

## FUND PERFORMANCE | NET FUND RETURNS (%)<sup>1</sup>

NAV: \$1.00<sup>1,2</sup>

Net distribution	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2022	-	-	-	-	-	-	-	-	-	-	1.79%	0.80%	2.59%
2023	0.80%	0.80%	0.90%	1.10%	0.85%	0.88%	0.93%	1.02%	0.99%	0.96%	1.03%	0.94%	11.20%
2024	0.94%	0.94%	-	-	-	-	-	-	-	-	-	-	1.88%

1. Fund returns are after fees and costs, and past performance is not a reliable indicator of future performance

2. Net of distribution

## PORTFOLIO COMMENTARY

### February 2024 Performance & Forward Guidance

The Fund will pay a February 2024 distribution of 0.94% (net). February saw a \$1.5m drawdown for new Acquisition Facility #2.

The Manager guides a return of 0.93 – 0.95% (net) for March and confirms medium-term guidance of 0.92 – 1.00% (net).

### Portfolio

Following Investment Committee approval, a new loan facility commenced documentation in February and will settle on 1 April. The \$20.0m receivable backed wholesale facility will be drawn to \$3.0m at settlement and reflects a <25% LVR and a 10.5% margin over the 30-day BBSW (14.8% all-in). The Manager expects Receivable Portfolio #1 to be refinanced in April / May and will recycle the returned capital into qualifying new loans.

Description	Security Type	LVR <sup>1</sup>	Total Facility	Drawn Debt	Return <sup>2</sup>
Receivable Portfolio #1	Receivables, cash, equity	63.6%	\$15.00m	\$11.77m	12.2%
Receivable Portfolio #2	Receivables, cash, equity	58.1%	\$10.00m	\$3.40m	14.8%
Working Capital Facility #1	Equipment, inventory, cash, equity	n/a	\$5.00m	-	3.0%
Working Capital Facility #2	Receivables, cash, equity	21.5%	\$5.00m	\$2.00m	15.3%
Acquisition Facility #1	Receivables, property, cash, equity	48.6%	\$4.50m	\$4.50m	15.8%
Acquisition Facility #2	Contracted revenue, cash, equity	24.8%	\$20.0m	\$1.50m	24.1% <sup>3</sup>
Total / weighted average on invested funds		53.7%	\$59.50m	\$22.17m	14.2% <sup>4</sup>

1. LVR only factors the value of tangible assets, noting the Fund also has first ranking security over borrower equity which is ascribed a NIL value for the LVR

2. Reflects the annualised value of any upfront, commitment, undrawn, and drawdown fees incurred during the month

3. This return reflects the impact of a 0.5% upfront drawdown fee on a loan that was drawn mid-month, inflating the annualised interest rate

4. Weighted average return on invested funds excludes earnings from the Commitment Fee of Working Capital Facility #1 as no capital is deployed to the loan

Total Funds Under Management on 29 February was \$27.5m with a further \$2.0m in applications for which units will be issued in March.

### Fund Loan Pipeline

The Manager has two executed term sheets on hand targeting April settlement subject to satisfactory diligence and Investment Committee approval.

The first is a \$20.0m R&D refund backed wholesale facility. Initially drawn to \$2.0m it will reflect a <50% LVR and a 9.2% margin over the 30-day BBSW (13.5% all-in).

The second is a \$3.0m purchased debt ledger acquisition facility. Initially drawn to \$0.5m, it will reflect a <40% LVR and an 11.0% margin over the 30-day BBSW (15.3% all-in).

The Manager continues to see strong demand from potential borrowers. Given funding commitments for new & existing loans and a substantial deployment pipeline, the Fund remains open for new investment.

## FUND STATUS

The Fund is open for investment and issues Units on a rolling monthly basis. If you are interested in investing in the Fund, click

[here](#) to access the **OLIVIA123** portal.

The Fund is available on the **Netwealth** and **HUB24** (APIR: RIX4439AU) platforms. Send queries to [enquiries@rixon.capital](mailto:enquiries@rixon.capital).

