



Refer to glossary for definition of the rating

Product Review

About this Product

Investment manager	Aura Credit Holdings Pty Ltd
Benchmark	RBA Cash Rate
ASIC registered	No
Availability	Wholesale Qualified Investors Only
Product structure	Managed Fund - IM
Leverage	No fund-level leverage; warehouse-level structural leverage via capital stack.
Redemption terms	Monthly redemptions, subject to liquidity.
Product Size	\$427.6m (July 2025)
Inception date	Aug 2017
Asset class	Alternatives
Sector	Growth Alternatives (Moderate)
Peer group	Australian Private Debt - Securitisation
Rated peers	4

Product Characteristics

Business Life Cycle	Growing
Product Wind-Up Risk	Medium
Key Person Risk	High
Tenure of Decision Makers	Low
Complex (RG240)	No
Transparency	Low
ESG Approach	Minimum Standards
Peer Relative Fees and Costs	Above median

Annual Fees and Costs (% p.a.)

RG97 Applicable	No
Management fees & costs	1.576
Performance fee costs	0.365
Net Transaction Costs	0.00
Annual fees and costs	1.951

Source: FE fundinfo, Information Memorandum date: 02/Jul/2024

Strengths

- The Fund offers diversified exposure across SME-focused warehouse facilities, allowing for differentiated return opportunities.
- Performance has been consistent with the investment objective over time, delivering competitive risk-adjusted returns.
- Portfolio manager, Brett Craig, demonstrates sector knowledge and process oversight experience.

Weaknesses

- Key person risk is elevated, with Brett Craig holding significant decision-making authority.
- Boutique structure lacks formal independent governance across some operational areas, limiting robustness.
- Fees are high relative to comparable funds, particularly when factoring in the performance fee.

Product Opinion

The Fund has achieved an initial ‘Investment Grade’ rating, reflecting broad comfort with structure, liquidity and investor alignment. It provides access to SME lending via senior and mezzanine warehouse exposures. For a boutique manager, governance, process and oversight are sufficient at this stage. However, given the structural complexity and scale ambitions, further maturity in systems, team depth and formalisation of frameworks will be required to support longer-term sustainability and institutional readiness.

Lonsec Rating Model

Rating key: ●●● Above ●●● In-line ●●● Below		
Factor	Peer Rating	YoY Score Change
Business	●●●	—
Team	●●●	—
Process	●●●	—
ESG	●●●	—
Product	●●●	—
Fees	●●●	—
Performance	●●●	—

Allocation Profile

Core		
Satellite		
	Low Complexity	High Complexity

Private Market Profile

High Valuation Risk		
Low Valuation Risk		
	Liquid	Illiquid

Key Facts

Key Objectives

Investment objective	The Fund aims to provide monthly income returns from a diversified portfolio of debt securities including asset backed business loans, director guaranteed business loans, and senior loans to non-bank lenders secured against a loan portfolio that provide regular income and capital stability.
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Product Distribution Profile

Frequency	Monthly
Last Missed Distribution	N/A
Number of Missed Distributions in the last 5 years	0
AMIT Election	No
TOFA Election	No

Rating History

This is the initial review of the Product.

Return Profile

Income		
Capital		
	Defensive	Growth

Portfolio Strategy

	Last Review %	This Review %
Australian Asset Backed Finance		100

Target Market Determination

Produced by issuer	No
Provided to Lonsec	No

Performance Analysis - annualised after fees at 31/03/2025

	1 Year	Median	2 Year	Median	3 Year	Median	5 Year	Median
Performance (% p.a)	9.46	8.93	9.63	9.96	9.27	9.15	9.12	9.12
Standard deviation	0.14	0.17	0.12	0.17	0.20	0.59	0.22	0.68
Excess return (% p.a)	5.15	2.33	5.40	3.18	5.77	1.16	6.98	5.71
Outperformance ratio (% p.a)	100.00	100.00	100.00	100.00	100.00	86.11	100.00	85.00
Worst drawdown (%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Time to recovery (mths)	-	-	-	-	-	-	-	-
Sharpe ratio	36.01	26.18	44.14	26.74	28.02	9.56	31.85	8.27
Information ratio	50.11	18.00	50.95	20.36	27.74	3.97	14.76	3.48
Tracking error (% p.a)	0.10	0.15	0.11	0.16	0.21	0.29	0.47	0.47

Lonsec Peer Group: Alternatives - Growth Alternatives (Moderate) - Australian Private Debt - Securitisation

Product Benchmark: RBA Cash Rate

Cash Benchmark: Bloomberg AusBond Bank Bill Index AUD

Time to recovery: NR - Not recovered, dash - No drawdown during period

Business ●●●

Facts

Investment Manager	Aura Credit Holdings Pty Ltd
Ultimate Parent Company	Privately held
Headquarters	Sydney, Australia
Inception Date	August 2017
% Staff Ownership	47.5%

Governance

% Independent board members	25%
% Female board members	25%
Independent chair	Yes
CEO as Chair	No
Separate Audit Committee	Yes

Who is the Manager?

Aura Credit Holdings (ACH) is the credit-focused arm of the Aura Group, overseeing the firm's private credit strategies. ACH specialises in SME lending via warehouse structures, partnering with non-bank originators to provide senior and mezzanine financing. The group is led by Brett Craig, with a vertically integrated model spanning investment management, structuring, and oversight. Originally operating under Aura Funds Management, the credit business now sits within ACH, reflecting its dedicated strategic focus and growth ambitions across both retail and wholesale markets.

