

INVESTMENT OBJECTIVE & STRATEGY

The Dominion Income Trust 1 (ASX: DN1) seeks to provide monthly income through investing in a portfolio note targeting distributions to Unitholders of approximately the **1-month BBSW rate plus a Margin of 3.50% per annum net of fees**. The note primarily invests in a portfolio of debt securities, loans, trusts, notes, and bank facilities, and has a maturity date of 6 years, which Realm intends to call on the optional redemption date in 5 years from the issue date. The note is expected to execute the strategy largely through investing in a blend of various investment funds managed by Realm, however, retains the ability to directly hold securities outside of the funds.

NET PERFORMANCE

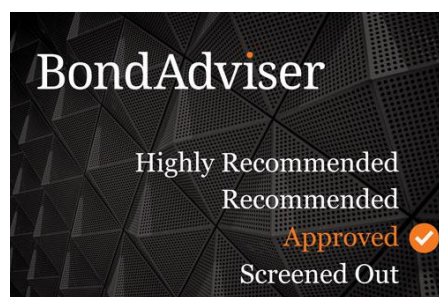
Period	Total Return	1mBBSW Return
1 month	0.61%	0.30%
3 month*	1.84%	0.92%
Since Inception**	3.87%	1.93%

*Performance figures are rounded to 2 decimal points. The Total Return figure is based on NTA, and not the security's share price.

**Past performance is not indicative of future performance. Inception date 27th February 2025.

Month End ASX Closing Price	\$103.19
NTA Per Unit	\$100.28
Distribution paid during month of Aug (cents/unit)	59.5274
Net Target Distribution	1-month BBSW + 3.50% p.a.
Distribution Frequency	Monthly
Management Fee	0.50% p.a.

The Dominion Income Trust 1 invests entirely in a note held by the Dominion Investment Trust. An update on the Dominion Investment Trust can be found [here](#).



ASX Ticker	ASX: DN1
Listing Date	4 March 2025
Expected Call	27 February 2030
Maturity Date	27 February 2031
Units on Issue	3,450,000
ARSN	683 392 743
Manager	Dominion Investment Management Pty Ltd
Trustee	Equity Trustees Limited (ACN 004 031 298)

Available platforms

BT Panorama, CFS Edge, DASH, HUB24, Macquarie Wrap, Mason Stevens, My North, Netwealth, Praemium

WHY DOMINION INCOME TRUST 1?

 MONTHLY INCOME Targeted monthly distribution of 3.50% p.a. above the 1-month BBSW. The nature of the structure provides a high level of certainty around the ability to meet the targeted return.	 EMBEDDED EQUITY THRESHOLD Realm & Co-Investors provide an Equity Threshold held underneath trust assets as loss absorption to protect holders until maturity date of the note. Any net income must be used to restore the Equity Threshold rather than be distributed.
 MATURITY DATE & MARGIN STEP UP Note issued with a maturity date of 6 years, intended to be called in 5 years from issue date. If the note is not called after 5 years, the Margin for the remaining term is increased by 1% per annum until maturity date.	 PORTFOLIO DIVERSIFICATION A Note is a debt instrument and is expected to have low correlation to public equities, and expected to be more correlated to credit markets. The portfolio will benefit from being exposed to Realm's broad investment strategies and universe.

ABOUT REALM

Realm are a dynamic, market leading Australian based Credit and Fixed Income Manager, investing across both Public Debt and Private Debt assets backed by a 12-year track record.

Realm manages in excess of \$10bn across multiple debt strategies; including the flagship Realm High Income Fund, the Realm Global High Income Fund AUD, the Realm Short Term Income Fund, and the Realm Strategic Income Fund, which have all met or exceeded their respective return targets since inception.

Led by a Senior Leadership team comprised of Head of Bank Capital & Corporate Credit *Andrew Papageorgiou*, Head of Structured Credit *Robert Camilleri*, Head of Strategy & Risk *Ken Liow*, and Head of Distribution *Broc McCauley*, Realm are a team of 28 members across Melbourne and Sydney offices, with 16 experienced investment professionals. Andrew, Robert, and Ken, who head up the investment teams have an average of 27 years of investment market experience each and are well supported by a deep and experience investment team.

The growth of Realm has been underpinned by its ability to meet the stated objectives of their investment strategies for over a decade. This has been driven by a fundamentally oriented, largely contrarian, investment approach, which is supported by a comprehensive range of quantitative tools.

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Dominion Investment Management Pty Ltd ACN 681 916 030 (**Manager**), a corporate authorised representative number 001312185 of Realm Pty Ltd ACN 155 984 955 AFSL 421336 (**Realm**) is the investment manager of the Dominion Investment Trust ABN 55 743 359 946 (**Scheme**). Equity Trustees Limited ("Equity Trustees") (ABN 46 004 031 298), AFSL 240975, is the Trustee for the Dominion Income Trust 1 ("the Fund"). Equity Trustees is a subsidiary of EQT Holdings Limited (ABN 22 607 797 615), a publicly listed company on the Australian Securities Exchange (ASX: EQT). The information contained in this fact sheet (**Document**) has been prepared by the Manager and relates to the offer by EQT as Trustee of the Scheme (**Issuer**) to issue units in the Scheme, to be listed on the ASX with ticker code "DN1" (**Units**). While neither the Manager nor EQT has any reason to believe that the information is inaccurate, the truth or accuracy of the information contained in this Document is expressly not warranted or guaranteed. Anyone receiving this Document must obtain and rely upon their own independent advice and inquiries. The offer of the Units is made by, or is accompanied by, a Product Disclosure Statement (**PDS**), which should be read together with target market determination (**TMD**) issued by EQT. The PDS contains important information about investing in the Units 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. Any person wishing to acquire Units is required to complete the application form in or with the PDS. You should also consult a licensed financial adviser before making an investment decision in relation to the Units.

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