

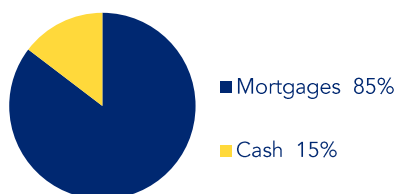
# EQT WHOLESALE MORTGAGE INCOME FUND

<b>Investment objective</b>	The aim of the Fund is to outperform the RBA cash rate over a rolling 3-year period.		
<b>Investments held</b>	Mortgage loans against first mortgage security over selected improved commercial, industrial and residential real estate within Australia.		
<b>Investment manager</b>	Equity Trustees Limited		
<b>APIR</b>	ETL0122AU		
<b>Commencement</b>	1 October 2002		
<b>Management costs<sup>1</sup></b>	0.806% p.a.	<b>Unit prices</b>	\$1 fixed unit price
<b>Min. initial investment</b>	\$20,000	<b>Fund size</b>	\$231.1 million

PERFORMANCE AS AT 30 SEPTEMBER 2018 <sup>2</sup>	3 MTHS %	6 MTHS %	1 YR %	3 YRS % P.A.	5 YRS % P.A.
Fund net return	3.66	3.70	3.61	3.59	3.92
Effective rate	3.74	3.76	3.66	3.65	3.98
Average RBA Official Cash Rate	1.50	1.50	1.50	1.63	1.93
Effective rate vs the Index	2.24	2.26	2.16	2.01	2.04

QUARTERLY RETURNS %	31 DEC 17	31 MAR 18	30 JUN 18	30 SEPT 18
	3.42	3.70	3.77	3.74

## ASSET ALLOCATION AS AT 30 SEPTEMBER 2018



## PROPERTY SECTOR AS AT 30 SEPTEMBER 2018

PROPERTY SECTOR AS AT 30 SEPTEMBER 2018	PORTFOLIO %
Retail	38.71
Commercial	37.75
Residential Inv.	2.72
Industrial	17.99
Specialised	2.46
Residential	0.37
<b>Total portfolio</b>	<b>100.00</b>

## MATURITY DURATION AS AT 30 SEPTEMBER 2018

MATURITY DURATION AS AT 30 SEPTEMBER 2018	MORTGAGE PORTFOLIO %
0–6 months	5.78
6–12 months	14.83
1–2 years	42.28
2–3 years	24.08
3–5 years	13.03
<b>Total</b>	<b>100.00</b>

<sup>1</sup> Includes estimated GST payable, after taking into account Reduced Input Tax Credits ("RITC").

<sup>2</sup> Performance: Fund net return is the return after the deduction of ongoing fees and expenses. Effective rate assumes the reinvestment of income distributions quarterly, therefore returns reflect the compounding effect of reinvestment of income and that interest rates remain constant and no distribution or exit fees apply. For 3 and 6 months, these figures have been annualised. Past performances should not be taken as an indicator of future performance.

For more information visit our website [www.eqt.com.au](http://www.eqt.com.au) or telephone Equity Trustees Asset Management on 1300 133 472.

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