



# Dominion Income Trust 1

ASX: DN1

January 2025

## Lead Arrangers and Joint Lead Managers:

National Australia Bank Limited  
Morgans Financial Limited  
E&P Capital Pty Ltd  
Commonwealth Securities Limited

## Joint Lead Managers:

Canaccord Genuity (Australia) Limited  
Shaw and Partners Limited  
Wilsons Corporate Finance Limited

# Disclaimer

## GENERAL DISCLAIMER

Dominion Investment Management Pty Ltd ACN 681 916 030 (**Manager**), a corporate authorised representative number 001312185 of Realm Pty Ltd ACN 155 984 955 AFSL 421336 (**Realm**) is the investment manager of the Dominion Income Trust 1 ARSN 683 392 743 (**Scheme**). Equity Trustees Limited ABN 46 004 031 298 AFSL 240975 is the responsible entity of the Scheme (**Equity Trustees**). The information contained in this investor presentation (**Document**) has been prepared by the Manager and relates to the offer by EQT as responsible entity of the Scheme (**Issuer**) to issue units in the Scheme, to be listed on the ASX with ticker code “DN1” (**Units**). While neither the Manager nor EQT has any reason to believe that the information is inaccurate, the truth or accuracy of the information contained in this Document is expressly not warranted or guaranteed. Anyone receiving this Document must obtain and rely upon their own independent advice and inquiries. The offer of the Units is made by, or is accompanied by, a Product Disclosure Statement (**PDS**), which should be read together with target market determination (**TMD**) issued by EQT. The PDS contains important information about investing in the Units and it is important investors obtain and read a copy of the PDS before making a decision about whether to acquire, continue to hold or dispose of Units. Any person wishing to acquire Units is required to complete the application form in or with the PDS. You should also consult a licensed financial adviser before making an investment decision in relation to the Units.

This Document is only available to wholesale clients (within the meaning of section 761G of the Corporations Act 2001 (Cth)) (**Wholesale Client**) and must not be passed on (whether directly or indirectly) to any retail client (within the meaning of section 761G of the Corporations Act 2001 (Cth)). By receiving this Document, you expressly acknowledge and represent that you are a Wholesale Client.

A copy of the PDS and TMD may be obtained from <https://realminvestments.com.au/dominion-income-trust-1>. Neither the Manager nor EQT warrant that the information in this Document is accurate, reliable, complete or up-to-date, and to the fullest extent permitted by law, disclaims all liability of the Manager, EQT, Realm and their directors, senior executives, employees, agents, consultants, advisers, officers, authorised representatives and associates (**Covered Personnel**).

This Document is not a product disclosure statement, prospectus or other offer Document under Australian law or any other law. This Document has not been filed, registered or approved by regulatory authorities in any jurisdiction. The information contained in this Document is qualified in its entirety by reference to the PDS, which contains additional information about the investment objective, terms and conditions of an investment in the Units. No person has been authorised to make any statement concerning the Units other than as set forth in the PDS and any such statements, if made, may not be relied upon.

In preparing this Document, the Manager did not take into account the investment objectives, financial situation and particular needs of any person. The information contained in this Document must not be copied or disclosed in whole or in part without the prior written consent of the Manager, and the Manager accepts no liability whatsoever for the actions of third parties in this respect. This Document is provided for informational purposes only and is not to be construed as a solicitation or an offer or recommendation to buy or sell any securities. Any opinions expressed in this Document may be subject to change. The Manager is not obliged to update the information in this Document. The information in this Document must not be used by recipients as a substitute for the exercise of their own judgment and investigation. None of EQT, the Manager, Realm nor any Covered Personnel accepts any liability for any loss or damage arising out of the use of all or part of, or any omission, inadequacy or inaccuracy in, this Document. Neither the Manager nor EQT nor Realm guarantees the performance of the Units or the repayment of any investor's capital. To the extent permitted by law, neither the Manager nor EQT nor Realm nor any of their Covered Personnel, is liable for any loss or damage arising as a result of reliance placed on the contents of this Document.

The Manager, Realm and their Covered Personnel from time to time hold interests in securities of corporations or investment vehicles referred to in materials provided to clients. All information contained herein is confidential and proprietary to the Manager and Realm and, accordingly, this material is not to be reproduced in whole or in part or used for any purpose except as authorised by the Manager and Realm. It is to be treated as strictly confidential and not disclosed directly or indirectly to any other person, firm or entity.

This Document is not, and is not intended to be, an offer or invitation for subscription or sale, or a recommendation, with respect to any securities, nor is it to form the basis of any contract or commitment. This Document does not purport to identify the nature of the specific market or other risks associated with these products. Before entering into any transaction in relation to the Units, the investor should ensure that it fully understands the terms of the Units and the transaction, relevant risk factors, the nature and extent of the investor's risk of loss and the nature of the contractual relationship into which the investor is entering. Prior to investing in the Units, an investor should determine, based on its own independent review and such professional advice as it deems appropriate, the economic risks and merits, the legal, tax accounting characteristics and risk, and the consequences of an investment in them. This Document does not contain substantive commentary or analysis by the Manager and has not been prepared as a research product or comments by a research analyst.

# Disclaimer

**Past performance is not indicative of future performance.** All future rates and performance indicators are targets or estimates only and there is a risk that these are not achieved. Information in this Document is current as at the 20<sup>th</sup> January 2025.

**General Advice Warning:** Any advice given by the Manager is general advice, as the information or advice given does not take into account your particular objectives, financial situation or needs. Therefore, at all times you should consider the appropriateness of the advice before you act further.

## EQT DISCLAIMER

Equity Trustees Limited ("Equity Trustees") (ABN 46 004 031 298), AFSL 240975, is the Responsible Entity for the Dominion Income Trust 1 ("the Fund"). Equity Trustees is a subsidiary of EQT Holdings Limited (ABN 22 607 797 615), a publicly listed company on the Australian Securities Exchange (ASX: EQT).

This Document has been prepared by the Manager to provide you with general information only. In preparing this Document, the Manager did not take into account the investment objectives, financial situation or particular needs of any particular person. It is not intended to take the place of professional advice and you should not take action on specific issues in reliance on this information. Neither the Manager, nor Equity Trustees nor any of its related parties, their employees or directors, provide and warranty of accuracy or reliability in relation to such information or accepts any liability to any person who relies on it. **Past performance should not be taken as an indicator of future performance.** You should obtain a copy of the PDS before making a decision about whether to invest in this product.

## Zenith Disclaimer

### ZENITH DISCLAIMER

**For Wholesale clients only** - The Zenith Investment Partners (ABN 27 103 132 672, AFS Licence 226872) ("Zenith") rating (assigned January 2025 referred to in this document is limited to "General Advice" (s766B Corporations Act 2001). This advice has been prepared without taking into account the objectives, financial situation or needs of any individual and is subject to change at any time without prior notice. It is not a specific recommendation to purchase, sell or hold the relevant product(s). Investors should seek independent financial advice before making an investment decision and should consider the appropriateness of this advice in light of their own objectives, financial situation and needs. Investors should obtain a copy of and consider the PDS or offer document before making any decision and refer to the full Zenith Product Assessment available on the Zenith website. Past performance is not an indication of future performance. Zenith usually charges the product issuer, fund manager or related party to conduct Product Assessments. Full details regarding Zenith's methodology, ratings definitions and regulatory compliance are available on our Product Assessments and at <http://www.zenithpartners.com.au/RegulatoryGuidelines>

## Lonsec Disclaimer

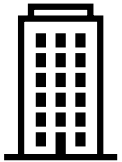
The Lonsec Rating assigned October 2024 presented in this Document is published by Lonsec Research Pty Ltd ABN 11 151 658 561 AFSL 421 445. The Rating is limited to "General Advice" (as defined in the Corporations Act 2001 (Cth)) and based solely on consideration of the investment merits of the financial product(s). Past performance information is for illustrative purposes only and is not indicative of future performance. It is not a recommendation to purchase, sell or hold Realm Investment House product(s), and you should seek independent financial advice before investing in this product(s). The Rating is subject to change without notice and Lonsec assumes no obligation to update the relevant document(s) following publication. Lonsec receives a fee from the Manager for researching the product(s) using comprehensive and objective criteria. For further information regarding Lonsec's Ratings methodology, please refer to the website.

## General disclaimer related to ratings

Any research house rating only represents the opinion of the research house, which is relative and subjective, on the investment merits of the product. The Manager advises that such ratings are intended to be general advice and to be used by Wholesale clients only and should never be relied on by retail clients when making a decision about investing in the Units. The relevant rating requires to be read with the full research report that can be found on the issuers website (or upon request) together with their full disclaimer that is found in their research note.]

