

## Fund Strategy

The Realm Strategic Income Fund 2018-1 Units (Fund) (Formerly known as the Realm Capital Series Fund 2018-1 Units) has invested in balance sheet funding, secured corporate loans and syndicated bank warehousing facilities. Realm Investment House (RIH) will partner with the major banks and best of breed non-bank corporate lenders to acquire exposures in these newly capitalised facilities. RIH's assessment of the opportunities will generate good risk adjusted income returns, particularly when compared to the 'public term out market' for the same level of risk.

## Fund Objective

The strategy targets a return of 4.75% p.a. over the RBA cash rate over the life of the strategy. The Fund may suit investors seeking a high yield return with a moderate to high risk tolerance.

## Fund Features

While the termination and return of investor funds is available on the 5<sup>th</sup> anniversary (22.6.23) the manager will help facilitate off market transfers (Application Liquidity) on a case by case basis.

## Net Performance

Period	2018-1 Units	RBA Cash Rate Return
1 Month	0.44%	0.01%
3 Month	1.32%	0.04%
6 Month	2.81%	0.10%
1 Year	5.84%	0.32%
2 Year	6.92%	0.74%
Since Inception*	7.06%	0.90%

Gross Running Yield\* 6.31%

\*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 30<sup>th</sup> of June.

## Fund Structure

The fund is structured to take advantage of the premium in complexity, aversion and liquidity in the bank facility and secured loan market. A key feature of the funds design is to match these return attributes with assets that would present no more credit risk in the market, if they traded over the counter (OTC).

We purposely designed the investment period so we can confidently extract these premiums from the market, and in times of high volatility protect investors capital from those investors try to access liquidity from these asset – when liquidity in the market in general is trading at a super-premium. If it was possible to redeem from the fund, we would be selling assets into a market where we should be deploying our capital to capture these return premiums.

In the next 6 months we will see some of the bank facilities roll over and it is our expectation to be able to reprice these assets with a higher rate of return.

The Realm Strategic Income Fund – Enduring units is a follow-on strategy of this fund, where it has monthly applications and a limited monthly withdrawal feature. We intend to open liquidity windows of at up to 10% of the fund's liquid assets (at call Cash). The recommended time horizon to fully extract the return profile is at least 5 years. Please see our website for the Product Disclosure Statement. Please seek advice as to the appropriateness of this strategy to suit your needs and goals.

## Fund Details

**Distribution Frequency:** Quarterly  
**Applications:** Closed  
**Transfers:** Units can be transferred to an existing/new investor upon the completion of required documentation as per the PDS (Section 4.5)  
**Pricing & Reporting Frequency:** Quarterly  
**Minimum Investment Timeframe:** 5 years (22.6.23)  
**Inception Date:** 22.6.2018  
**Fund size:** AUD \$30 million  
**Benchmark:** RBA Cash Rate  
**Buy/Sell:** Nil  
**APIR Codes:** OMF8680AU  
**Management Fees:** 1.25% plus GST  
**Responsible Entity:** One Managed Investment Funds Ltd  
**Custodian:** Mainstream Funds Services Pty Ltd  
**Unit Pricing and Unit Price History:**  
<https://www.realminvestments.com.au/our-products/realm-strategic-income-fund-2018-1-units/>

## Fund Statistics

Running Yield	6.31%
Yield to Maturity	6.32%
Volatility <sup>†</sup>	0.35%
Interest rate duration	0.03
Credit duration	1.28
Average Credit Rating	BBB
Number of positions	26
Average position exposure	3.76%
Worst Month*	0.14%
Best Month*	1.16%
Sharpe ratio <sup>‡</sup>	8.12

Calculated on 2018-1 Units unless otherwise stated. \*Since Inception 22 June 2018.  
<sup>†</sup>Trailing 12 Months Calculated on Monthly observations. <sup>‡</sup>Since Inception Calculated on Monthly observations



## Fund Update

The portfolio is invested across a range of Structured Secured Facilities backed by loans (28.98%), Private ABS/RMBS Facilities (51.91%), as well as Public ABS/RMBS Facilities (16.89%). The weighted average credit rating of the portfolio sits at BBB, with a short-weighted credit duration of 1.28 years and a pre fee running yield of 6.31%. The fund had a stronger month, benefiting from the completion of the rebalancing. Looking ahead, we expect a small up lift in the fund running yield from a new exposure. We expect to take advantage of stronger capital needs in 2021 which will keep the running yield in a healthy state, whilst maintaining the objective of winding down the Class leading up to June 2023.

