

Realm May Update 6th June 2018

Portfolio Positioning

- Portfolio risk bottomed in the last quarter of the 2017 calendar year, as credit reached its absolute tights.
- Since then we have seen an increase in most risk products as credit began to weaken through quarter one 2018.
- The month of May saw us take the largest increase in portfolio risk in approximately 2 years.
- Targeted portfolio standard deviation now at 1.05% which is benchmark and translates to the fund currently targeting 3% over cash after fees.
- By comparison targeted risk was down to 0.58% in March 2018.
- This is consistent with our contrarian and opportunistic portfolio approach

	March '16 June '17		September '17	December '17	March '18	April '18	Now	Strategic	Over Under
Cash & Short Dated Liquidity	13.8%	40.1%	47.9%	35.8%	34.9%	39.9%	32.0%	10.0%	22.0%
Corporate Bond	8.3%	12.7%	13.4%	25.0%	28.0%	22.9%	24.0%	10.0%	14.0%
Subordinated Debt/Corp Hybrid	24.8%	7.0%	7.1%	4.5%	7.5%	9.4%	9.9%	20.0%	-10.1%
Bank T1	23.6%	5.9%	4.4%	6.0%	7.8%	9.2%	10.4%	15.0%	-4.6%
RMBS	25.3%	26.7%	21.7%	20.9%	15.7%	16.7%	18.3%	30.0%	-11.7%
ABS	3.9%	2.1%	2.5%	2.9%	3.1%	2.9%	5.4%	5.0%	0.4%
Government Bonds (IRD Position)	0.50	0.25	0.29	0.22	0.20	0.18	0.14	1.00	-0.86
Credit Duration	3.79	2.01	1.94	2.35	2.11	2.30	2.64	3.00	-0.36

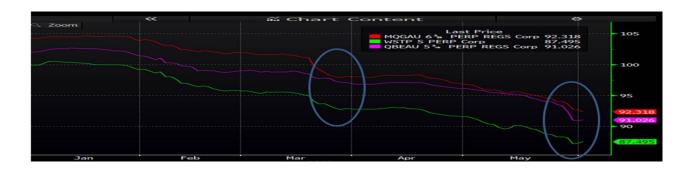
Current Themes – Asian Crowding Out

- Forget Italy, in our time-zone something much bigger is happening that is having a much more meaningful impact on secondary performance of Aussie credit names. Chinese Issuance in USD has surged taking the attention of Asian real money investors and driving Aussie names in USD (in particular Perp and bank capital product), to trade meaningfully weaker.
- Look at two grabs below, issuance by Chinese names in USD has increased more than 6-fold compared to same time last year. A great number of the issues have been very low rated (U/R, up to high single B). Paying double digit yields in USD with sales incentives which can approach 2%.
- Issuance is being driven by Chinese crackdown on leverage in the economy supporting speculation. Interestingly book builds being primarily taken down by real money investors out of Asia. Shadow banking crackdown is forcing risk into more conventional channels.
- Showing the rising impact of the Asian bid into our credit market and the importance of keeping a close eye on this market.
- Primary performance has stabilised recently which gives us some comfort that we have found a near term bottom. That said another leg higher in rates will see absolute prices drop, however we are hedging these positions for rate movement which would act to protect the downside in the event of a duration driven sell off.



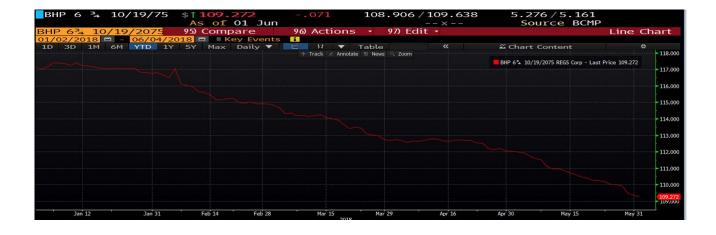
Current Themes - USD AT1

- · Aussie name USD perps have been particularly hard hit. Worst performing credit sub-sector (with EM) at the moment.
- Took first bite at theme in late March at prices well below quoted marks and have increased theme exposure in late May. We maintain headroom to double our allocation to the theme from here and are likely to do so as opportunities present.
- Street is now square after having dragged along an overhang for most of this calendar year.



Current Themes - USD Corp & Sub

- Weakness is broader than USD AT1, we are also seeing meaningful underperformance in other more seasoned USD perpetual securities. Case in point is BHP sub below.
- This security exhibits a lot of what Asian investors dislike. A high capital price and negative price momentum is a turn off and now sees this security trading at 245 over treasury. Not bad for an absolutely pristine credit. Indeed, this spread is wider than what second rate Aussie corporates are raising money at on the ASX.
- More recently we have also seen a material weakening in IG corporate, Bluescope, Santos, Asciano to name a few have all leaked wider as crowding out and negative price momentum has seen these names meaningfully underperform.