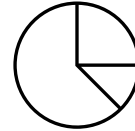
# About Realm

**Award winning, highly credentialed manager with over a decade track record of delivering exceptional risk-adjusted returns.**



## Realm Background

- 12 year track record of deep experience investing in Australian Credit and Fixed Income markets.
- 28 staff, 17 investment professionals across Melbourne and Sydney offices.



## Diversified across sectors

- Globally diversified portfolio of defensive credit exposures across government bonds, corporate bonds and structured credit (including public and private debt) with a target average credit rating of BBB.



## Realm Capability

- With \$7.4 billion FUM, Realm uses a strong quantitative framework to look through the cycle to deliver exceptional risk-adjusted returns, being in the top 97<sup>th</sup> percentile of managers in its peer universes.



## Strong Credentials

- Strong research ratings with Lonsec & Zenith Research.
- Realm awarded Australian Fixed Income Manager of the Year at the Zenith Fund Awards 2021 & 2024, finalist in 2023.

# Senior Leadership



**Andrew Papageorgiou**  
Managing Partner  
Head of CBC

- 25 years industry experience
- Andrew had a broad base of experience providing advice on debt, infrastructure, private - equity and derivative strategies.
- Responsibilities include: Head of RV process, risk management, bank and corporate credit. Holds a Bachelor of Commerce (Deakin University), Graduate Diploma in Applied Finance (SIA).
- Managing Partner of Realm



**Robert Camilleri**  
Head of Structured  
Credit

- 28 years experience
- Sits on Australian Securitization Board and Chairman of various peak industry committees. Holds a Bachelor of Business (RMIT), Finsia Fellow, ASF Fellow, Certified Treasury Professional.
- Responsibilities include securitized & structured assets, risk management.



**Ken Liow**  
Head of Strategy & Risk

- 30 years experience
- Ken was previously Chief Investment Officer of domestic equities at BlackRock and Head of Strategy for Scientific Active Equities (Australia).
- Holds a B.Com (UniMelb), FIAA, GradDip App.Fin, GDip IR, FSIA
- Responsibilities include leading Realm's macro-economic and portfolio strategy efforts. He is Chair of the Portfolio Construction Committee.



**Broc McCauley**  
Head of  
Distribution

- 15 years experience
- Has broad experience across financial markets and distribution.
- Holds a Bachelor of Commerce majoring in Finance & Accounting.
- Responsible for Realm's Distribution and Marketing strategy.



# Diversity & Scale across markets

Successful capability in multiple domestic and global markets across **\$7.4 billion AUM**





Active manager: **\$10.9 billion** in volume and **4,500+ transactions** in the past 12 months.



## Realm: Delivering on expectations

All strategies have consistently delivered on expectations, exceeding return targets since inception.

All current strategies exhibit independent external research ratings by Lonsec & Zenith.

As at end of December 2024	Short Term Income Fund	High Income Fund	Global High Income Fund	Strategic Income Fund
Strategy	Short Duration Credit	Active Credit	Global Active Credit	Private Credit
<b>FUM</b>	<b>\$2,649m</b>	<b>\$2,139m</b>	<b>\$156m</b>	<b>\$2,172m</b>
1 Year Performance p.a.	6.96%	10.07%	12.79%	10.49%
Performance Since Inception p.a.^	3.51%	5.20%	15.13%	7.62%
RBA Cash Rate^ p.a.	1.76%	1.93%	4.35%	1.92%
<b>Excess Return over RBA p.a.</b>	<b>1.75%</b>	<b>3.27%</b>	<b>10.78%</b>	<b>5.70%</b>
<b>Strategy Return Target over RBA</b>	<b>+1.5 - 2.0%</b>	<b>+3.00%</b>	<b>+2.50 - 3.50%</b>	<b>+4.75%</b>
<b>Research Ratings</b>				
Inception Date	Dec-17	Oct-13	Nov-23	Feb-20

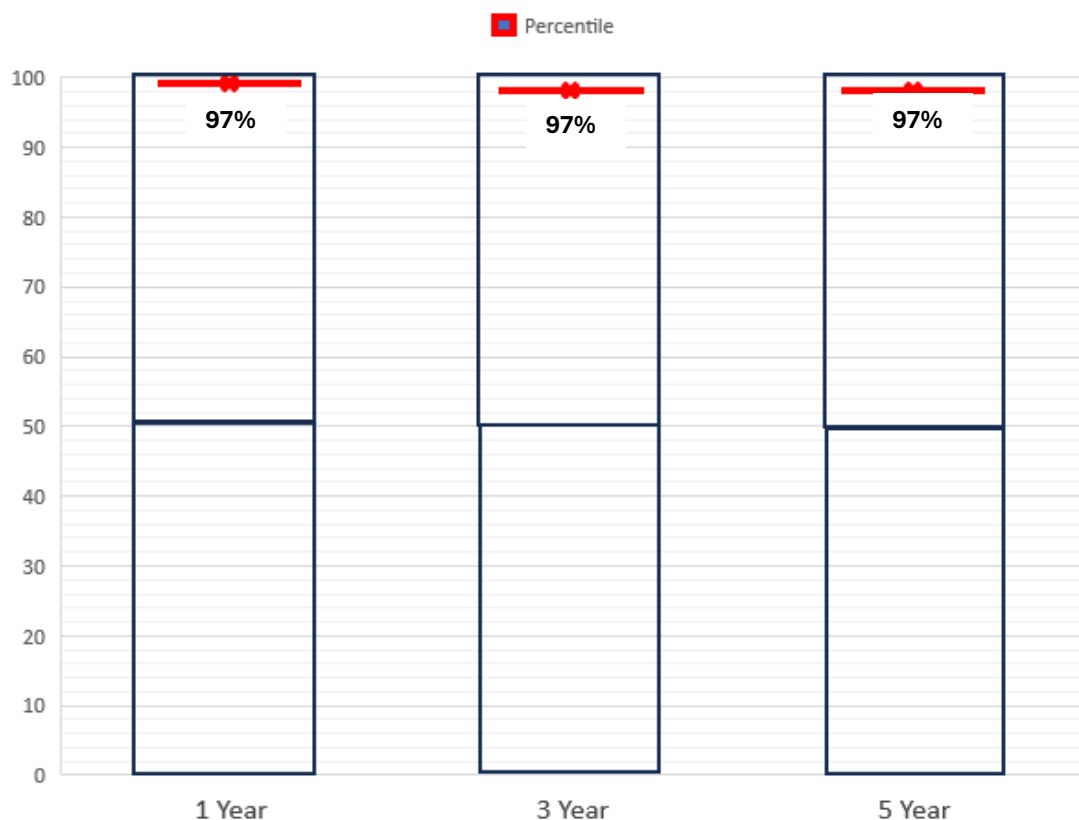
^ Since Inception p.a. \* Past performance is not indicative of future performance

# A decade of outperformance...

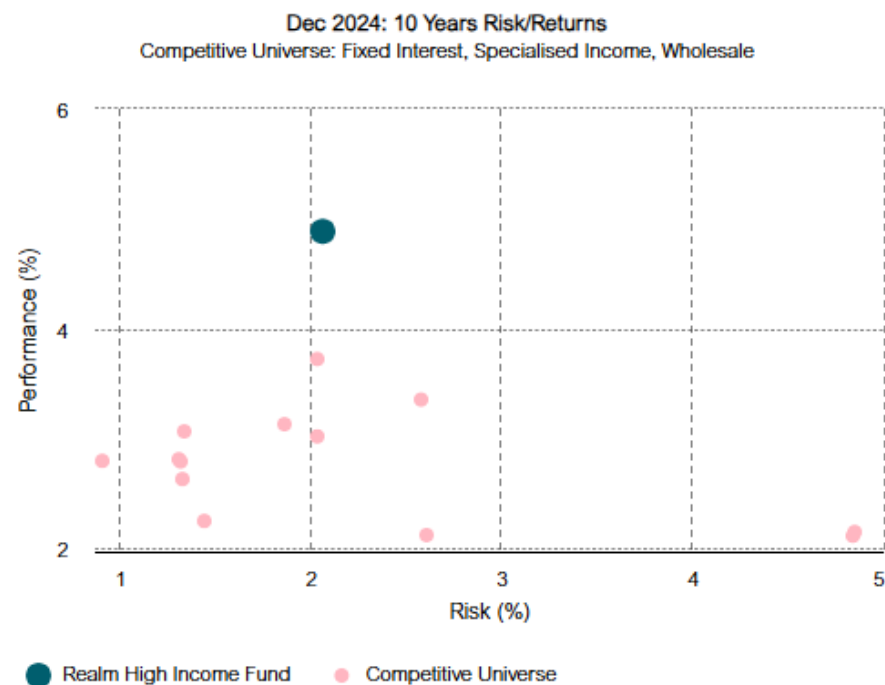
**Realm's** flagship strategy ranks **#1 on a risk-adjusted basis** across 5, 6, 7, 8, 9 & 10 years in it's Lonsec peer universe.