## Transactions & Market Flow

**Market Update;** Public RMBS markets continue to be very well supported by aggressive buying from a growing number of institutions. Three key themes continue to drive sector outperformance; an expected lack of issuance in 2021, strong flows into income based products searching for yield and a strong offshore bid into Australian assets. We believe this underpins a positive outlook for the broader sector.

**Private Assets;** The strength in public markets is very supportive of private RMBS/ABS. Private markets continue to deliver a healthy yield pick up over public markets, by virtue of certain structural factors. As public markets continue to outperform, we expect that the relative attractiveness of private markets will only increase.

**Portfolio Pipeline;** Settlement of a new transaction is due to occur in early January, with 3 further transactions currently in live negotiations. The pipeline continues to experience a high level of reverse funding enquiries, with another ten facilities within the screening stage of our due diligence process. This transaction flow is ample to accommodate the ramp up of our private asset portfolio while allowing the funds return objective of 4.75% over cash after fees to be met.

## Housing Arrears & Portfolio Performance

Portfolio arrears weakened slightly to 0.86% over the month which remains well within the current arrear's expectation for this portfolio. Market arrears as reported by the S&P SPIN Index showed prime arrears improved 9bps to 0.89% for the month of October, and non-conforming arrears improved 19bps to 3.37%.

## Portfolio Risk Analysis

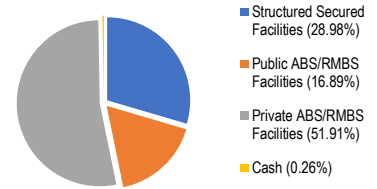
**Housing Market Performance;** Collateral values, as shown by CoreLogic's national home value index, recorded another strong month with a 0.87% rise in residential property values across the 5 major capital cities. This was again broad based with all capital cities posting strong monthly rises, with more modest performance in apartments. Property price expectations from various bank economists continue to predict strong appreciation in house prices across the country, ranging between 5-10% over the next year. Fundamentally, this is very positive for structured credit, as it drives lower losses if defaults occur. Clearance rates were also strong albeit on lower volumes, as buyers and sellers left for the Christmas period.

Each of these technical factors signal a strengthening market, and while the recovery from the COVID fallout is still developing, the quality of loans written, level of arrears recovery and collateral price appreciation within the Australian market are all very supportive for the market outlook.

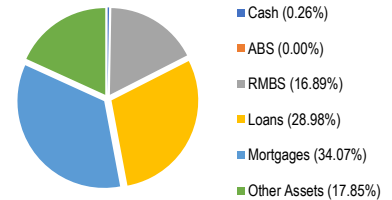
**Support;** Government support continues through the Forbearance SPV (which was designed to support the borrowers of non-bank lenders). No new lenders were added to the support, with only 0.68% of the committed \$15bn used for the purpose of forbearance. This continues to provide comfort that the system is well positioned to absorb the fallout of the COVID crisis.

