Praemium
- Xplore Wealth

OTHER FUND DETAILS

Unit Pricing and Unit

Price History:

<https://www.realminvestments.com.au/our-products/realm-strategic-income-fund-enduring-units/>

Liquidity Window Notice:
Limited Withdrawal Offer
– January 2025

TRANSACTION AND MARKET FLOW

Market Update; Structured credit markets continued to tighten alongside credit markets over the course of the month, with the final transactions for the year looking to price prior to Christmas. Transactions remained very well bid into year end with limited secondary supply, as investors continue to hold bonds rather than sell to the market and risk not being able to refill their positions over the Christmas break. New transactions priced over a variety of sub asset classes including Autos, prime and non-conforming RMBS, with a several transactions lining up to look to issue early into the new year.

Private Assets; Private market yields are narrowing in line with public markets but remain significantly wider overall. Investor interest in Australian structured credit remains strong, with demand in the sector staying elevated. Funded transactions continue to perform well, consistently meeting or exceeding expectations and maintaining good headroom within the established portfolio parameters.

Portfolio Pipeline; The fund maintains a strong deal flow pipeline with eight transactions currently within the final stages of documentation and funding. Sixteen facilities remain in due diligence portions of the funding pipeline with a further four opportunities due to be screened in. The fund will continue to utilise this pipeline to accommodate unitholder demand and assist the fund in meeting its stated return outcome.

HOUSING ARREARS & PORTFOLIO PERFORMANCE

Portfolio arrears improved 13bps over the month to 1.53% for the month of December. Arrears continue to perform well within expectations, and continue to be monitored closely.

With respect to market performance, Prime arrears as reported by S&P's SPIN index for October improved 3bps to 0.87%. Nonconforming arrears improved 12bps to 3.89%. Arrears on auto loans as reported by S&P for the November period weakened 16bps to 1.33%. All results remain strong in comparison to both market expectations and historic index levels.

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