Strategy also ranks in the **97<sup>th</sup> percentile** over 1, 3 & 5 years in the Bloomberg Australian Fixed Income BBB or Higher Index.

Realm High Income Fund - OMF0009



Source Data - Bloomberg

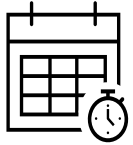




# ASX-Listed Dominion Listed Investment Trust

The more reliable way to access the expected benefits from a diversified credit portfolio.

Designed to address key LIT drawbacks: discount to NAV, return uncertainty, and alignment of interest



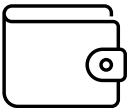
## Maturity Date

- LIT will invest in a note with a maturity date of 6 years. Realm intends to call Notes on the optional redemption date in 5 years from issue date.
- Manager will seek to align a liquidity event for the LIT with the maturity date of the underlying note.



## Embedded Equity Reserve

- Realm and co-investors has provided a minimum Equity Reserve of > 4% or \$10m held underneath trust assets as loss absorption to protect holders until maturity date of the Note.
- Skin in the game; any net income must be used to restore the Equity Reserve to at least 4% or \$10m rather than be distributed.



## More Certainty On Targeted Return

- The LIT has a targeted monthly distribution of 3.50% p.a. above the 1-month BBSW.
- Nature of structure provides a high level of certainty around the ability to meet the targeted return.

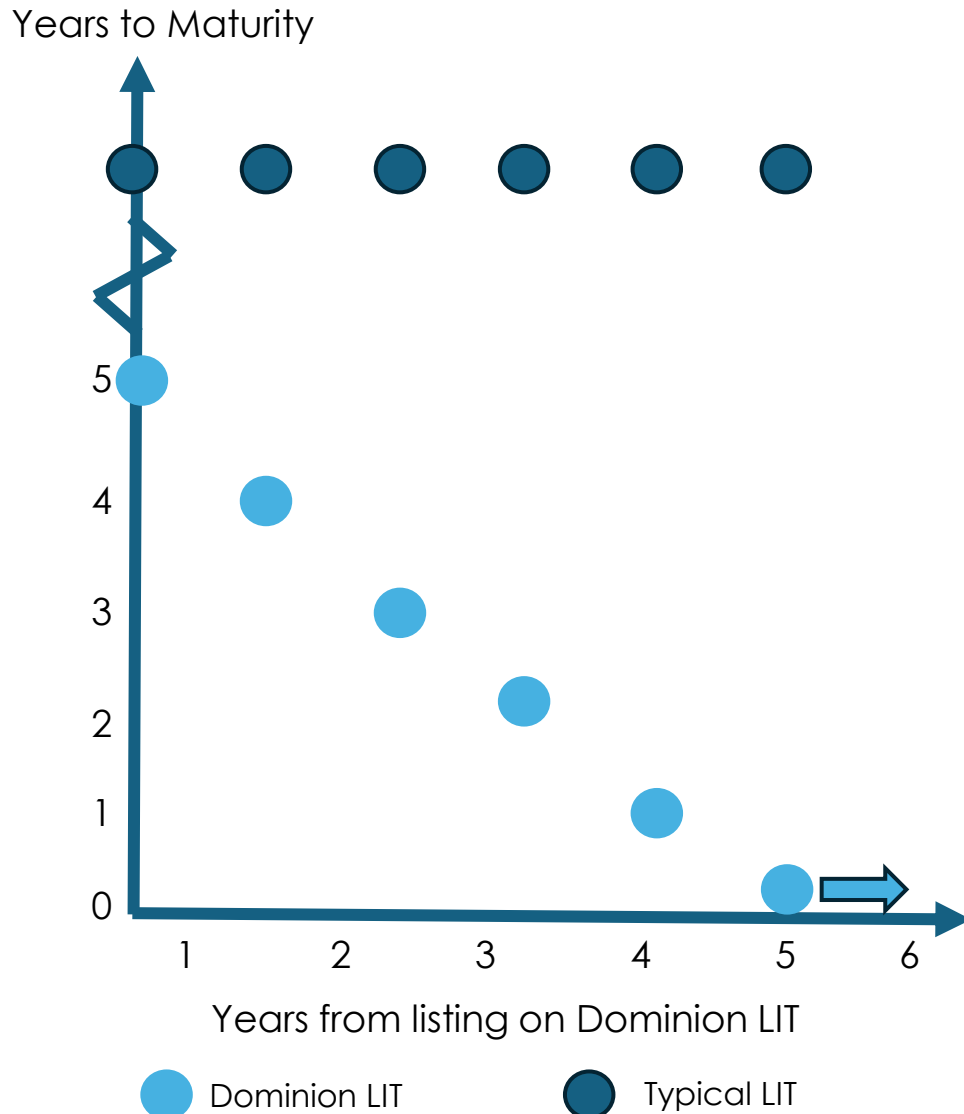


## No Manager Loan & Low Fees

- Realm will absorb all establishment costs upfront (external to the Equity Reserve).
- Low management fee relative to peer group.

# Term LIT - What's the difference?

## 1. Pre-defined Maturity: Connects pricing closely to Par

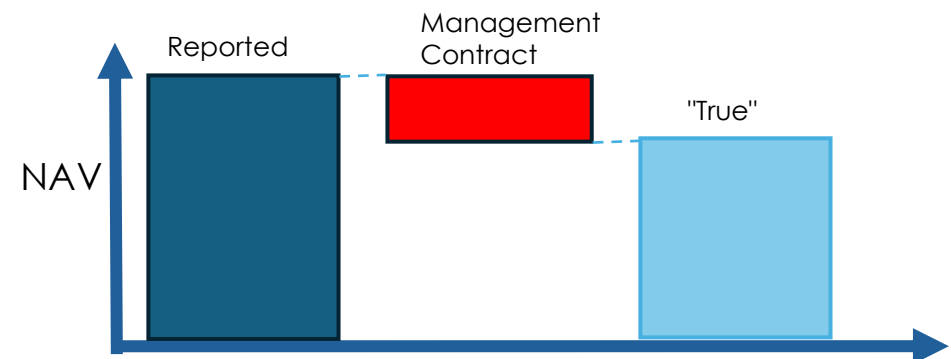


## 2. Investor ranks ahead of Investment Manager

Portfolio of Assets	
Dominion LIT	Typical LIT
	Manager Loan
Management Fee (Cost Recovery)	Management Fee
<b>INVESTOR</b> Residual distribution underpinned by coupon	<b>INVESTOR</b> Residual distribution No Maturity
Equity Buffer*	