## Disclaimers on Following Page

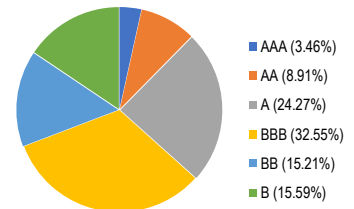
## Portfolio Composition



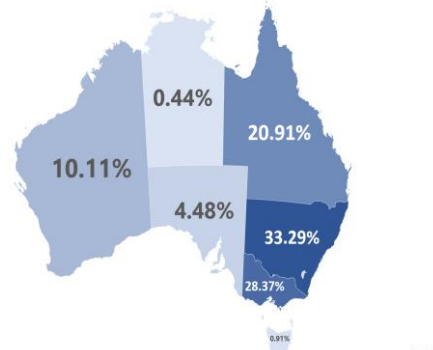
## Collateral Type



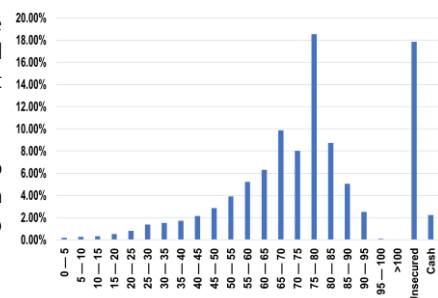
## Credit Quality



## Geographic Exposure



## Weighted Average Portfolio LVR



### DISCLAIMER

Realm Investment Management Pty Ltd ACN 158 876 807, is a corporate authorised representative (number 424705) of Realm Pty Ltd ACN 155 984 955 (AFSL 421336) (Realm) is the investment manager of the Realm Strategic Income Fund 2018-1 Units (ARSN 624 861 589) (Fund). One Managed Investment Funds Limited (ABN 47 117 400 987) (AFSL 297042) (OMIFL) is the responsibility entity of the Fund. 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 Fund. The PDS contains important information about your investment in the Fund and it is important investors obtain and read a copy of the PDS before making a decision about whether to continue to hold or dispose of units in the Fund. You should also consult a licensed financial adviser before making an investment decision in relation to the Fund. A copy of the Realm Capital Series Fund 2018-1 Units (now known as the Realm Strategic Income Fund 2018-1 Units) PDS dated 4 April 2018 can be obtained by contacting OMIFL on 02 8277 0000 or the investment manager on 03 9008 7290 and continuous disclosure notices may be obtained on OMIFL's website <https://www.oneinvestment.com.au/realm-capital-series/> or the investment manager's website <http://www.realminvestments.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. This document should be regarded as general information only rather than advice. In preparing this document, 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 only provides services to wholesale clients, as defined in section 761G of the Corporations Act. Past performance is not indicative of future performance. Information in this document is current as at 31 December 2020.

### HEDGE FUND ROCKS DISCLAIMER

Fund Rocks: © 2019 Hedge Funds Rock and the Australian Alternative Investment Awards. All rights reserved. The information, data, analyses, and opinions contained herein include the proprietary information of Hedge Funds Rock and the Australian Alternative Investment Awards and may not be copied or redistributed without prior approval, do not constitute investment advice offered by Hedge Funds Rock and the Australian Alternative Investment Awards and are provided solely for informational purposes and therefore are not an endorsement of a fund or fund manager. Hedge Funds Rock and the Australian Alternative Investment Awards shall not be responsible for any trading decisions, damages, or other losses resulting from, or related to, this information, data, analyses, or opinions or their use. Hedge Funds Rock and the Australian Alternative Investment Awards does not guarantee that a fund or fund manager will perform in line with its nominated award as it reflects past performance only. Likewise, any award should not be any sort of guarantee or assessment of the creditworthiness of a fund or fund manager or of its underlying securities and should not be used as the sole basis for making any investment decision.

© 2020 Hedge Funds Rock and the Australian Alternative Investment Awards are owned by The Alternative Future Foundation (ARBN 81 677 086 155). All rights reserved. The information, data, analyses, and opinions contained herein include the proprietary information of The Alternative Future Foundation and may not be copied or redistributed without prior approval, do not constitute investment advice offered by The Alternative Future Foundation and are provided solely for informational purposes and therefore are not an endorsement of a fund or fund manager. The Alternative Future Foundation, and affiliated persons associated with Hedge Fund Rocks and The Australian Alternative Investment Awards shall not be responsible for any trading decisions, damages, or other losses resulting from, or related to, this information, data, analyses, or opinions or their use. The Alternative Future Foundation, nor any persons affiliated with the Australian Alternative Investment Award, does not guarantee that a fund or fund manager will perform in line with its nominated award as it reflects past performance only. Likewise, any award should not be any sort of guarantee or assessment of the creditworthiness of a fund or fund manager or of its underlying securities and should not be used as the sole basis for making any investment decision.