

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	0.76%	0.36%
3 month	2.06%	1.07%
6 month	3.84%	2.10%
1 year	7.55%	3.90%
Since Inception p.a.**	7.62%	3.88%

*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	\$99.79
NTA Per Unit	\$100.25
Distribution paid during month of August (cents/unit)	66.3527
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 is designed to support the ability to meet monthly distributions.



EMBEDDED EQUITY THRESHOLD

Realm & Co-Investors provide an Equity Threshold held underneath trust assets as loss absorption to protect holders until the 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.

*See the [PDS](#) for further information on distributions.

ABOUT REALM

Realm is a dynamic, market leading Australian based Credit and Fixed Income Manager, investing across both Public Debt and Private Debt assets backed by a 14-year track record.

Realm manages in excess of \$12bn 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 has a team of 44 members across Melbourne, Sydney, Brisbane and London offices, with 20 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.

REALM INVESTMENT HOUSE CONTACTS

DISTRIBUTION

Broc McCauley

Head of Distribution

T: 0433 169 668

 E: broc.m@realminvestments.com.au
John Hawkins

Distribution Manager - VIC/WA

T: 0408 841 886

 E: john.h@realminvestments.com.au
James Young

Distribution Manager - QLD

T: 0401 064 035

 E: james.y@realminvestments.com.au
Jack Dawson

Client Services

T: 03 9112 1150

 E: jack.d@realminvestments.com.au

LEVEL 3, 30 Collins Street Melbourne VIC 3000

LEVEL 8, 31 Market Street Sydney NSW 2000

GENERAL DISCLAIMER

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.

This Document is only available to wholesale clients (within the meaning of section 761G of the Corporations Act 2001 (Cth)) (**Wholesale Client**) and must not be passed on (whether directly or indirectly) to any retail client (within the meaning of section 761G of the Corporations Act 2001 (Cth)). By receiving this Document, you expressly acknowledge and represent that you are a Wholesale Client.

A copy of the PDS and TMD may be obtained from <https://www.realminvestments.com.au/dominion-income-trust-1>. Neither the Manager nor EQT warrant that the information in this Document is accurate, reliable, complete or up-to-date, and to the fullest extent permitted by law, disclaims all liability of the Manager, EQT, Realm and their directors, senior executives, employees, agents, consultants, advisers, officers, authorised representatives and associates (**Covered Personnel**).

This Document is not a product disclosure statement, prospectus or other offer Document under Australian law or any other law. This Document has not been filed, registered or approved by regulatory authorities in any jurisdiction. The information contained in this Document is qualified in its entirety by reference to the PDS, which contains additional information about the investment objective, terms and conditions of an investment in the Units. No person has been authorised to make any statement concerning the Units other than as set forth in the PDS and any such statements, if made, may not be relied upon.

In preparing this Document, the Manager did not take into account the investment objectives, financial situation and particular needs of any person. The information contained in this Document must not be copied or disclosed in whole or in part without the prior written consent of the Manager, and the Manager accepts no liability whatsoever for the actions of third parties in this respect. This Document is provided 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. The Manager is not obliged to update the information in this Document. The information in this Document must not be used by recipients as a substitute for the exercise of their own judgment and investigation. None of EQT, the Manager, Realm nor any Covered Personnel accepts 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. Neither the Manager nor EQT nor Realm guarantees the performance of the Units or the repayment of any investor's capital. To the extent permitted by law, neither the Manager nor EQT nor Realm nor any of their Covered Personnel, is liable for any loss or damage arising as a result of reliance placed on the contents of this Document.

The Manager, Realm and their Covered Personnel from time to time hold interests in securities of corporations or investment vehicles referred to in materials provided to clients. All information contained herein is confidential and proprietary to the Manager and Realm and, accordingly, this material is not to be reproduced in whole or in part or used for any purpose except as authorised by the Manager and Realm. It is to be treated as strictly confidential and not disclosed directly or indirectly to any other person, firm or entity.

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 Units, the investor should ensure that it fully understands the terms of the Units 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 the Units, 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 Document does not contain substantive commentary or analysis by the Manager and has not been prepared as a research product or comments by a research analyst.

Past performance is not indicative of future performance. All future rates and performance indicators are targets or estimates only and there is a risk that these are not achieved. Information in this Document is current as at the 31st August 2026.

General Advice Warning: Any advice given by the Manager is general advice, as the information or advice given does not take into account your particular objectives, financial situation or needs. Therefore, at all times you should consider the appropriateness of the advice before you act further.

Ratings are not the only factor to be taken into account when deciding whether to invest in a financial product.

ZENITH DISCLAIMER

The Zenith Investment Partners (ABN 27 103 132 672, AFS Licence 226872) ("Zenith") rating (assigned February 2025 referred to in this document is limited to "General Advice" (s766B Corporations Act 2001) for Wholesale clients only. This advice has been prepared without taking into account the objectives, financial situation or needs of any individual and is subject to change at any time without prior notice. It is not a specific recommendation to purchase, sell or hold the relevant product(s). Investors should seek independent financial advice before making an investment decision and should consider the appropriateness of this advice in light of their own objectives, financial situation and needs. Investors should obtain a copy of and consider the PDS or offer document before making any decision and refer to the full Zenith Product Assessment available on the Zenith website. Past performance is not an indication of future performance. Zenith usually charges the product issuer, fund manager or related party to conduct Product Assessments. Full details regarding Zenith's methodology, ratings definitions and regulatory compliance are available on our Product Assessments and at <http://www.zenithpartners.com.au/RegulatoryGuidelines>