

The Gemi First Mortgage Fund

Monthly Performance Update | October 2023

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Gemi Investments has specialised in real estate secured debt investments since 2000. Gemi has a trusted reputation built over 20+ years with in excess of \$3 billion of loans written, and a track record of delivering strong investment returns and capital preservation.

The Gemi First Mortgage Fund offers investors access to Gemi's investment strategy with **3 key benefits**:

- 1** | **Single point access to a diversified portfolio of real estate secured debt investments** originated by the Manager with **first ranked mortgage security** and **conservative LVRs** of up to 65%
- 2** | **Attractive risk adjusted returns** underpinned by a **track record of capital preservation**. **Target net return of 9.0% p.a. with monthly cash income and liquidity**
- 3** | **Strong alignment of interests** between Investors and Gemi, with **in excess of \$5 million first loss position invested by Gemi**

Fund Performance⁽¹⁾

| Ordinary Units Net Returns (p.a.) | |
|--------------------------------------|-----------------|
| 1 Month | 9.0% |
| Since Inception | >8.0% |

Fund Portfolio as at October 2023

| | | | | | |
|--|----------------------------------|----------------------------------|-----------------------------|----------------------|------------------------|
|  <p>49 Loans⁽²⁾</p> <p>1 New</p> <p>6 Repaid</p> | 55% | 3 | 50% | 0 | 3% |
| | Weighted Avg. LVR ⁽³⁾ | Months Avg. Duration to Maturity | Loans with Repeat Borrowers | Loss Since Inception | of Fund Assets in Cash |

Manager's Comments:

- The Gemi First Mortgage Fund delivered an annualised net investment return for ordinary unitholders of 9.0% p.a. for the month with a cash distribution of \$0.0074 per unit paid⁽⁴⁾ (or reinvested in the Fund per the investor's distribution preference)
- The Fund has consistently achieved the target returns since inception and the cash distribution is the 23rd paid by the Fund
- The Fund comprised of 49 loans diversified across 43 sponsors with the largest loan accounting for c. 7% of the Fund
- The Fund remains defensively positioned with 6 loans repaid and 1 new loan transacted during the month
- The new loan is with a repeat borrower for a 3-month term and secured by 2 residential assets at a combined LVR of 64%. The purpose of the loan is to help fund the acquisition of one of the secured properties and that there are several exit options available for the repayment of the loan
- There was no capital impairment as confirmed by the active monitoring of the Fund's portfolio. The Fund's first loss credit enhancement is c. \$8.7 million as at the date of this report, which is more than any single loan holding in the Fund and compares to the median individual holding size of \$1.2 million
- **Thank you for your ongoing support and investment in the Gemi First Mortgage Fund. Please contact us if you have any questions or if you would like to meet for a general update on the market and the Fund's strategy**

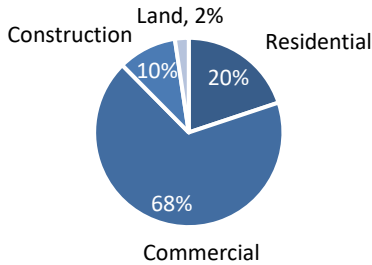
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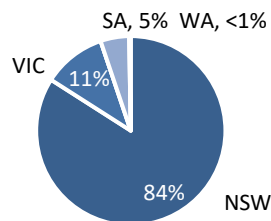
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Loan Composition⁽⁶⁾

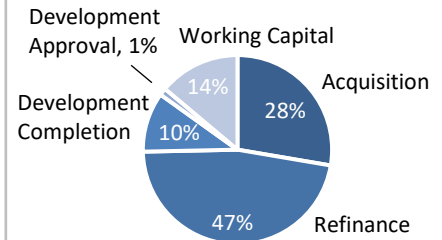
By Security Type



By Geography



By Loan Purpose



Investment Strategy & Objective

To invest in a portfolio of real estate backed loans that are secured by first ranked mortgage security over non-specialised real estate assets in Australia and New Zealand.

Target net returns for ordinary units of 9.0% 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⁾ | 9.0% p.a. |
| Fund Inception | 22 November 2021 |
| Distributions | Monthly |
| Liquidity | Monthly ⁽⁵⁾ |
| Ordinary Unit Price | \$1.00 |

Investor Enquiries

| | |
|----------|---|
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Page 1

1. All performance and returns figures are for ordinary units.
2. Chart illustrates the proportion of the total loan book represented by each loan.
3. Calculation takes into account the cash holding.
4. Assuming the investment was held for the entire period.

Page 2

1. All performance and returns figures are for ordinary units.
5. Subject to an initial minimum investment period of 3 months.
6. Percentage figures may be subject to rounding.

Disclaimer

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