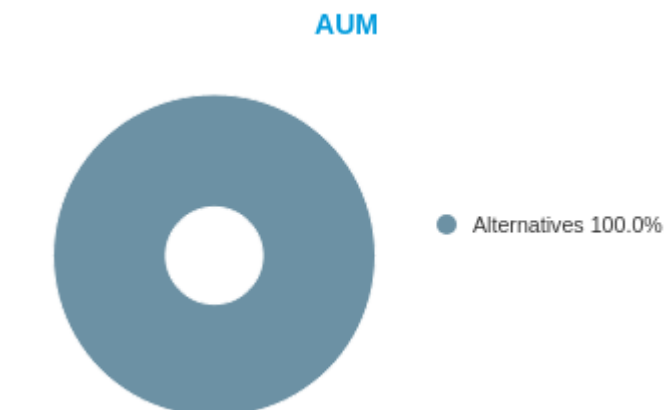
Lonsec Opinion

Profitability

The Aura Private Credit Strategies have operated profitably since 2018. The Aura Private Credit Income Fund (APCIF) was managed internally by Aura Funds Management (AFM) from 2017 until 2023. In 2022, a new management company, Aura Credit Holdings Pty Ltd (ACH), was established to oversee the Aura Core Income Fund, with early support from AFM funded through profits generated by the Private Credit Strategies. In 2023, management of the APCIF, together with the investment team, was transferred to ACH. ACH has been profitable since assuming responsibility for these strategies.

Business Track record

ACH, through its legacy entities, has operated in the private credit market since 2017, initially via this strategy. The firm has built experience across multiple warehouse vintages and origination partners. While the overall track record is sound, the business remains boutique in scale, with concentrated key person dependency. Continued demonstration of stable outcomes and platform maturity will be important as the firm scales.



Metrics

Total AUM	\$1.5b
Investment Management Headcount	7
Investment Professionals	8
Sales & Service	15
Distributor	Montgomery Investment Management Pty Ltd

Business Ownership

ACH is jointly owned by Aura Group and Brett Craig—associated entities in equal proportions. Montgomery Investment Management holds an initial 5% stake, with the ability to increase up to 20% as performance milestones are met. An employee share ownership plan (ESOP) facility of up to 10% has been established but is yet to be allocated. As Montgomery and ESOP stakes increase, Aura and Craig's holdings will dilute proportionately, maintaining equal ownership.

Business Governance

ACH has a formal board structure, with Brett Craig—associated entities and Aura each holding two seats. One of the Aura-appointed directors is external and serves as Chair, providing some independent oversight. External members contribute expertise in funds management and lending, particularly from a legal perspective. This governance structure is acceptable at current scale, however, key individuals hold multiple roles across the business, raising potential conflict and concentration risks. An internal investment committee oversees investment decisions, with a formal conflicts of interest policy in place to help manage these exposures.

Team

Key Decision Makers (KDM)

	Primary function	Dedicated to strategy	Appointed to strategy	Industry/Mgr exp. (yrs)	Exp. in PM roles (yrs)
Brett Craig	CIO	Yes	2016	23/8	8

KDM Change*

No changes.
* Last 3 years

Profile

Size	5
Structure	Centralised
Turnover	Medium

Alignment

KDM equity held in manager	Yes
KDM co-investment in strategy	Yes
Performance-Based bonus	Yes
Long term incentive plan	Yes

Resources

	Number	Average Years Experience
Key decision makers	1	23
Portfolio Managers		
Hybrid portfolio manager/analysts	4	10
Dedicated analysts		
Dedicated dealers		
Quantitative		
ESG/Sustainability		
Macro		
Investment Specialists		

Who is the Team?

The team is led by Brett Craig, who brings 23 years of industry experience and has been with Aura since 2017. The team has expanded meaningfully over the past two years in line with the growth of the retail and wholesale offerings, with additional hires across investment and analytical roles.

This includes Brian Ho (joined 2023, 19 years of experience), Mina Rafla (joined 2024, 10 years), and Natalie Kolenda, who joined Aura Group in 2017 and transitioned into the credit team with 8 years of experience. The team also includes investment analyst Jack Remond (joined 2024, 8 years' experience).

The internal investment committee consists of Brett Craig, Calvin Ng (Aura Group co-founder, 18 years of experience), and Allan Savins (over 35 years of experience), who has served as an independent committee member since 2017.

The team benefits from industry knowledge across lending, structuring, and credit risk disciplines. However, there remains a degree of key person reliance and moderate concentration of decision-making at the senior level, which will need to evolve as the firm scales further.

Team (continued) ●●●

Lonsec Opinion

Team Size

Aura Credit Holdings operates with a lean but growing team. Key investment and execution functions are concentrated among Brett Craig, Brian Ho, and newer hires Jack Remond and Mina Rafla. Natalie Kolenda is also execution focused while continuing to provide analytical support, having transitioned internally from other areas of Aura Group. While functional resourcing appears sufficient for current FUM, the firm will need to continue building capacity, particularly across investment, legal and risk, to support future growth.

Skill

The investment team is led by Brett Craig (formerly Macquarie), with over 20 years' experience and expertise in SME credit, portfolio management, and warehouse structuring. He is supported by Brian Ho (19 years, formerly RBS), Mina Rafla (10 years - formerly Macquarie), and Natalie Kolenda (8 years), who bring skills across structured finance, analytics and operations. The addition of Jack Remond (formerly Perpetual) and Mina Rafla in 2024 supports analytical capacity, while IC members Calvin Ng and Allan Savins add further depth. The team demonstrates technical capability appropriate for the fund's current size and strategy, though heavy reliance on Brett remains evident across key domains.