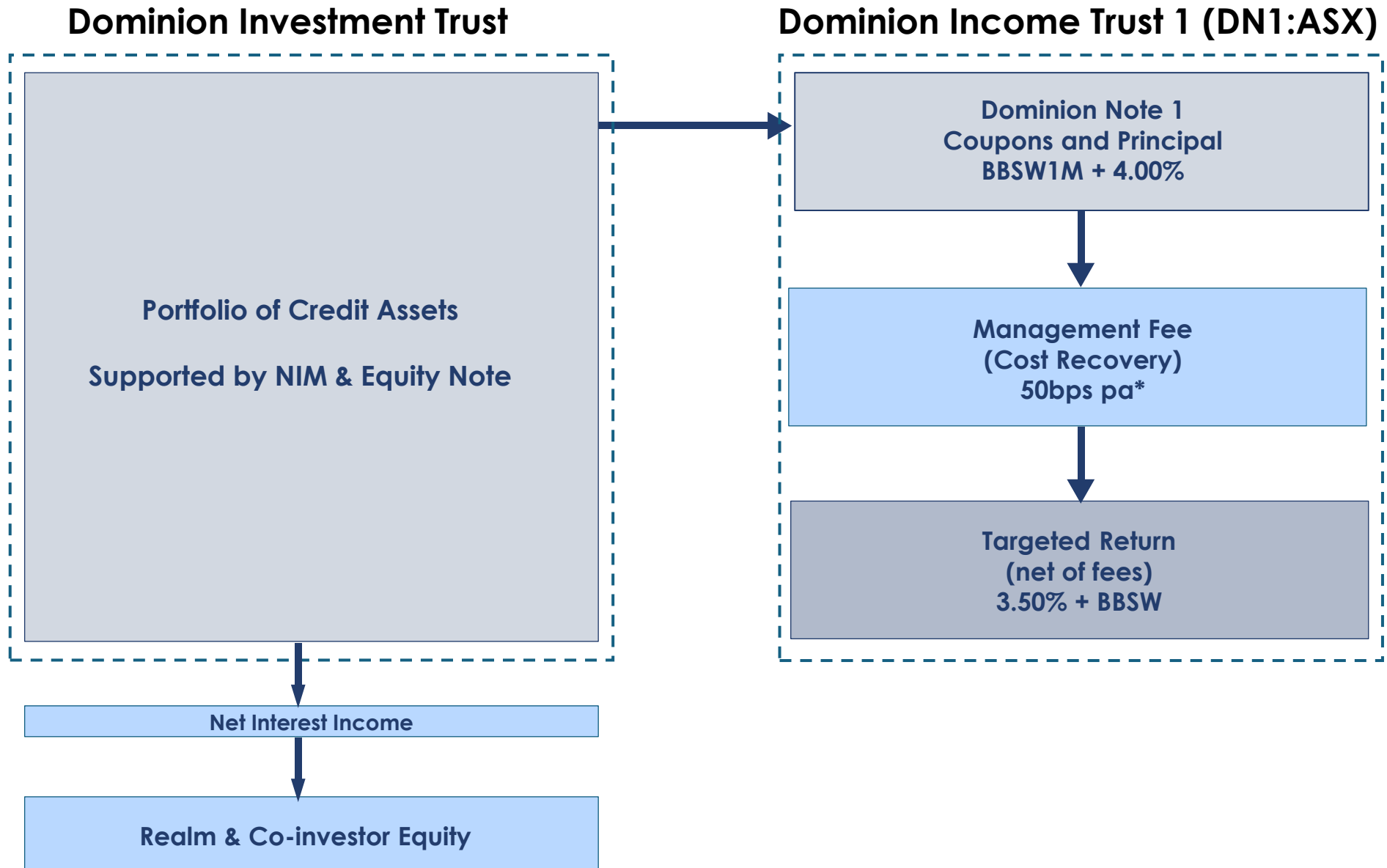
\*Equity support provided to Dominion Note

## 3. The "True" NAV of LITs



Note: Indicative PV of Fees ~16% of NAV. Assumes 70bps pa fee and 4.5% pa discount rate.

# Dominion Listed Investment Trust Structure

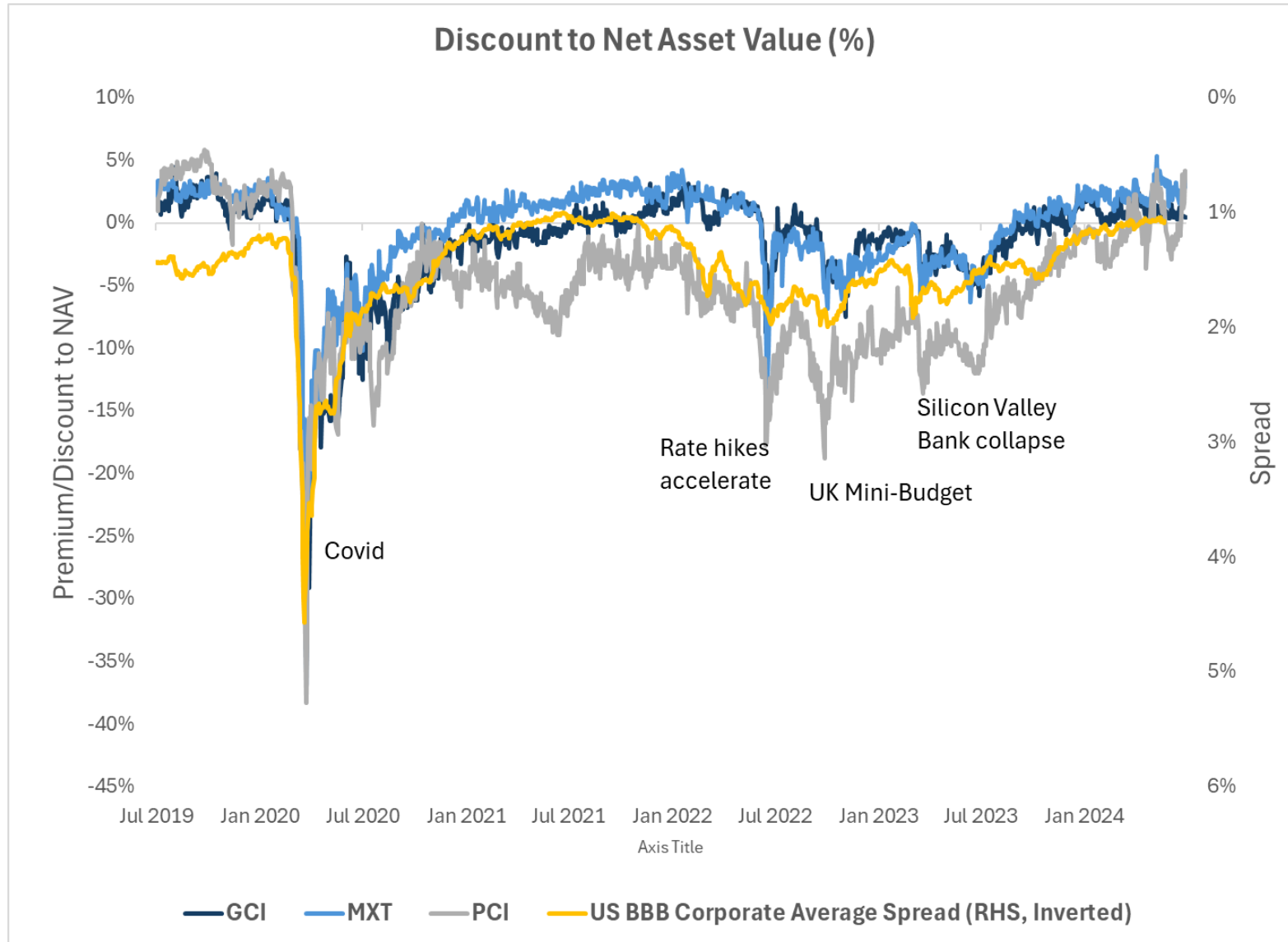


Note: Not to scale. Refer to documentation for more detail.

- Management fee plus GST, net of RITC. Under certain circumstances an additional 0.05% expense recovery may be levied.



## Large movements in Discount to NAV for Credit LITs amplify investment risk



The LIT structure increases investment volatility due to movements in discount/premium to NAV. Unhelpfully, these discounts are greatest during times of distress. Credit exposures obtained via LITs are more volatile



# Equity Reserve: How much protection does it provide?

Illustrative scenario: \$10m equity reserve provides a 4% buffer at \$250m raise  
The underlying portfolio has a BBB average rating  
The underlying portfolio earns 1% higher interest than the Note coupon

## Default Risk

Structure	Original Exposure	After credit enhancement*
Major Bank	BBB	AA- (S&P)
RMBS	BBB	AA (S&P)
ABS	BBB	Aa2 (Moody's)

Weighted average Default Rate for Enhanced Rating\*\*:

Global Corporate Credit: 0.02%pa

Global Structured Credit: 0.22%pa

A 4% Equity Reserve substantively reduces exposure to default risks

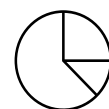
Important Notice:

- Dominion LIT does not have a formal credit rating; and
- Realm is not inferring the Note should attract a AA rating

• Note: Illustrative effect only and not a formal rating

\*\* Source: S&P Transition and Recovery Study

## Market Sell-off Scenario (1yr)



Indicatively, the underlying Portfolio is:

- 50% invested in private credit, and
- 50% in BBB rated Corporate Debt with 3-year credit duration



Cushion for note performance is 5%  
4% from equity reserve and 1% pa from Net Interest margin

Event Stress	1yr Spread Move (bps)*	Estimated Market Value Losses	Impairment?
Trade War (2018)	50	0.8%	No
Covid (2020)	165	2.5%	No
Ukraine (2022)	89	1.3%	No

A 4% Equity Reserve and 1% interest margin protects note against significant shocks

