

The Gemi First Mortgage Fund

Monthly Performance Update | February 2025

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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 attractive investment returns.

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**
- 2** | **Attractive risk adjusted returns** with a **target net return of 9.0% p.a.**
- 3** | **Strong alignment of interests** between Investors and Gemi, with **\$5 million first loss position** invested by Gemi

Fund Performance⁽¹⁾

Ordinary Units Net Returns (p.a.)	
1 Month	9%
Since Inception	>8%

Fund Portfolio as at February 2025



77%
Weighted
Average
LVR⁽³⁾

91%
Property
security
valued in
LTM⁽⁴⁾

8
Months
Average
Duration to
Maturity

2%
of Fund
Assets
in Cash

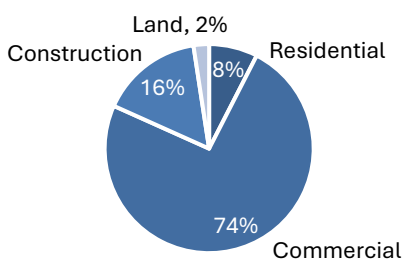
0
Loss Since
Inception⁽⁵⁾

Manager's Comments:

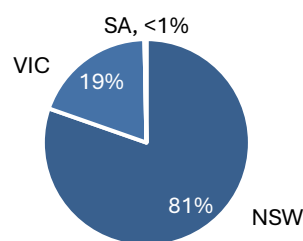
- The Gemi First Mortgage Fund delivered an annualised net investment return for ordinary unitholders of 9.0% p.a. for the month with a cash distribution of \$0.0074 per unit paid⁽⁶⁾ (or reinvested in the Fund per the investor's distribution preference), representing the 39th paid by the Fund
- (Unchanged from last month) the Fund comprised of 26 loans diversified across 19 sponsors with the largest loan accounting for approximately 12% of the Fund
- Thank you for your support and investment in the Gemi First Mortgage Fund

Loan Composition⁽⁷⁾

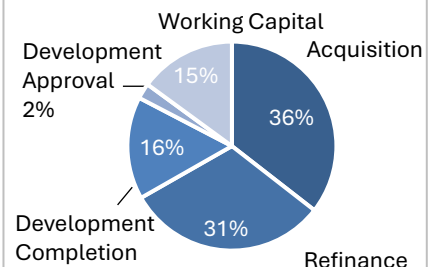
By Security Type



By Geography



By Loan Purpose



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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, potential for 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 ⁽⁸⁾
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. Proportion of loan assets with underlying property security valued or independently assessed in the last 12 months (as at the date of this report).
5. Refers to investors of ordinary units.
6. Assuming the investment was held for the entire period.
7. Percentage figures may be subject to rounding.

Page 2

1. All performance and returns figures are for ordinary units.
8. Subject to an initial minimum investment period of 3 months and the Fund having available liquid assets.

Disclaimer

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