Track Record/Co-Tenure

Aura's SME warehouse investment strategy has been implemented since 2017, with the Aura Private Credit Income Fund demonstrating stable returns and consistent inflows over time. Brett Craig has led the strategy since inception and remains involved in all investment functions. Team co-tenure is evolving, with recent hires Jack and Mina only joining in 2024, while Brian Ho has been with Aura since 2023. Natalie Kolenda has been with the broader Aura Group since 2017. While tenure is limited for several team members, the core strategy and processes show continuity.

Key Person Risk

Brett Craig remains central to all aspects of the strategy, including origination relationships, investment decision-making, structuring, and portfolio oversight. While capable hires have been made and an IC structure is in place, much of the institutional knowledge and client interface resides with Craig. The firm has taken steps to formalise governance (e.g. IC, conflicts policy) and diversify responsibilities, but current key person risk remains elevated. As the team matures and succession capability is built across other senior members such as Brian Ho, this risk may reduce over time.

Alignment

Aura Credit Holdings is privately held, with ownership equally split between Aura Group and entities associated with Brett Craig. A long-term strategic partnership with Montgomery Investment Management commenced in 2024 and will scale to a 20% stake upon certain milestones. An ESOP structure is in place and allows for up to 10% staff ownership.

Alignment is reinforced through direct financial exposure, and Brett's own interests are closely tied to the fund's outcomes. Expansion of ESOP participation across staff would enhance alignment as the firm scales and newer team members establish longer tenures.

Process ●●●

What is the Investment Process?

Aura's investment process is centred on identifying and funding warehouse structures backed by SME and business lending exposures. Aura manages the retail Aura Core Income Fund and the wholesale Aura Private Credit Income Fund (this Fund) in parallel. Both Fund's gain exposure to the same underlying warehouse facilities, with the allocation within the capital stack differing based on each fund's mandate. The retail fund allocates to senior tranches, while this Fund has discretion to also allocate across mezzanine and subordinated positions.

Originators are onboarded through a due diligence and approval process. Investment assessment includes review of warehouse-level subordination, loss buffers, loan pool characteristics, and servicing standards. Credit risk modelling is supported by internal tools but also external risk analytics tools which provide access to over 50 years of lending data to strengthen and inform credit decision-making.

The internal Investment Committee, comprising Brett Craig, Calvin Ng, and Allan Savins, oversees all investment decisions. Investment pacing is pragmatic, linked to warehouse readiness and available cash. While governance and documentation are evolving, key person reliance remains high, and broader team involvement is still maturing.

Lonsec Opinion & Supporting Facts

Philosophy and Universe

Investment Sector	Private Debt
Investment Strategy	Corporate Debt
Investment Type	Tranches across the capital stack
Primary geographical focus	Australia
Target Market	SME focused non-bank lenders
Lending Profile	Control lender

The investment philosophy is centred on sourcing private credit exposures via warehouse structures backed by Australian small-to-medium enterprise (SME) and business lending. Aura seeks to partner with a panel of originators to structure and finance bankruptcy-remote warehouse facilities, allowing for greater control, alignment and greater diversification at the underlying loan level. The focus is on non-coded lending – that is, loans that fall outside the scope of the National Consumer Credit Protection (NCCP) Act, which regulates personal and consumer credit in Australia. By targeting non-coded business lending, Aura aims to maintain flexibility in structuring and credit terms.

The Fund is able to invest across the capital structure, including senior, mezzanine and subordinated tranches, depending on the risk-return profile and mandate fit. This flexibility supports enhanced yield potential, though exposures carry higher sensitivity to credit deterioration.

Research Process

Key screens	Primarily balance sheet, credit rating, earnings, sector, region, yield.
Idea generation	Financial market data, economic data, newsflow, events, expert networks, referrals, direct outreach, proprietary deal flow
Deals assessed p.a.	250 deals assessed since inception

Aura's research process focuses on the selection, structuring, and monitoring of warehouse facilities backed by SME and business loans.

Initial screening of originators includes assessment of lending strategy, historical performance, risk frameworks, and alignment with Aura's non-coded lending mandate. The investment team delves into originator capabilities, underwriting criteria, arrears management, and data integrity.

Third-party analytics are used to model expected performance, default behaviour, and structural integrity of warehouses. This also includes assigning a public market equivalent credit rating assessing relative credit quality, complemented by internal analysis of LVRs, borrower types, sector exposures, credit enhancements, and loss buffers. Investment decisions require unanimous approval by the Investment Committee, reinforcing a consensus-driven governance process, though led by Brett Craig, highlighting ongoing key person dependency.

Ongoing monitoring includes arrears, impairments, and originator reporting. Aura's role in structuring each warehouse facilitates data access and risk alignment but also heightens reliance on internal judgement and key person oversight.

Process (continued) ●●●

Portfolio Construction

Portfolio management structure	Investment Committee
Typical number of loans	>13,000
Portfolio maturity	Short duration, 3-12 months

The Fund shares warehouse exposure with the retail Aura Core Income Fund but benefits from greater flexibility in tranche selection, including mezzanine and subordinated positions. This allows for enhanced return capture but heightens risk, requiring greater credit scrutiny.

Construction remains constrained by a small originator panel of seven and warehouse availability. Aura's ability to shape terms is a strength, but portfolio diversification is bounded, with exposures often concentrated in a few high-conviction originator relationships. Deployment remains driven by warehouse fill dynamics, with less emphasis on vintage management or sector rotation.