• Bloomberg USD Corporate 3yr BBB G-Spread movement. Peak Month end movement

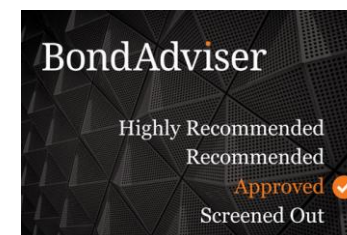
# Summary

Feature	Detail	Benefits
Structure	ASX Listed Investment Trust holds a note paying a fixed coupon and set maturity	Liquidity, transparency, pull to par assists to limit discount to NAV effects experienced by traditional LITs
Relative Value	~1.25% per annum spread premium to Major Bank ASX listed Hybrids	Favourable alternative source of income for investors with similar credit quality
Equity Reserve and Low Management Fee	Significant credit enhancement and alignment via equity reserve. Trust will target a return of 1m BBSW + 3.50% net of fees	Infers higher likelihood of achieving target returns than comparable listed credit funds
Manager	Dominion Investment Management (Wholly owned entity of Realm)	Extended track record of investment and business success

# Key Terms

Target Launch Date	Tuesday 28 <sup>th</sup> January 2025
Manager	Dominion Investment Management Pty Ltd
ASX Ticker	DN1.ASX
Minimum Target Size	\$150 million
Maximum Target Size	\$300 million
Issue Price Per Unit	\$100
Target Return	3.50% + 1M BBSW
Income Distributions	Monthly
Management Fees & Costs	0.50% p.a. <sup>1</sup>
Realm & Co-investor Equity Support	> of 4% or \$10 million

<sup>1</sup> This is inclusive of Goods and Services Tax (GST) and net of any Reduced Input Tax Credits (RITC). May be up to 0.55% of NAV per annum including Expense Recovery of 0.05%.



## Key Dates

Key Dates	
<b>Lodgement of PDS</b>	<b>Mon 20-Jan-2025</b>
Australia Day PH	Mon 27-Jan-2025
Launch Offer/Open Books	Tue 28-Jan-2025
Offer Open	Tue 28-Jan-2025
<b>Broker Firm Offer Close</b>	<b>Tue 11-Feb-2025</b>
Settlement Date	Wed 26-Feb-2025
Allotment Date	Thu 27-Feb-2025
Expected commencement of trading of Units On a normal settlement basis	Tue 3-Mar-2025

### Lead Arrangers and Joint Lead Managers:

National Australia Bank Limited  
Morgans Financial Limited  
E&P Capital Pty Ltd  
Commonwealth Securities Limited

### Joint Lead Managers:

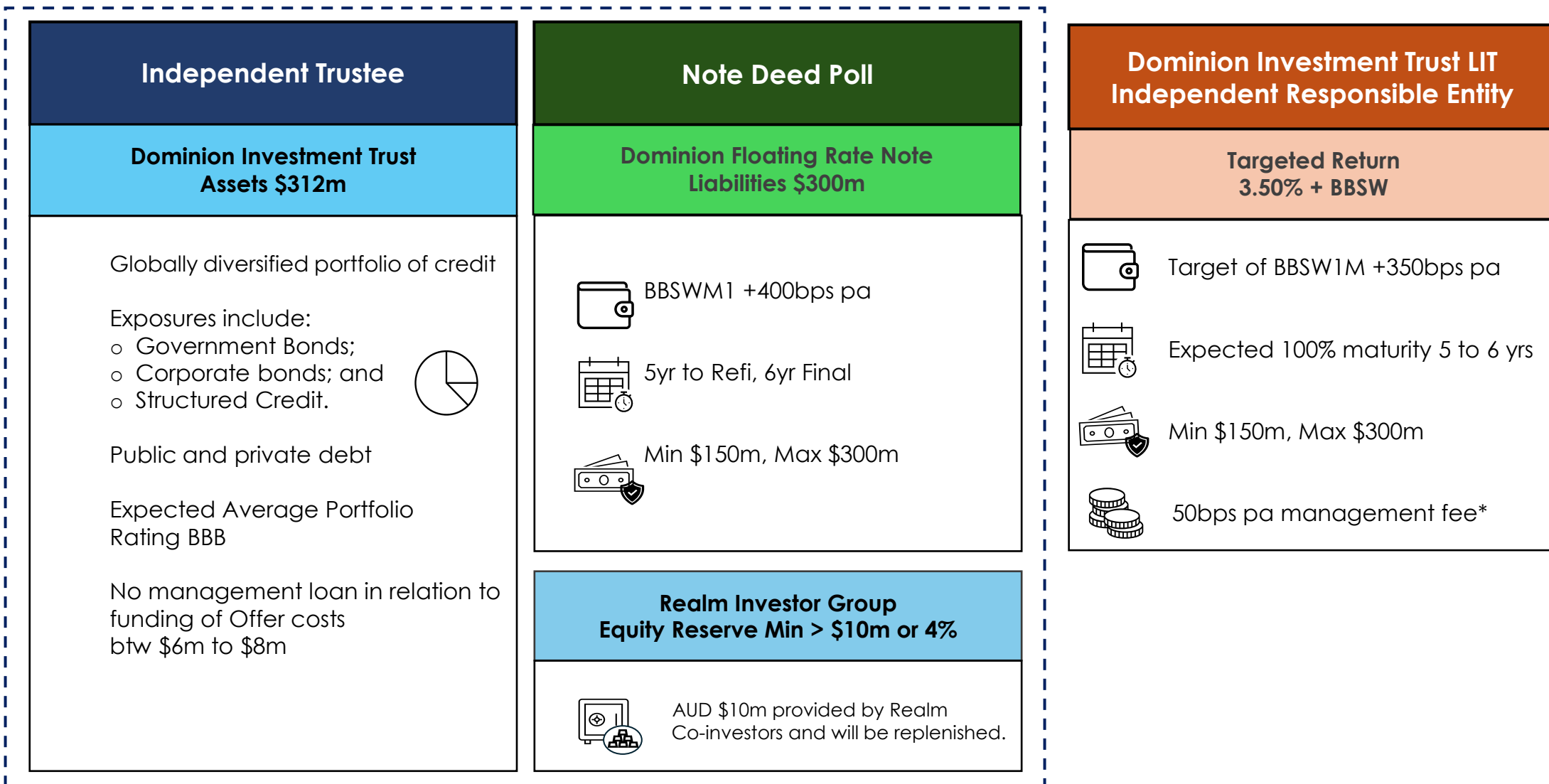
Canaccord Genuity (Australia) Limited  
Shaw and Partners Limited  
Wilsons Corporate Finance Limited

