

REALM STRATEGIC INCOME FUND ENDURING UNITS

FEBRUARY 2025

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: Monthly

Applications: Monthly

Next Redemptions Window:

28 February; \$233,000,000

Pricing & Reporting Frequency:

Monthly

Inception Date: 21.2.2020

Fund size: \$2.29b

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	0.72%	0.32%
3 month	2.33%	1.05%
6 month	4.85%	2.13%
1 Year p.a	10.19%	4.33%
2 Years p.a	10.28%	4.20%
3 Years p.a	8.97%	3.39%
Since Inception p.a*	7.69%	2.07%

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

FUND STATISTICS

Running Yield	9.96%
Yield To Maturity	9.40%
Volatility†	0.34%
Interest rate duration	0.06
Credit duration	0.99
Average Credit Rating	BBB
Number of positions	540
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* 9.96%

*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.

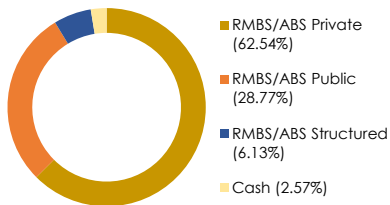
FUND WITHDRAWAL WINDOWS

The next withdrawal window will be closing at 5pm AEDT on 28 February. We are accepting redemption requests for up to \$233,000,000 (about 10% of fund assets). The fund holds 33.55% in cash and marketable securities. Further details have been posted on our website. See the link on page 3.

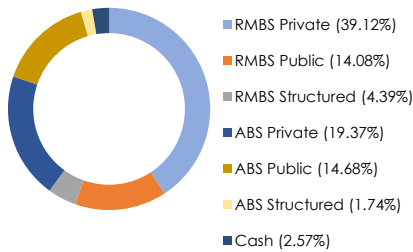
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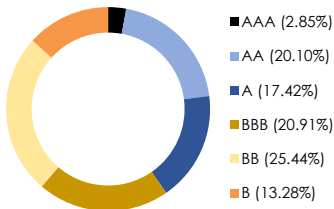
PORTFOLIO COMPOSITION



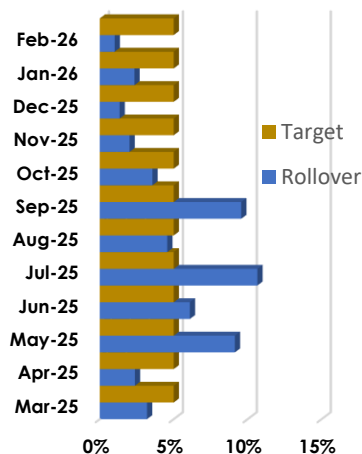
COLLATERAL TYPE



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 (62.54%), Public ABS/RMBS Facilities (28.77%) and Structured Secured Facilities backed by loans (6.13%). The weighted average credit rating of the portfolio sits at BBB, a weighted credit duration of 0.99 years and a pre fee running yield of 9.96%.

The month of February saw the Realm Strategic Income Fund close three new transactions, with three others in the final stages of completion for the coming month. The fund recorded a **gross running yield of 9.96% as at month end, while maintaining a weighted average credit rating of investment grade (BBB).**

Portfolio performance was attributed this month mainly to the high accrual of both the public and private assets within the book, with a small amount of capital price appreciation in public assets over the month. Portfolio positions continue to perform well and demonstrate a good amount of headroom between the imposed covenants.

PORTFOLIO RISK ANALYSIS

Housing Market Performance; Australian residential property values appreciated 0.3% over the month of February, as reported by the CoreLogic 5 Capital City aggregate property index.

All capital cities recorded gains, with both housing and units recording average gains of 0.3% respectively. Sydney and Melbourne markets both saw housing increases outpace units, with houses increasing 0.3% for Sydney and 0.4% for Melbourne. On the other hand, units increased 0.2% for both cities. Prices appreciated again in the remaining capital cities of Brisbane, Adelaide and Perth, however the rise was led by unit prices, which rose faster than house prices in all three cities. Perth unit prices appreciated the most (1.1%) while housing prices appreciated most in Adelaide (increasing 0.3%).

Auction clearance rates rose into February with the number of clearing auctions beginning to ramp up again. Meanwhile lending indicators for the December quarter were released over the month, with new loan commitments falling 0.4% over the period. This was led by investors (decreasing 4.5%) while owner occupiers increased 2.2%.

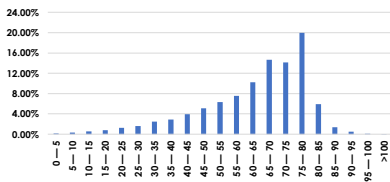
In terms of sector performance, arrears within the system remain low and our outlook for the strategy remains constructive.

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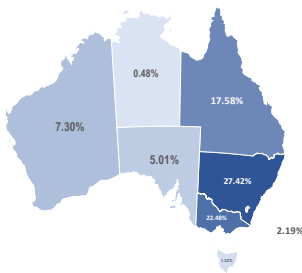
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REALM INVESTMENT
HOUSE

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
– March 2025

TRANSACTION AND MARKET FLOW

Market Update; Structured credit markets reopened with a flurry of new primary activity over February. New transactions mandated very early into the month, across regional, prime and non-conforming RMBS and ABS transactions. All deals continue to attract substantial investor demand, with high levels of oversubscription on all tranches in the capital structure, but most notably senior (AAA – rated) tranches. Mezzanine (A-BBB) and junior mezzanine (Sub investment grade) tranches also continue to tighten across all subsectors. Transaction economics continue to look increasingly favourable for issuers, who are expected to continue to issue new public transactions.

Private Assets; High demand for Australian structured credit continues to grind spreads tighter, with elevated global investor interest continuing to be apparent in both public and private markets. While yields in private markets are tightening alongside public markets, they continue to exhibit a substantial premium. All funded transactions continue to demonstrate strong performance, maintaining significant headroom relative to portfolio parameters and covenant limits.

Portfolio Pipeline; The fund maintains a strong deal flow pipeline with five transactions currently within the final stages of documentation and funding. Eighteen facilities remain in due diligence portions of the funding pipeline with a further five 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 weakened 16bps over the month to 1.81% for the month of February as is seasonally expected. Arrears continue to perform well within expectations, and continue to be monitored closely.

Prime arrears as reported by S&P's SPIN index for December weakened 7bps to 0.87%. Nonconforming arrears weakened 33bps to 4.18%. Arrears on auto loans as reported by S&P for the January period weakened 10bps to 0.85%. All results remain strong in comparison to both market expectations and historic index levels.

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