Capacity Management

Capacity guidance	No current capacity stated
Strategy AUM	\$427.6m (July 2025)
Portfolio liquidity (1 week)	0.00%

Capacity for the Fund is flexible due to its broad investment mandate. The Fund can allocate across senior and mezzanine layers, supporting deeper participation in warehouse structures. Capacity is, however, subject to market deal flow and Aura's ability to manage exposures across increasingly complex warehouse deals. Additional capacity headroom may emerge from pipeline expansion and institutional mandates.

Investment Risk Management

Monitoring external to investment team	Yes
Frequency of monitoring	Monthly
Primary risk management system	Proprietary underpinned by the AASB-9 standard, specifically the credit provisions contained therein
Single position limits (Min/Max)	Maximum exposure 10% of NAV to a single loan
Industry limits (Min/Max)	Maximum exposure 40% of NAV to a single originator
Country Limits (Min./Max.)	Australia(100.00%)
Cash Allocation (Typical, Max.)	5%
Capital Stack Allocation	Senior and mezzanine tranches

The Fund's key risk controls include formal mandate limits on warehouse and borrower concentrations, alongside tranche-level exposure guidelines.

Investment decisions formally require unanimous Investment Committee (IC) approval, however, deals typically do not proceed to IC without Brett Craig's prior review and endorsement, which can lead to a concentration of influence. While Aura applies internal and external tools to assess and monitor risk, the reliance on a single key decision-maker highlights structural governance limitations, suggesting scope for greater rigour and distributed accountability. The team's bandwidth and systems are reasonable but will need to scale to match growth and complexity.

Manager Positioning - Product

Responsible investment style	Nil
ESG approach	Minimum Standards
Sustainability thematic	No Sustainability Thematic
Non-financial objective	None

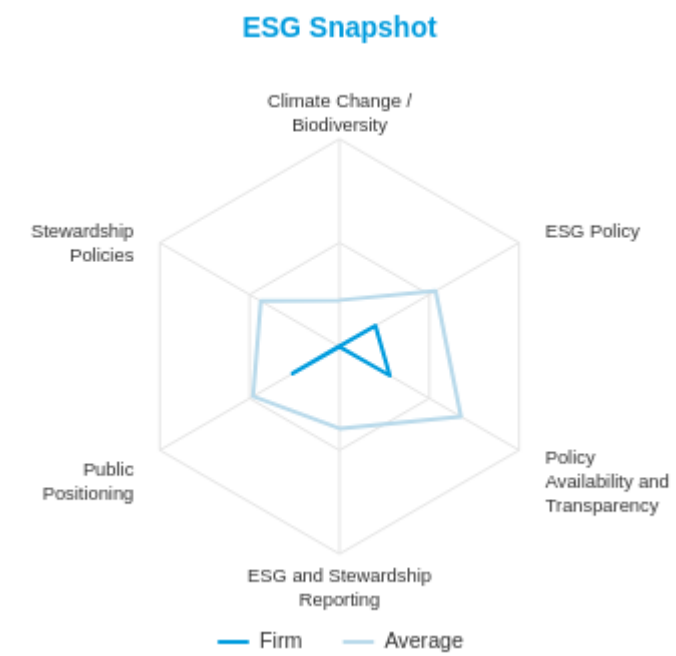
What is the Manager's ESG approach for this product?

Aura Group maintains both a corporate ESG Policy and a Responsible Investment Policy and is a signatory to the UN's PRI, however, their practical application to the Fund is minimal. ESG considerations do not appear to be integrated into the day-to-day investment process, with no evidence of ESG factors informing warehouse selection, loan approval, or portfolio monitoring.

Lonsec Opinion & Supporting Facts

Overview

ESG Process Score	Low
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Product Level Approach

ESG integration at the product level is negligible. The Fund gains exposure through warehouse structures originated by third parties, and there is no indication of ESG screening, scoring, or review processes applied to these underlying assets. Oversight of originators' ESG practices is limited, and Aura has not articulated how, if at all, ESG risks or opportunities are evaluated or acted upon at the fund level.

Strategy: Clarity, Measurability & Reporting

There is no clear articulation of ESG objectives or strategy within the Fund, nor are there measurable ESG goals or formalised reporting frameworks in place. Aura does not provide investors with ESG-related disclosures, and ESG outcomes are neither tracked nor reported. This lack of transparency and structured oversight suggests ESG is not a meaningful component of the Fund's governance or execution.

Manager Level Approach

The Manager's overall ESG policy framework and disclosure lag behind peers. The Manager is committed to integrating ESG considerations within their investment process; however, there is limited evidence of this in their public positioning. The ESG and RI policies are available on the firm's website, but the overall strength of the framework is considered weak. While the Manager does not provide details on voting or engagement policies, nor report on voting or engagement outcomes, this is generally consistent with the nature of their investments.

Product ●●●

Service Providers

Trustee	Aura Funds Management Pty Limited
Investment manager	Aura Credit Holdings Pty Ltd
Custodian	One Managed Investment Funds Limited
Administrator	One Registry Services Pty Ltd, part of the One Investment Group.
Fund Auditor	Ernst & Young
Change in Key Providers? (Over last 12 months)	No

Product Details

Product size	\$427.6m (July 2025)
Fund 12-month net flows	Positive
Distribution model	Affiliate
Buy/sell spreads	0.00/0.00
Liquidity	5% minimum liquidity, monthly withdrawal facility with pro-rata scaling
Use of derivatives	No

What is the Product Structure?