Current Themes – Unsecured, The Rest

- The FRN market remains extremely tight when one considers what is going on overseas. In particular our floating Tier 2
 market.
- Virgin issued in AUD two weeks ago, wasn't out of choice, but rather a function that a USD line would have needed to yield much more than 8.25% at a single B rating.
- If foreign markets snap back our market may cruise through without being disrupted, however if it persists expect Aussie FRN product to leak wider.
- On listed Tier 1, this market now sits between 380 and 410 over at the mid to longer end of the curve. These are level which we believe are fair. Focus on securities that are less exposed to a change in government (NPV cash-flows, increasing post June 19 discount).
- Portfolio transitioning, stock selection being moved to attach itself to specific themes and away from maintaining risk at a portfolio level. Reduce fillers, increase killers.

Realm Investment House, Level 17, 500 Collins St, Melbourne, VIC, 3000, AUS T: +613 9008 7290 W: www.realminvestments.com.au

E: ClientServices@realminvestments.com.au

Realm Investment Management Pty Ltd ACN 158 876 807, a corporate authorised representative number 424705 of Realm Pty Ltd ACN 155 984 955 AFSL 421336 (Realm) is the investment manager of the Realm High Income Fund (ARSN 159 673 533), the Realm Cash Plus Fund (ARSN 622 892 844) and the Realm Capital Series Fund (ARSN 624 861 589) collectively the Funds. One Managed Investment Funds Limited (ABN 47 117 400 987) (AFSL 297042) is the responsibility entity of the Funds (OMIFL). The information contained in this document was not prepared by OMIFL but was prepared by other parties. While OMIFL has no reason to believe that the information is inaccurate, the truth or accuracy of the information contained therein cannot be warranted or guaranteed. Anyone reading this report must obtain and rely upon their own independent advice and inquiries. Investors should consider the product disclosure statement (PDS) issued by OMIFL before making any decision regarding the Funds. The PDS contains important information about investing in the Funds and it is important investors obtain and read a copy of the PDS before making a decision about whether to acquire, continue to hold or dispose of units in the Funds. You should also consult a licensed financial adviser before making an investment decision in relation to the Funds.

A copy of the Ordinary Units and Wholesale Units PDS, Adviser Units PDS, Additional PDS for the Realm High Income Fund (ARSN 159 673 533) (Dated 5 October 2017), Ordinary Units for Realm Cash Plus Fund (ARSN 622 892 844) (Dated 12 December 2017) and Realm Capital Series 2018-1 Units for the Realm Capital Series Fund (ARSN 624 861 589) (Dated 4 April 2018) and continuous disclosures may be obtained from http://oneinvestment.com.au/ Realm believes that the information contained in this document is accurate when issued. Realm does not warrant that such information or advice is accurate, reliable, complete or up-to-date, and to the fullest extent permitted by law, disclaims all liability of Realm and its associates.

Realm is authorised to give general advice to WHOLESALE investors (within the meaning of section 761G of the Corporations Act 2001 (Cth)) only. The information on this document has been prepared on this basis and is for use by such wholesale clients only and no other persons. If you are a RETAIL investor, we are not authorised by our AFSL to give any advice to you, or distribute any research, media and any content, in any form to you, including allowing you access to this website. We highly recommend you seek independent financial advice via a financial planner.

Realm did not take into account the investment objectives, financial situation and particular needs of any individual person. The information contained in this document must not be copied or disclosed in whole or in part without the prior written consent of Realm, and Realm accept no liability whatsoever for the actions of third parties in this respect. It is presented for informational purposes only and is not to be construed as a solicitation or an offer or recommendation to buy or sell any securities. Any opinions expressed in this document may be subject to change. Realm is not obliged to update the information. The information must not be used by recipients as a substitute for the exercise of their own judgment and investigation. Neither Realm nor any of their directors, employees or agents accept any liability for any loss or damage arising out of the use of all or part of, or any omission, inadequacy or inaccuracy in, this document. OMIFL and Realm do not guarantee the performance of the Fund or the repayment of any investor's capital. To the extent permitted by law, neither OMIFL nor Realm, including their directors, senior executives, employees, consultants, advisers, officers or authorised representatives, are liable for any loss or damage arising as a result of reliance placed on the contents of this document.

Realm, its officers, employees, agents and associates ("Associates") from time to time hold interests in securities of corporations or investment vehicles referred to in documents provided to clients. All information contained herein is confidential and proprietary to Realm and, accordingly, this material is not to be reproduced in whole or in part or used for any purpose except as authorised by Realm. It is to be treated as strictly confidential and not disclosed directly or indirectly to any other person, firm or entity. Some of the products and services will only be offered to wholesale clients as defined in section 761G of the Corporations Act (Cth).

This document is not, and is not intended to be, an offer or invitation for subscription or sale, or a recommendation, with respect to any securities, nor is it to form the basis of any contract or commitment. This document does not purport to identify the nature of the specific market or other risks associated with these products. Before entering into any transaction in relation to the products, the investor should ensure that it fully understands the terms of the products and the transaction, relevant risk factors, the nature and extent of the investor's risk of loss and the nature of the contractual relationship into which the investor is entering. Prior to investing in these products, an investor should determine, based on its own independent review and such professional advice as it deems appropriate, the economic risks and merits, the legal, tax accounting characteristics and risk, and the consequences of an investment in them. This is not a substantive commentary or analysis by Realm and has not been prepared as a research product or comments by a research analyst.

Past performance is not indicative of future performance. Information in this document is current as at 6 June 2018.