

Investors seeking a concentrated portfolio of opportunistic domestic fixed income investments providing exposure to high yielding securities, whilst focusing on capital preservation and the potential for a target return of 4.75% over cash.

What is the Realm Strategic Income Fund?

The Realm Strategic Income Fund (ARSN 624 861 589) (Fund) is a registered managed investment scheme providing exposure to high conviction investment opportunities in the Australasian credit markets for non-institutional investors.

The Fund will primarily invest in securities, secured loans, trusts, notes and bank facilities originated or issued by Banks, Building Societies & Credit Unions (ADI), Corporations and Non-Bank Financial Institutions. Here, investors will gain exposure to the following asset classes: Deposits, short term securities & cash trusts, residential mortgages and asset-backed receivables.

Partner firms will be assessed using Realm Investment House's (Realm or RIH) extensive research approach, which includes a comprehensive review of issuers and their underlying lending programs.

The strategy takes an opportunistic approach in allocating capital to sectors and programs. Our goal is to take advantage of idiosyncratic factors, such as regulation or any other supply/demand factors that provide an additional return.

The strategy and approach of the Realm Strategic Income Fund will also provide exposure to complexity premium, liquidity and structural premium. This is because the markets that the Realm Strategic Income Fund focuses on are not easily accessible and are highly specialised.

Diversification within the Fund will be achieved through a variety of banking partners, facility sponsors and the number of individual facilities. RIH's risk management and assessment overlay are used in assessing eligible exposures. This process is described by researchers as a strong point of differentiation of Realm as a group.

The Realm Strategic Income Fund Enduring Units follows on from the Realm Strategic Income Fund 2018-1 Units (formerly Realm Capital Series Fund 2018-1 Units). This strategy was launched on 22 June 2018 and is focused on delivering investors with exposure to the syndicated mortgage market. The strategy has comfortably exceeded its return target of 4.75% over the cash rate net of fees over this period.

The Enduring Units class has new features, which will include no fixed commitment, monthly applications, broader platform inclusion and expected monthly limited withdrawal offers.

KEY FACTS

Investable Universe	Banks, Building Societies & Credit Unions (ADI), Corporations and Non-Bank Financial Institutions. Investors in the Fund will gain exposure to the following asset classes: Deposits, short term securities & cash trusts, residential mortgages and asset-backed receivables
Opportunity	Recapitalisation of balance sheet and off-balance sheet funding facilities for banks, regional banks, mutual banks, credit unions, non-bank financiers and corporates.
Return target	Cash rate + 4.75% (net of fees)
Income Distribution	Quarterly
Applications	Monthly
Limited Withdrawal Offers	As the Fund is illiquid, the Manager and Responsible Entity expect that there will be monthly Limited Withdrawal Offers. The Manager aims to target around 5.0% of the Fund for the Limited Withdrawal Offers. See Section 4.3 of the PDS for more information.
Management Style	Active
Minimum Investment	\$5,000 (Additional Investments - \$1,000)
Investment Structure	Open Ended managed fund via Retail PDS
Management Fee	0.99% p.a. inc GST net of applicable RITC
Buy/Sell Spread	0.20% / 0.00%

Who should invest?

- Investors seeking a **stable quarterly income** distribution
- Investors seeking **access** to asset classes not generally available to non-institutional investors
- Investors requiring **diversification** within their portfolio
- Investors looking to **minimise** the negative impact of rising interest rates on fixed rate securities

Why Realm Investment House (Realm)?

- **Realm are informed** - Strong insight into regulators, with an active participation in working groups.
- **Realm have access** - Over 25 years of strong respected relationships with banks and issuers.
- **Realm have the advantage** - Independent Research House, Zenith Investment Partners states that Realm’s expertise in pricing RMBS and ABS, and Realm's analysis of this market segment is considered strong and a key competitive advantage.
- **Realm have experience** - Passionate team of professionals with 60+ years of investment experience.
- **Realm have a proven process** - Disciplined investment approach using proprietary modelling with a 7-year track record.
- **Realm are an active manager** – Utilising a contrarian, benchmark unaware investment style.
- **Realm have alignment of interests** - Boutique manager focused on return outcome for clients while investing alongside our investors, Realm is also 100% owned by the directors of the business.

Realm Investment Process & Team

The Realm Investment Team are active managers who provide access to well researched, bespoke investment opportunities. Utilising a systematic bottom up investment approach, the Realm Investment Team focus on their core value of delivering returns to clients when investing in High Yield, with a low risk approach.



Rob Camilleri

Founder, Investment Manager

Robert is a co-founder and Investment Manager for Realm Investment House. With more than 25 years of market experience, he is well known and regarded in the domestic financial markets. Robert has held senior funds management positions in banks and insurance companies, and has chaired and sat on a number of peak industry committees, task forces and represented Australia internationally in front of regulators.



Andrew Papageorgiou

Founder, Investment Manager

Over the last 20 years Andrew has gained considerable direct investment experience in dealing in domestic and international equity markets, derivatives, direct infrastructure (equity, debt & structuring), real estate (equity & debt) and private equity (equity, debt and structuring) as well as the domestic hybrid and convertible bond market. Andrew’s direct experience in the family office sector also saw him act in a direct advisory capacity to some of Australia’s wealthiest families. Andrew heads the Corporate credit and bank capital function within Realm.

Important Note - This information is intended to be general in nature and is not personal financial product advice. It does not take into account your objectives, financial situation or needs. Before acting on any information, you should consider the appropriateness of the information provided and the nature of the relevant financial product having regard to your objectives, financial situation and needs. In particular, you should seek independent financial advice and read the relevant product disclosure statement (PDS) or other offer document prior to making an investment decision about a financial product.

This Fund Flyer is being made available to provide summary information only regarding the Realm Strategic Income Fund Enduring Units (Enduring Units) and Realm Strategic Income Fund 2018-1 Units. The Enduring Units PDS should be read in its entirety before deciding to invest. This Fund Flyer may not be reproduced or used for any other purpose. Investors should not construe the contents of the Fund Flyer as legal, tax, investment or other advice.

Realm Investment House

ABN 34 155 984 955

AFSL 421 336

Website:

www.realminvestments.com.au

Level 17

500 Collins Street

Melbourne VIC 3000

Tel: 03 9008 7290

Head of Distribution - Broc McCauley

0433 169 668

broc.m@realminvestments.com.au

Direct Investors

clientservices@realminvestments.com.au

Tel: 03 9112 1150

Disclaimer:

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 Strategic Income Fund (ARSN 624 861 589)(Fund). One Managed Investment Funds Limited ABN 47 117 400 987 (AFSL 297042) (OMIFL) is the responsible entity of the Fund. The information contained in this fund flyer 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 investing in the Fund 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 Fund. You should also consult a licensed financial adviser before making an investment decision in relation to the Fund. A copy of the PDS (dated on 31 January 2020), and continuous disclosures may be obtained from www.oneinvestment.com.au/Realm-Strategic-Income or <http://www.realminvestments.com.au/>. Realm believes that the information contained in this fund flyer 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 fund flyer should be regarded as general information only rather than advice. In preparing this fund flyer, Realm did not take into account the investment objectives, financial situation and particular needs of any individual person. The information contained in this fund flyer 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 fund flyer 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 fund flyer. 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 fund flyer. 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 fund flyer is current as at 31 January 2020.