Investors hold units directly in the Fund, which invests via SPVs that warehouse SME and business loan exposures originated by Aura's panel of non-bank lenders. The Fund has flexibility across the capital stack, including senior, mezzanine, and subordinated tranches. The master-feeder architecture introduces some structural complexity but is consistent with comparable private credit funds. Monthly redemptions are permitted, though subject to liquidity and manager discretion. The legal and operational structure is appropriate for wholesale investors but would benefit from continued evolution in governance and documentation standards as scale increases.

Lonsec Opinion & Supporting Facts

Structure

The Fund is a wholesale-only unregistered unit trust offered under an Information Memorandum. Investors gain exposure to SME and business lending through a series of underlying warehouse special purpose vehicles (SPVs), established with a panel of non-bank originators. These SPVs are bankruptcy-remote, and Aura has the flexibility to invest across the capital stack, including mezzanine and subordinated tranches. Reporting is tailored for sophisticated investors with operational detail less publicly disclosed. Subordinated underlying exposures introduce high risk, requiring stronger reliance on Aura's origination oversight and structuring capability. Overall, the structure is consistent with sector norms but remains reliant on internal governance and judgement.

Service Providers

The Fund operates under an internal trustee arrangement via Aura Funds Management. While not uncommon for wholesale offerings, the absence of an external trustee reduces the level of independent oversight. Other service providers include One Managed Investment Funds Limited and Ernst & Young who are responsible for custody, and audit functions respectively. Internal governance is supported by board representation and an internal investment committee. As the Fund scales, further strengthening of external oversight may be warranted.

Wind-up Risks

The Fund has operated since 2017 and has scaled consistently, underpinned by wholesale investor support and a more established market presence. Its exposure to mezzanine tranches adds complexity, but liquidity is generally supported by warehouse cash flows and short loan tenors. While trustee responsibilities sit internally, the Fund's track record and scale offer reasonable comfort around ongoing viability, subject to continued platform execution.

Deal Allocation Policy

Aura has a formal investment allocation policy governing how opportunities are distributed across its retail and wholesale funds. Allocation decisions are led by Brett Craig and the investment team and are made pragmatically based on each fund's investment objective, tranche eligibility (senior versus mezzanine), portfolio diversification and available cash. Where multiple Aura-managed funds are eligible for a deal, warehouse economics and mandate alignment are considered to ensure appropriate fit. The policy aims to avoid structural disadvantage to any vehicle, though there is no external oversight over allocation outcomes. The process relies heavily on internal judgement, which may create perceived conflicts given shared exposure across the capital stack.

Transparency

Transparency for the Fund is reasonable, with monthly reports to investors including summary details on Fund performance, commentary on portfolio activity and select portfolio look through details. Credit events, such as impairments, are acknowledged in reports. Position level data, arrears triggers, structural protections, and warehouse mechanics are not proactively shared. Reporting is not published publicly, and information flow appears dependent on direct engagement.

Product (continued) ●●●

Liquidity Details

Gating allowed	Yes
Liquidity Frequency	Monthly
Subscription and Redemption Notice Required	1 - 30 day subscription notice. 15 - 45 day redemption notice

Liquidity

The Fund intends to offer monthly liquidity, subject to available liquidity, supported by the short average duration of the underlying SME loans (typically 3–12 months), and a minimum 5% cash buffer. The Fund invests in mezzanine and subordinated tranches of SME warehouse facilities, which carry higher risk and less structural liquidity support compared to more senior exposures. Redemptions are pro-rated when oversubscribed and cash flows from amortising loans assist in replenishing liquidity. Liquidity calculations are performed daily, assessing outflows and known redemptions. Overall, liquidity is reasonable for a wholesale product of this nature but would benefit from greater transparency around liquidity mechanisms in stressed environments.

Valuation Details

Internal valuation committee	Yes
Frequency of valuations	Monthly
Independent valuations	No
Type of valuation	Amortised cost

Aura applies a monthly valuation cycle. Valuations are based on net asset value at the warehouse level, incorporating accrued interest, impairments, and other adjustments as relevant. External credit analytics providers, support portfolio risk assessments and contribute inputs to valuation, including estimation of public market equivalent credit ratings. However, warehouse-level valuations are not independently priced by third-party valuers, and the process is overseen internally without a dedicated independent valuation committee. Aura’s investment team plays a central role in the oversight and application of valuation methodology, raising potential concerns around objectivity. Greater external validation and separation from the investment team would enhance governance.

Fees

Annual Fees and Costs (% p.a.)

RG97 Applicable	No
Management fees & costs	1.576
Performance fee costs	0.365
Net Transaction Costs	0.00
Annual fees and costs	1.951