# Appendix

---



# Dominion LIT Structure



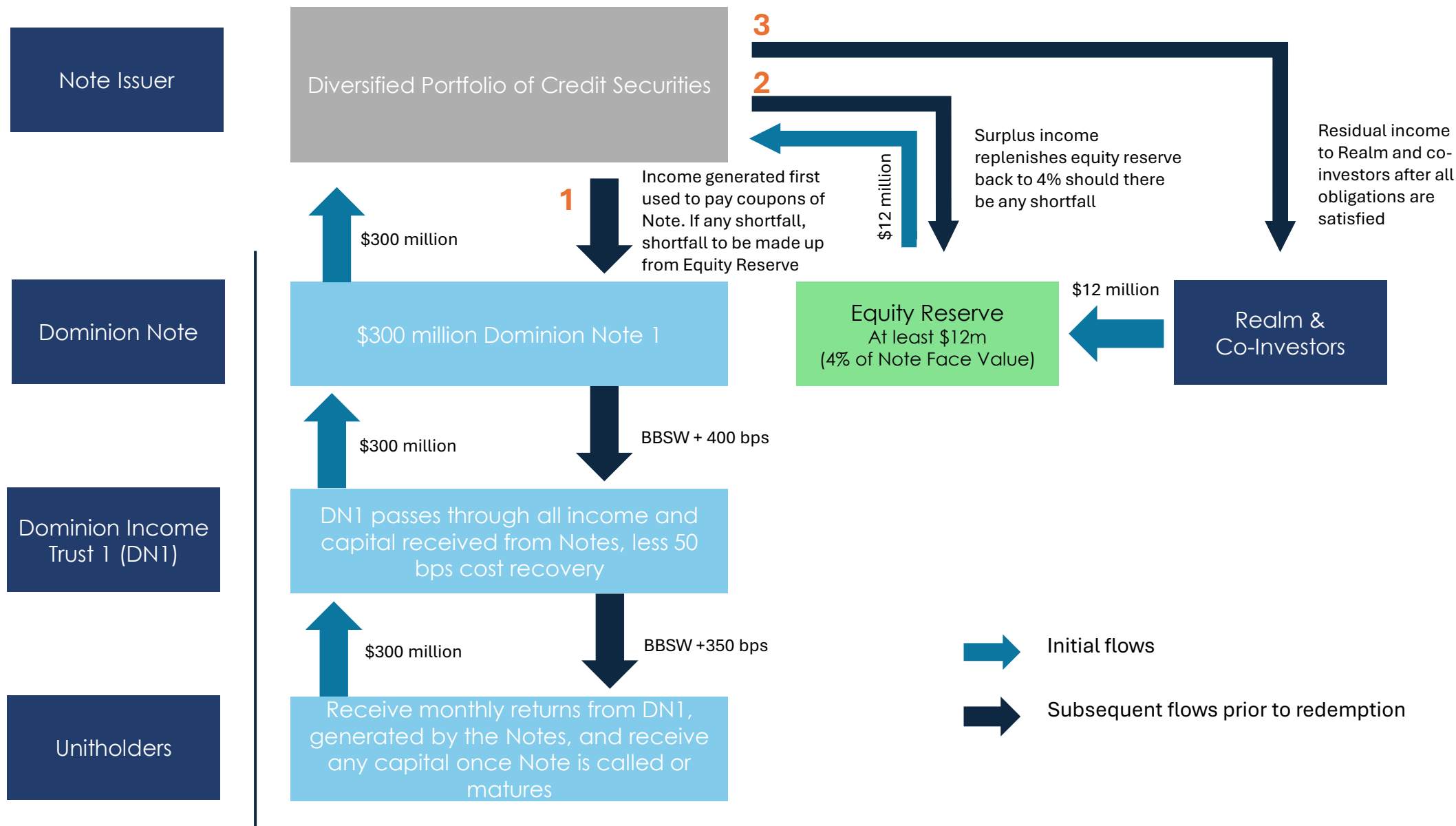
Note: All establishment fees will be absorbed by Realm externally to the Trust.

Indicative balance sheet based on \$250m subscription amount. Equity reserve is fixed at \$10m.

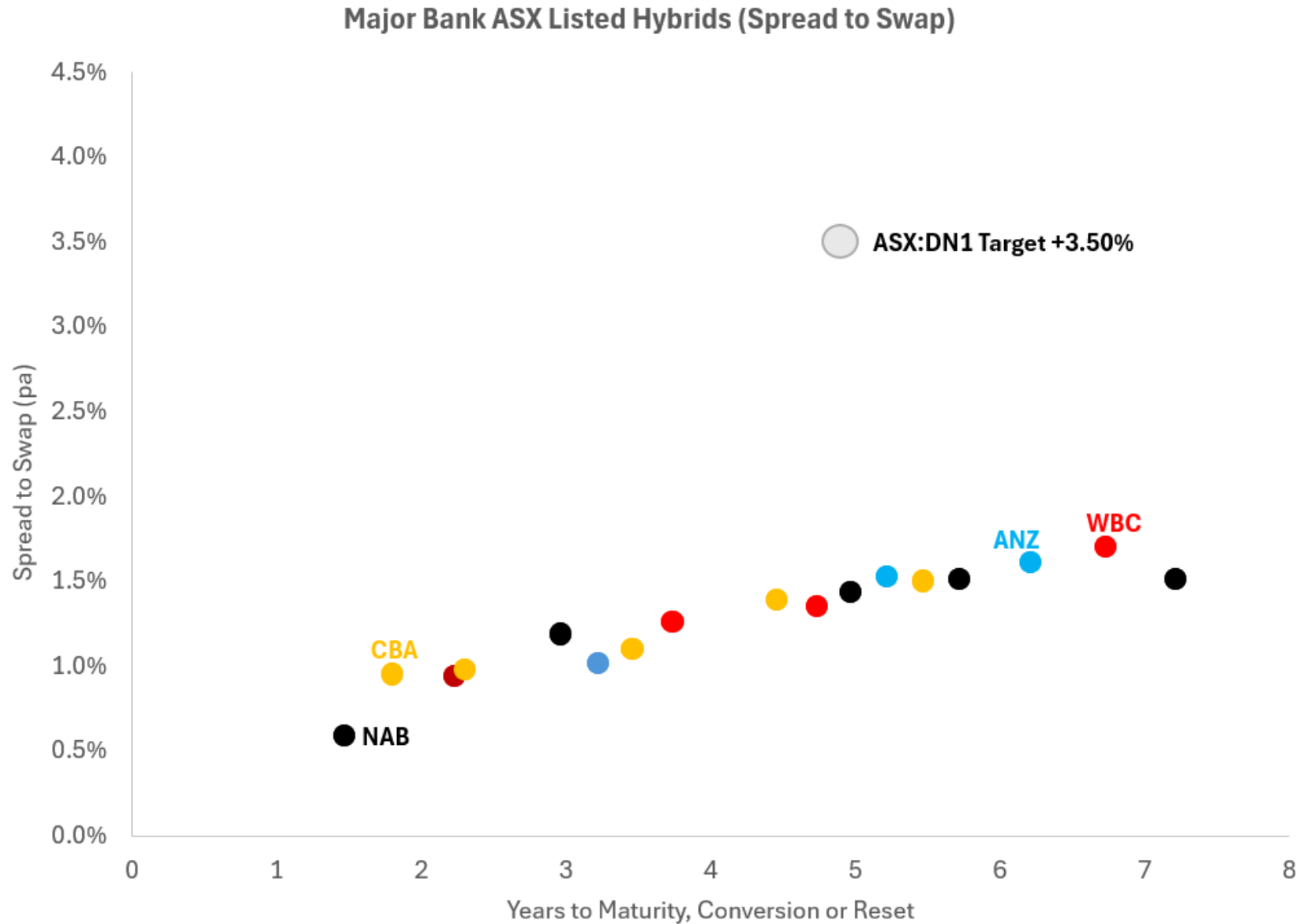
\* This is inclusive of Goods and Services Tax (GST) and net of any Reduced Input Tax Credits (RITC). May be up to 0.55% of NAV per annum including Expense Recovery of 0.05%.

# Fund structure & priority fund flow

Example of \$300m Offer Size, \$12m Equity Reserve contribution by Realm & Co-investors

