

The Gemi Fund

Monthly Performance Update | April 2022

GEMI
INVESTMENTS

Gemi Investments has specialised in short-term property backed debt investments since 2000. Gemi has a trusted reputation built over 20+ years with in excess of \$2.5 billion of loans written and a track record of capital preservation.

The Gemi Fund offers Investors access to Gemi's investment strategy and expertise with **3 key benefits:**

- 1** **Single point access to a diversified portfolio of secured short-term property backed debt investments** originated by the Manager, predominately with first mortgage security
- 2** **Monthly distributions and liquidity**
- 3** **Strong alignment of interests between Gemi, the Manager and Investors, with \$5 million first loss position** invested by Gemi's Principals

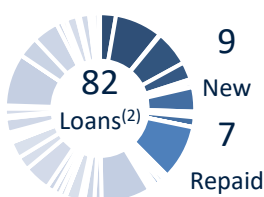
Fund Performance⁽¹⁾

Ordinary Units Net Returns (p.a.)

1 Month **10.5%**

Since Inception **10.5%**

Loan Portfolio as at April 2022



81%
of Fund
in First
Mortgage
and Cash

65%
Avg.
LVR

12
Months
Avg.
Loan
Term

62%
Loans with
Repeat
Borrowers

0
Loss Since
Inception

Manager's Comments:

- The Gemi Fund delivered an annualised net return for ordinary unitholders of 10.5% for the month. A cash distribution of \$0.009 per unit was paid⁽³⁾ (or was reinvested in the Fund per the investor's distribution preference)
- The Fund comprised of 82 loans. During the month, 9 new loans were added to the Fund and 7 loans were repaid. There was no loan impairment
- Market conditions were consistent with the prior month as reflected by the activity of the Fund. Regarding the expected movement(s) in the cash rate over the near term, whilst we do not expect a substantial impact on the Fund's portfolio, we are actively reviewing the valuations of the underlying property securities to ensure adequate loan coverage
- Thank you for entrusting us with your capital

Notes:

- All performance and returns figures are for ordinary units.
- Chart illustrates the proportion of the total loan book represented by each loan.
- Assuming the investment was held for the entire period.

Investment Strategy & Objective

To invest in a portfolio of property backed loans, secured by mortgage security over real estate in Australia. Up to 20% of The Gemi Fund may be invested in loans with a second mortgage/caveat.

Target net returns for ordinary units of 10.5% p.a. (i.e. net of fees and expenses) and to provide Investors with monthly cash income and liquidity, capital preservation, and portfolio diversification.

Key Fund Information

Target Net Return ⁽¹⁾	10.5% p.a.
Fund Inception	24 April 2019
Distributions	Monthly
Liquidity	Monthly
Ordinary Unit Price	\$1.00

Investor Enquiries

Email enquiries@gemi.com.au
Phone (02) 9157 0710
Address: Level 6, 4 Martin Place, Sydney NSW Australia 2000 | www.gemi.com.au/the-gemi-fund



Disclaimer: this communication has been prepared for The Gemi Fund by the Manager, Gemi Investments Pty Ltd (ACN 626 991 213) ATF Gemi Investments Unit Trust. The communication contains general information only and does not take into account individual investor's investment objectives, particular needs or financial situation. It does not constitute financial, tax, or legal advice, nor is it an offer or invitation to subscribe or purchase, or a recommendation of, any financial product. This communication is not intended to be relied upon by investors in making an investment decision. While every effort has been made to ensure the information in this communication is accurate, its accuracy, reliability or completeness are not guaranteed. Past performance is not a reliable indicator of future performance.