Source: FE fundinfo, Information Memorandum date: 02/Jul/2024

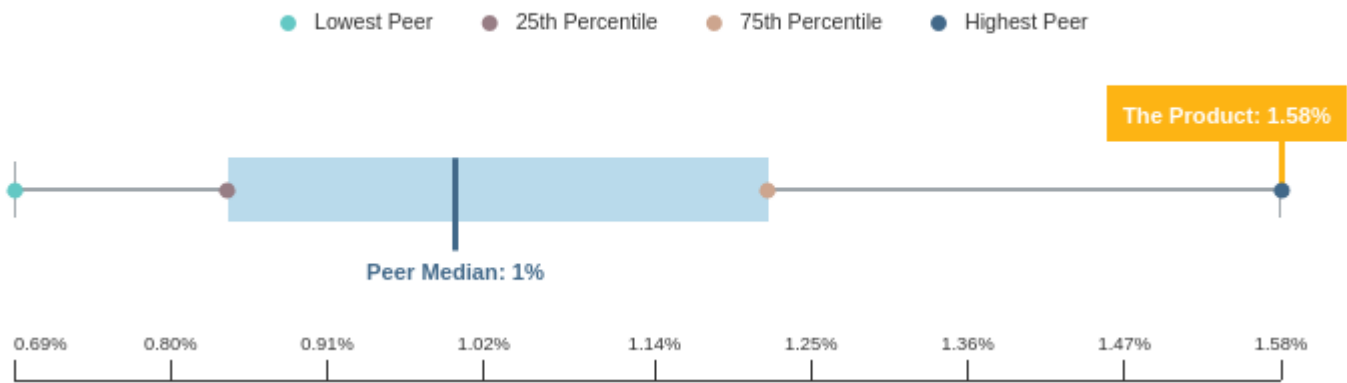
Performance Fees

Applicable	Yes
Hurdle	RBA Cash +5%
Rate	20%

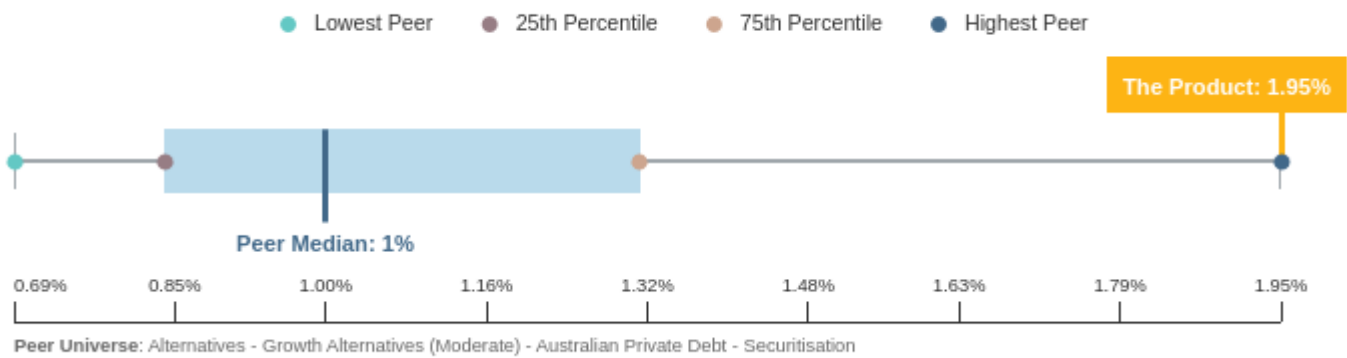
Fees Explained

The Fund charges a base management fee plus a performance fee, reflecting the Fund’s more complex mandate involving mezzanine exposures. This cost structure reflects the active oversight and bespoke deal structuring required.

Management Fees and Costs Peer Comparison



Annual Fees and Costs Peer Comparison



Lonsec Opinion

Annual Fees and Costs

The Fund charges a base management fee of 1.25% p.a. and a 20% performance fee on returns above the benchmark (RBA Cash + 5% p.a.). Trust-level expenses are reimbursed up to 0.5% p.a., covering items like deal execution and legal costs. Upfront fees are capped at 1% but may be waived. The overall fee load is high relative to peers.

Fairness

The overall fee structure is higher than peers, particularly given the layering of performance fees and recoverable expenses. A performance fee may be difficult to justify in a downside risk focused strategy. Improved transparency would enhance perceptions of fairness.

Performance data is as at 31 March 2025

Performance ●●●

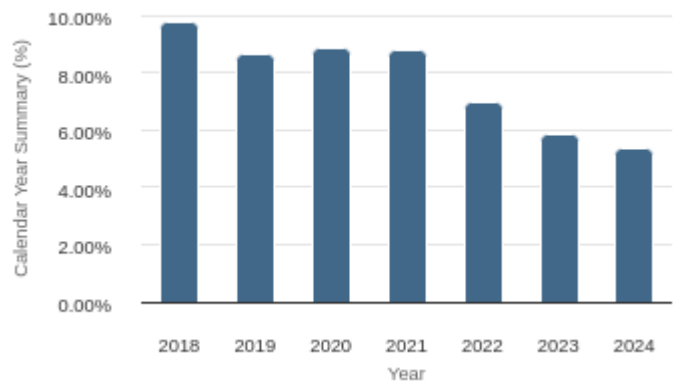
Performance Summary

Offer Doc. return objective	The Fund aims to provide monthly income returns from a diversified portfolio of debt securities including asset backed business loans, director guaranteed business loans, and senior loans to non-bank lenders secured against a loan portfolio that provide regular income and capital stability.
Internal return objective	To outperform the benchmark.
Internal risk objective	Preservation of capital.
Product benchmark	RBA Cash Rate
Lonsec peer group	Australian Private Debt - Securitisation

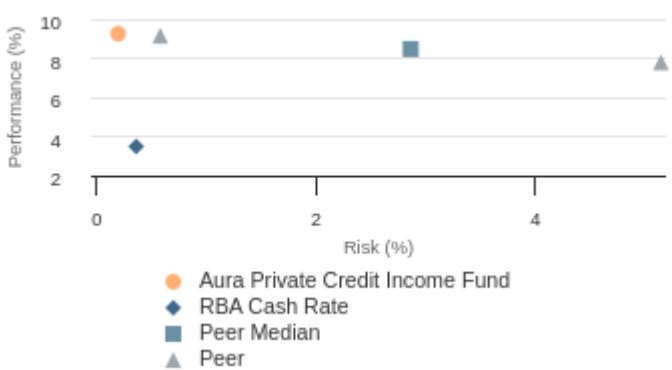
Alpha Generation

The Fund has delivered returns consistent with its stated return objective since inception. Outcomes reflect capture of the illiquidity premium targeted by the strategy. The observed results are positive and indicative of appropriate delivery for the risk assumed.