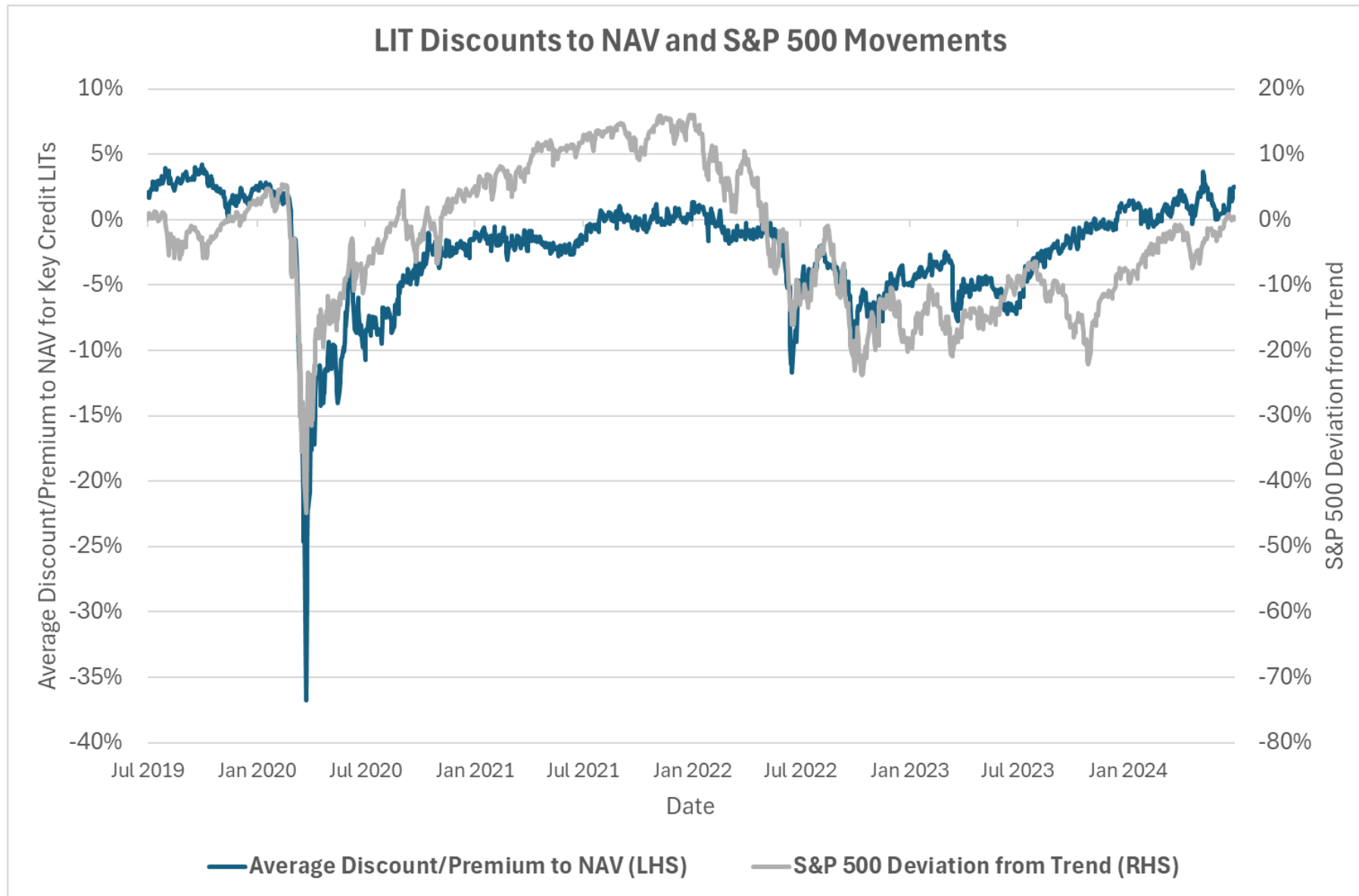


# Higher yield than major bank hybrids



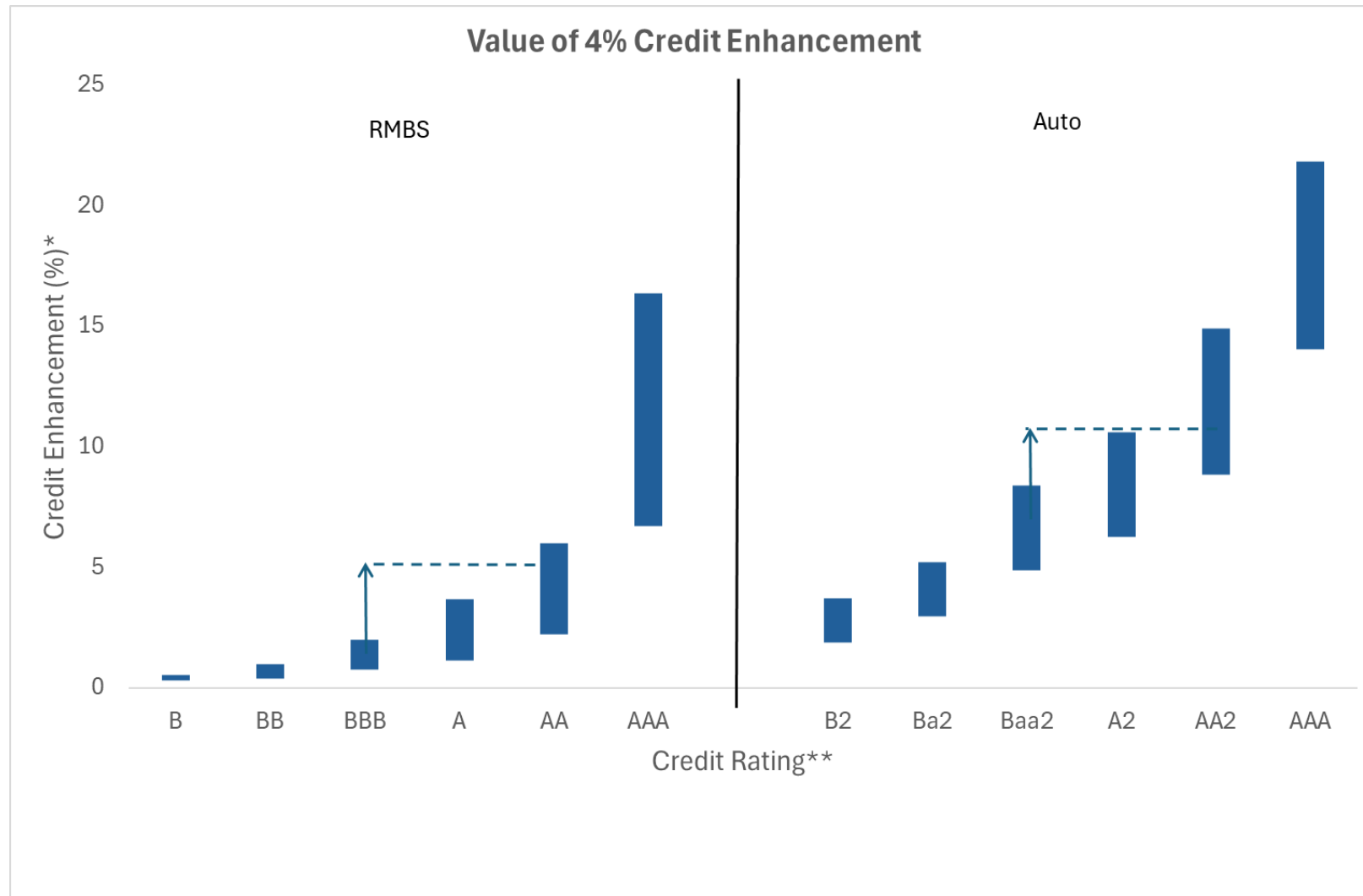
Source: Bloomberg, Realm.  
Outliers removed.  
Data as at 31 December 2024  
Note: Spread is calculated to Next Call

# Credit LIT Discounts to NAV correlate to Equity Market Movements



Desired diversification benefits arising from credit exposures are greatly diminished if acquired via a LIT structure  
Discounts are often greatest when equity markets are weak, greatly offsetting any diversification advantages

# Credit Enhancement Benefit: Structured Credit



Improves Credit Rating from BBB to AA for a typical structured credit pool

\* Range is 25th to 75th centile for public deals issued in FY2024 (Source: Bloomberg)

\*\* Credit Rating is from Standard & Poors at issuance for RMBS and Moody's as at 30 June 2024 for Auto

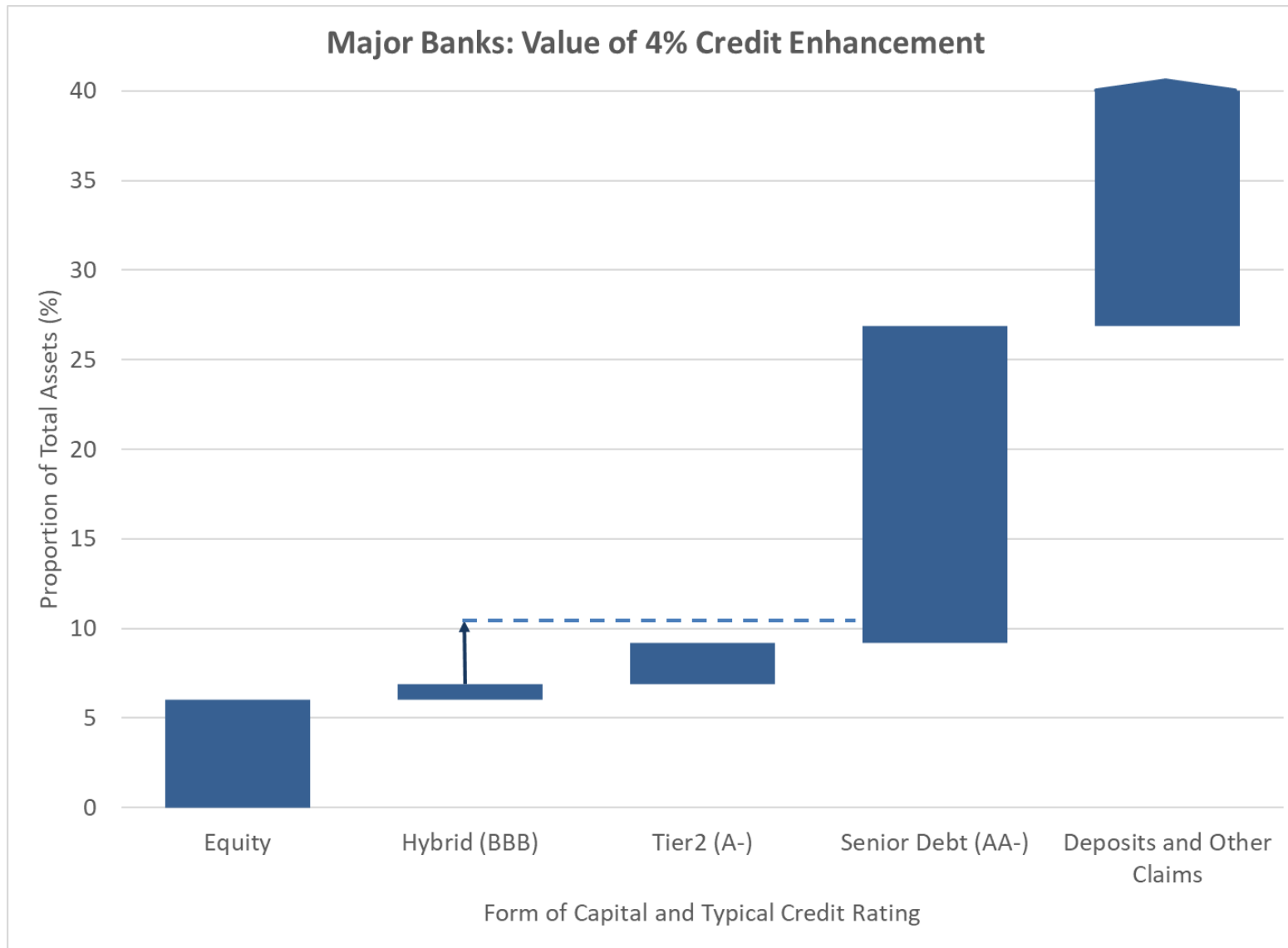
Note: Illustrative purposes only.

