

EQT MORTGAGE INCOME FUND (RETAIL CLASS)

About the Fund

The EQT Mortgage Income Fund is designed for investors seeking income returns higher than short-term money market returns

The EQT Mortgage Income Fund invests in cash and mortgage loans secured by a first registered mortgage over selected improved retail, commercial, industrial, and residential real estate within Australia.

This is a conservatively managed Fund which seeks to produce income by providing loans to selected borrowers that meet the strict lending guidelines. The Fund does not provide loans in respect of development properties, construction projects, vacant land or shares in companies. The maximum Loan to Value ratio (LVR) for the loans are 66.67%.

Investment objective

The Fund aims to outperform its Benchmark over rolling three-year periods.

About the Manager

Equity Trustees is the investment manager of the Fund. It is a wholly owned subsidiary of EQT Holdings Limited, established in 1888 by an act of the Victorian Parliament to provide trustee and executor services.

Equity Trustees is a financial services provider offering a broad range of products and services to a diverse client base, such as large institutions, superannuation funds, corporate trusts, philanthropic investors, not-for-profit organisations and individual investors.

Equity Trustees has an experienced team of investment professionals managing circa \$4.5bn across the various asset classes as well as offering multi manager investment solutions to our clients.

Platforms



How to Invest

<https://fundservices.onevue.com.au/portal/online-app/EQT>

Signatory of:



Quarterly Return %

2022/23	MAR 23	JUN 23	SEP 23	DEC 23
	0.87	0.89	0.94	0.96

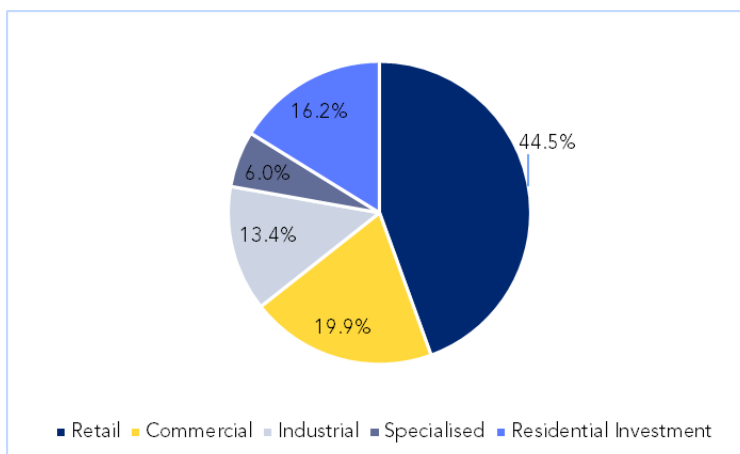
Performance

PERFORMANCE ¹	3 MTHS %	1 YR %	3 YRS % (P.A.)	5 YRS % (P.A.)	10 YRS % (P.A.)
Fund net return	0.95	3.67	3.27	3.22	3.23
Effective Rate	0.96	3.72	3.31	3.26	3.27
Average RBA Official cash rate	1.05	3.80	1.66	1.31	1.60
Effective rate vs the index	-0.09	-0.08	1.66	1.95	1.67

¹ Fund net return is the return after the deduction of ongoing fees and expenses. Effective rate assumes the quarterly reinvestment of income distribution, therefore return based on the compounding effect of income reinvestment as well as interest rates remaining constant and no distribution or exit fees applying. Results greater than 1 year are annualised.

Past performances should not be taken as an indicator of future performance.

Sector Allocation





Key Facts

APIR Code	ETL8310AU
Inception Date	31 October 1971
Pooled Size	\$258.6m
Unit Price	\$1.00 fixed unit price
Max loan size	\$20m or 10% of FUM
Current Cash	12%
Loan Exposure	88%
Number of Loans	95
Weighted Avg LVR	54.1%
Benchmark	RBA Cash Rate
Variable/Fixed Rate Allocation	8%/92%
Liquidity Target	7.5%-30%
Buy/Sell Spread	Nil
Mgmt Fee	1.025% p.a. of the NAV of the Fund
Performance Fee	Nil
Distributions	Quarterly
Min initial investment	\$5,000

Portfolio Manager



Tim Gallagher is the Portfolio Manager of the Mortgage Income Fund.

Tim has more than 15 years' experience with mortgages and Portfolio Management.

Tim is aided by the fixed income team and utilises the expertise of the broader investment team.

Further Info/Contact details

Website:

www.eqt.com.au/asset-management

Email:

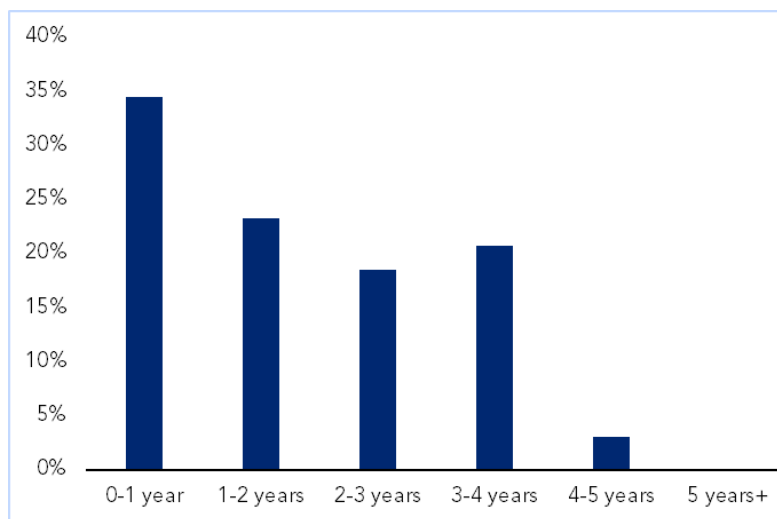
eqtassetmanagement@eqt.com.au

ESG and Other Considerations

Equity Trustees recognises the importance of labour standards and environmental, social or ethical considerations in investments.

Equity Trustees believe that certain environmental, social and corporate governance issues may impact the sustainable value of businesses. ESG factors are taken into consideration as part of our investment process

Maturity Profile



Equity Trustees Wealth Services Limited ("ETWSL") (ABN 33 006 132 332), AFSL 234 528, is the Responsible Entity for the EQT Flagship Fund – Retail Class. ETWSL is a subsidiary of EQT Holdings Limited (ABN 22 607 797 615), a publicly listed company on the Australian Securities Exchange (ASX: EQT). The Investment Manager for the Fund is Equity Trustees Limited ("Equity Trustees") (ABN 46 004 031 298), AFSL 240975. This publication has been prepared by Equity Trustees, to provide you with general information only. In preparing this information, we did not take into account the investment objectives, financial situation or particular needs of any particular person. It is not intended to take the place of professional advice and you should not take action on specific issues in reliance on this information. Neither ETWSL, Equity Trustees nor any of its related parties, their employees or directors, provide any warranty of accuracy or reliability in relation to such information or accepts any liability to any person who relies on it. Past performance should not be taken as an indicator of future performance. You should obtain a copy of the Product Disclosure Statement before making a decision about whether to invest in this product. The Fund's Target Market Determination is available here <https://www.eqt.com.au>. A Target Market Determination is a document which describes who this financial product is likely to be appropriate for (i.e. the target market), and any conditions around how the product can be distributed to investors. It also describes the events or circumstances where the Target Market Determination for this financial product may need to be reviewed.