Calendar Year Excess Return



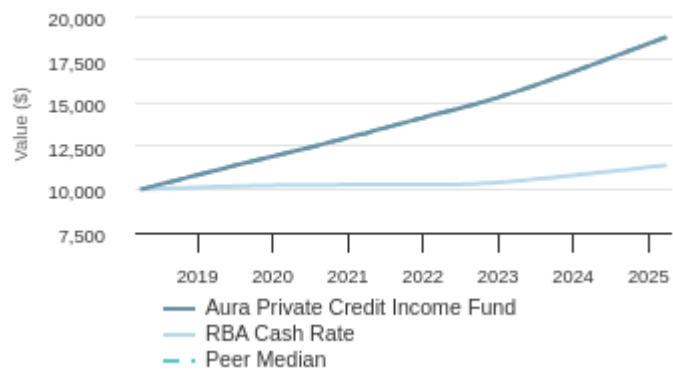
3 Year Risk and Return



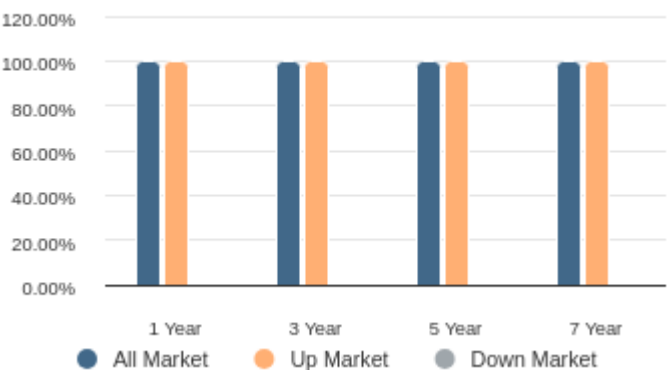
Alpha Consistency

Performance has been steady across rolling periods, with return patterns demonstrating consistency and repeatability. These outcomes are underpinned by a disciplined process and the portfolio's short-duration exposures.

Growth of \$10,000 Over 7 Years



Returns Consistency

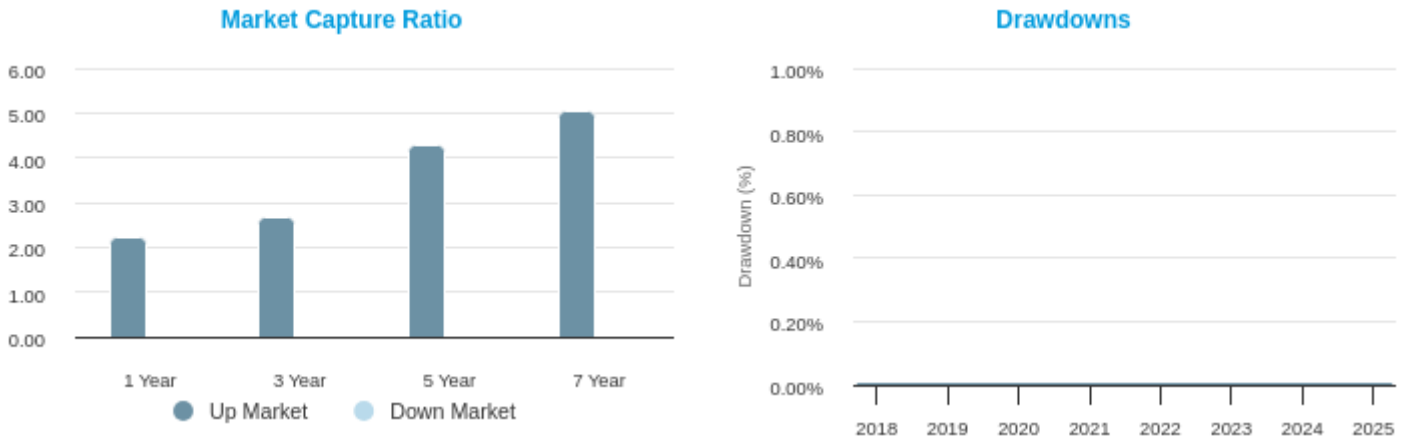


Performance data is as at 31 March 2025

Performance (continued) ●●●

Product Defensiveness

The strategy has experienced no drawdowns to date, with volatility remaining low across periods. These outcomes align with the nature of underlying SME loans and the structural protections embedded within warehouse facilities. The defensive characteristics are in line with expectations for a strategy of this nature.



Ratings

'Highly Recommended' rating indicates that Lonsec has very strong conviction the product can meet its investment objectives.

'Recommended' rating indicates that Lonsec has strong conviction the product can meet its investment objectives.

'Investment Grade' rating indicates that Lonsec has conviction the product can meet its investment objectives.

'Approved' rating indicates that Lonsec believes the product can meet its investment objectives.

'Not -Approved' rating indicates that Lonsec does not believe the product can meet its investment objectives.

'Closed / Wind Up' status is applied when the product has been closed.

'Fund Watch' status is applied when a rating is under review due to the occurrence of a significant event relating to the product.

The **'Redeem'** rating indicates Lonsec no longer has sufficient conviction that the product can meet its investment objectives.

