

EQT MORTGAGE INCOME FUND (WHOLESALE 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 Limited (EQT) is the Investment Manager of the Fund, managing more than \$5 billion across various asset classes.

EQT is well resourced with an experienced team of investment professionals, managing funds across various client cohorts, such as large wholesale clients, superannuation funds, corporate trusts, philanthropic investors, not-for-profit organisations and individual investors.

EQT has been operating in Australia for more than 145 years, is listed on the Australian Stock Exchange and has a national presence.

Fund Ratings^^



Platforms



How to Invest

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

Signatory of:



Quarterly Return %

2023/24	DEC 23	MAR 24	JUN 24	SEP 24
	1.02	1.07	1.22	1.16

Performance

PERFORMANCE ¹	3 MTH %	1 YR %	3 YRS % (P.A.)	5 YRS % (P.A.)	SINCE INCEPTION % (P.A.) ²
Fund net return	1.16	4.55	3.88	3.76	5.03
Benchmark return ³	1.10	4.41	2.85	1.82	3.40
Active return	0.07	0.14	1.03	1.94	1.63

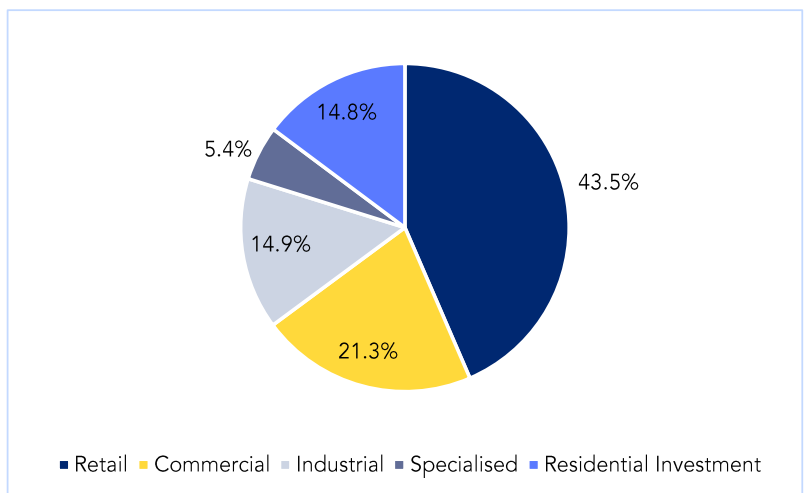
¹Fund net return is the return after the deduction of ongoing fees and expenses and assumes the reinvestment of all distributions. Results greater than one year are annualised.

²Inception date is 1 October 2002.

³Benchmark is RBA Cash Rate

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

Sector Allocation





Key Facts

APIR Code	ETL0122AU
Inception Date	01 October 2002
Pooled Size	\$295.0m
Unit Price	\$1.00 fixed unit price
Max loan size	\$20m or 10% of FUM
Current Cash	15%
Loan Exposure	85%
Number of Loans	104
Weighted Avg LVR	54%
Benchmark	RBA Cash Rate
Variable/Fixed Rate Allocation	5%/95%
Liquidity Target	7.5%-30%
Buy/Sell Spread	Nil
Mgmt Fee	0.806% p.a. of the NAV of the Fund
Performance Fee	Nil
Distributions	Quarterly
Min initial investment	\$20,000

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.

For further information visit our website or contact us.

Website:
[eqt.com.au/asset-management](https://www.eqt.com.au/asset-management)

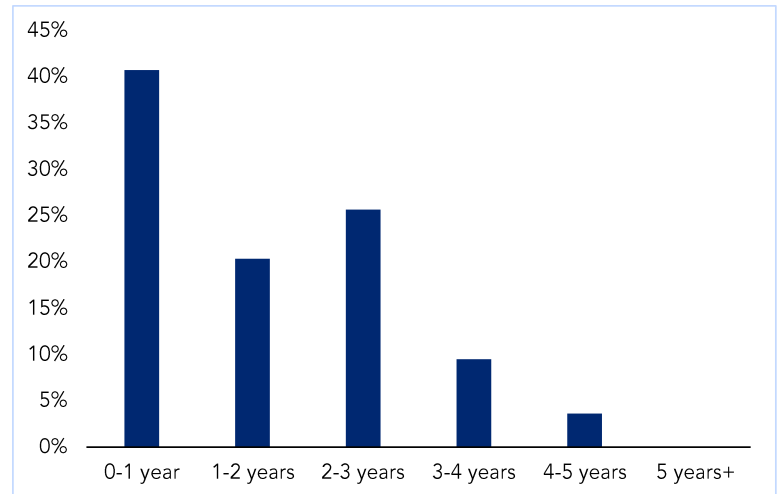
Email:
eqtassetmanagement@eqt.com.au

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 Mortgage Income Fund. 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.

^^Ratings are not the only factor to be taken into account when deciding whether to invest in a financial product. The rating contained in this document is issued by SQM Research Pty Ltd ABN 93 122 592 036 AFSL 421913. SQM Research is an investment research firm that undertakes research on investment products exclusively for its wholesale clients, utilising a proprietary review and star rating system. The SQM Research star rating system is of a general nature and does not take into account the particular circumstances or needs of any specific person. The rating may be subject to change at any time. Only licensed financial advisers may use the SQM Research star rating system in determining whether an investment is appropriate to a person's particular circumstances or needs. You should read the product disclosure statement and consult a licensed financial adviser before making an investment decision in relation to this investment product. SQM Research receives a fee from the Fund Manager for the research and rating of the managed investment scheme.