dominion
POWERED BY REALM

DOMINION INCOME TRUST 1

ASX: DN1

INVESTMENT OBJECTIVE

The Dominion Income Trust 1 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.

INVESTMENT STRATEGY

The Dominion Income Trust 1 will invest in a note that intends to gain exposure to debt instruments including loans, trust interests, notes, and bank facilities originated or issued by corporates, banks, and non-bank financial debt issuers who have demonstrated strong financial performance and underwriting, as assessed by the Manager's investment and risk management process. 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.

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 RESERVE

Realm & Co-Investors to provide an Equity Reserve of [4% or $10m] 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 Reserve rather than be distributed.

MATURITY DATE & MARGIN STEP UP

Note to be 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.

Zenith RECOMMENDED

BondAdviser
Highly Recommended
Recommended
Approved
Screened Out

REALM INVESTMENT HOUSE

DOMINION INCOME TRUST 1

ASX: DN1

KEY INFORMATION

Investment Manager	Dominion Investment Management Pty Ltd ACN 681 916 030 Authorised Representative of Realm Pty Ltd ACN 155 984 955
Trustee	EQT Responsible Entity Services Limited ACN 101 103 011
ASX Code	*ASX:DN1*
Target Return	1-month BBSW + 3.50% p.a.
Distribution Frequency	Monthly
Issue price per unit	$100
Expected Call Date	5 years from issue date
Maturity Date	6 years from issue date
Minimum Units issued	1,500,000 ($150,000,000)
Maximum Units issued	3,000,000 ($300,000,000)

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 $12n 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.

Lead 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.

Arrangers & Joint Lead Managers	Joint Lead Managers
National Australia Bank Limited	Canaccord Genuity (Australia) Limited
Morgans Financial Limited	Shaw and Partners Limited
E&P Capital Pty Ltd	Wilsons Corporate Finance Limited
Commonwealth Securities	

KEY RISKS

All investments carry an element of risk. There is no guarantee the Investment Strategy will meet its objectives, and failure to do so could negatively impact the performance of the Notes, which in turn may impact the trust and ultimately its ability to pay Unitholders. Key risks may include but are not limited to;

- Investment strategy risk
- Investment specific & credit rating risk
- Interest rate risk
- Credit spread risk
- Market risk
- ASX related market risks
- Investment in Managed Funds
- Default risk

For a more comprehensive summary of risks, please refer to Section 9 of the Product Disclosure Statement.

REALM INVESTMENT HOUSE CONTACTS

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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 Income Trust 1 ARSN 683 392 743 (**Scheme**). Equity Trustees Limited ABN 50 055 641 757 AFSL 240975 is the responsible entity of the Scheme (**Equity Trustees**). The information contained in this fact sheet (**Document**) has been prepared by the Manager and relates to the offer by EQT as responsible entity 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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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 20th January 2025.

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EQT DISCLAIMER

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