The **'Screened Out'** rating indicates Lonsec was unable to attain sufficient conviction that the product can meet its investment objectives.

'Discontinued Review' status is applied where a product issuer withdraws the product from the review process prior to completion, for any reason other than the product being closed or unavailable to investors.

The **'Ceased Coverage'** status is applied when a rated product is withdrawn from the research process by the product issuer.

General

Climate Change / Biodiversity: the extent to which a manager has a leading climate and biodiversity policies.

ESG and Stewardship Reporting: the transparency, accessibility and usefulness of a manager's reporting.

ESG Policy: the strength of commitment to ESG as ascertained by a review of a manager's ESG policies.

Excess return: Return in excess of the benchmark return.

Information ratio: Relative reward for relative risk taken (Excess Returns / Tracking Error).

Key decision maker (KDM): A nominated investment professional who has portfolio decision making discretion for a Fund, e.g. 'buy' or 'sell' decisions.

Market capture ratio: A product's performance during either 'up' or 'down' market trends relative to an index.

Policy Availability / Transparency: the ease of public access to, and transparency of, a manager's overall ESG policy suite.

Public Positioning: the resolve of a manager's commitment to ESG as ascertained by their public positioning.

Returns consistency: The proportion of a product's monthly outperformance during a period relative to the benchmark when it was rising, falling and in aggregate.

Sharpe ratio: Excess return earned for additional volatility experienced when holding riskier assets versus risk-free asset.

Standard deviation: Volatility of monthly Absolute Returns.

Stewardship Policies: the strength of a manager's proxy voting and engagement policies with respect to ESG.

Time to recovery: The number of months taken to recover the Worst Drawdown.

Total return: 'Top line' actual return, after fees.

Tracking error: Volatility of monthly Excess Returns against the benchmark (the Standard Deviation of monthly Excess Returns).

Worst drawdown: The worst cumulative loss ('peak to trough') experienced over the period assessed.

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Lonsec Research FSG Financial Services Guide

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1.1 What is a Financial Services Guide?

This FSG's purpose is to provide you with important information regarding services offered by Lonsec Research. You should read this FSG prior to using our services. This document was prepared to inform you about:

- who we are and our contact details;
- the financial services we provide;
- the remuneration that may be paid to us and other persons in relation to the financial services we provide;

- how we deal with conflicts of interest; and
- how we deal with complaints

1.2 About Lonsec Research and its related parties

ASX listed Generation Development Group Limited (ABN 90 087 334 370) is the parent company of Lonsec Holdings Pty Ltd (ABN 41 151 235 406) (Lonsec Holdings). Lonsec Research is a wholly owned subsidiary of Lonsec Holdings Pty Ltd (ABN 41 151 235 406) (Lonsec Holdings) and provides in-depth, investigative investment research across a broad range of listed and unlisted investments. Other subsidiaries of Lonsec Holdings include SuperRatings Pty Ltd (ABN 95 100 192 283), Implemented Portfolios Pty Limited (ABN 36 141 881 147) and Lonsec Investment Solutions Pty Ltd (ABN 95 608 837 583). All employees of the Lonsec group entities, including Lonsec Research, are employed by Lonsec Fiscal Pty Ltd (ABN 94 151 658 534).

Contact Details

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www.lonsec.com.au

1.3 What kind of financial services can Lonsec Research provide?

Lonsec Research is authorised under its Australian Financial Services Licence to provide general financial product advice to retail and wholesale clients on the following types of financial products:

- securities
- deposit and payment products limited to basic product products
- derivatives
- interests in managed investment schemes including investor directed portfolio services
- superannuation
- retirement savings accounts
- foreign exchange products
- life products including:
 - investment life insurance products as well as any products issued by a Registered Life Insurance Company that are backed by one or more of its statutory funds; and
 - life risk insurance products as well as any products issued by a Registered Life Insurance Company that are backed by one or more of its statutory funds;

Lonsec Research is also authorised to deal in a financial product by arranging for another person to apply for, acquire, vary, or dispose the above types of products for or by retail and wholesale clients.

1.4 Provision of general advice

Any advice that Lonsec Research provides is of a general nature and does not take into account your personal financial situation, objectives or needs. You should, before acting on the information, consider its appropriateness having regard to your own financial objectives, situation and needs and if appropriate, obtain personal financial advice on the matter from a financial adviser.

Lonsec Research FSG (continued)

Before making a decision regarding any financial product, you should obtain and consider a copy of the relevant Product Disclosure Statement or offer document from the financial product issuer.

1.5 How Lonsec Research is paid

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1.6 How do we manage our compensation arrangements?

Lonsec Research has Professional Indemnity insurance arrangements in place to compensate clients for loss or damage because of breaches of any relevant legislative obligations by Lonsec Research or its representatives which satisfy section 912B of the Corporations Act 2001.

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Complaints Manager

Level 39, 25 Martin Place

Sydney NSW 2000

Tel: 1300 826 395

Email: complaints@lonsec.com.au

An individual may request further information about Lonsec Research's internal complaints handling procedure at any time. If an individual is not satisfied with the outcome of their complaint or has not received a response within 30 days from Lonsec Research, the individual can complain to the Australian Financial Complaints Authority (AFCA). AFCA provides an independent dispute resolution service and can be contacted on:

Online: www.afca.org.au

Email: info@afca.org.au

Phone: 1800 931 678

Mail:

Australian Financial Complaints Authority

GPO Box 3

Melbourne, Victoria, 3001.

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This FSG was prepared on 1 August 2024.