Shows the effect on the rating of a BB/Ba2 rated note if an additional 4% credit enhancement had been provided within each deal.

The Dominion FRN receives credit support outside of a portfolio of assets



# Credit Enhancement Benefit: Australian Banks



Source: APRA, Realm

Improves Credit Rating from BBB to AA- for an Australian major bank

# Team Structure

## Corporate & Bank Capital

**Andrew Papageorgiou**  
Head of CBC  
26 / 13

**Adrian Chow**  
Portfolio Manager  
16 / 4

**Andrew Jones, CFA**  
Investment Analyst  
16 / 2

**Anthony Choi**  
Investment Analyst  
8 / 2

**Sylvester Lay**  
Data Analyst  
6 / 3

**Cindy Doan**  
Junior Data Analyst  
4 / 1

**Angus Tighe**  
Investment Analyst  
2 / 2

## Structured Credit

**Robert Camilleri**  
Head of Structured  
28 / 13

**Matthew Sleight, PHD**  
Portfolio Manager  
26 / 2

**Theodore Calligeris**  
Portfolio Manager  
8 / 8

**Thomas Kapellos**  
Investment Analyst  
11 / 1

**Anthony Cormack**  
Investment Analyst  
6 / 2

**Ivan Bagang**  
Investment Analyst  
8 / 1

## Strategy & Risk

**Ken Liow**  
Head of Strategy & Risk  
31 / 11

**Myron Ithayaraj, CFA**  
Portfolio Manager  
15 / 8

**Khoi Nguyen**  
Strategy & Risk Analyst  
7 / 4

## Distribution

**Broc McCauley**  
Head of Distribution  
14 / 5

**Matthew Blair**  
Business Development  
Manager  
7 / 2

**John Hawkins**  
Business Development  
Manager  
8 / 1

**Finbarr Warren**  
Business Development  
Analyst  
2 / 1

**Rhys Kostopoulos**  
Marketing & Client  
Services  
1 / 1

## Operations

**Anthony Allen**  
Operations Manager  
16 / 8

**Douglas McIntyre**  
Investment Operations  
Analyst  
13 / 1

**Van Dang**  
Investment Operations  
Analyst  
15 / 1

**Lee Chassogias**  
Investment Operations  
Analyst  
1 / 1

**Chris Pezzano**  
Investment Operations  
Analyst  
2 / 1

## Realm Systems Development

**Sylvester Lay**  
Data Analyst  
6 / 3

**Cindy Doan**  
Data Analyst  
4 / 1

**Gavin Mohan**  
Junior Data Analyst  
2 / 1

Years Experience / Years at Realm

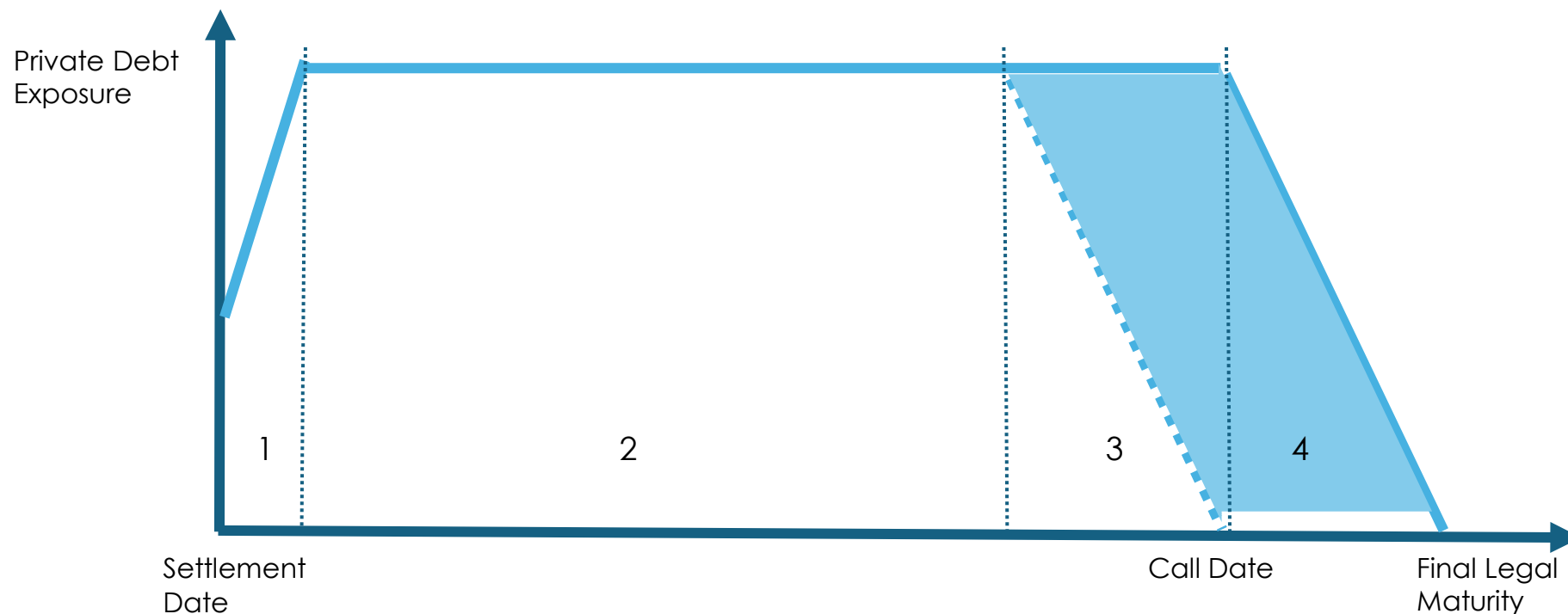
The target portfolio parameters and target limits for the Note Issuer's portfolio of debt instruments (whether held directly or indirectly) are as follows:

SECTOR	TARGET RANGE
Cash	0 - 100 %
Government bonds	0 - 100 %
Bank T2	0 - 50 %
Corporate Snr Bonds	0 - 90 %
Structured Credit	0 - 90 %
Corporate Hybrids	0 - 25 %
Bank T1 Hybrids	0 - 50 %

The Minimum Portfolio Rating is BB, however, over time the Manager expects the average Weighted Rating Target to be BBB. Where available, the credit rating assigned by one of the three major external rating agencies (S&P, Moody's or Fitch) will be used in the averaged calculation of the Minimum Portfolio Rating. Such ratings would represent the opinions of the rating agencies, which are relative and subjective, on a certain degree of likelihood of the issuer of the rated security to meet its debt obligations when they fall due, or the likelihood of loss in the event of a default of the issuer of the rated security. The Issuer and Manager advise that credit ratings are intended to be used by wholesale investors only and should not be relied on by retail investors when making a decision about investing in the Units<sup>4</sup>.

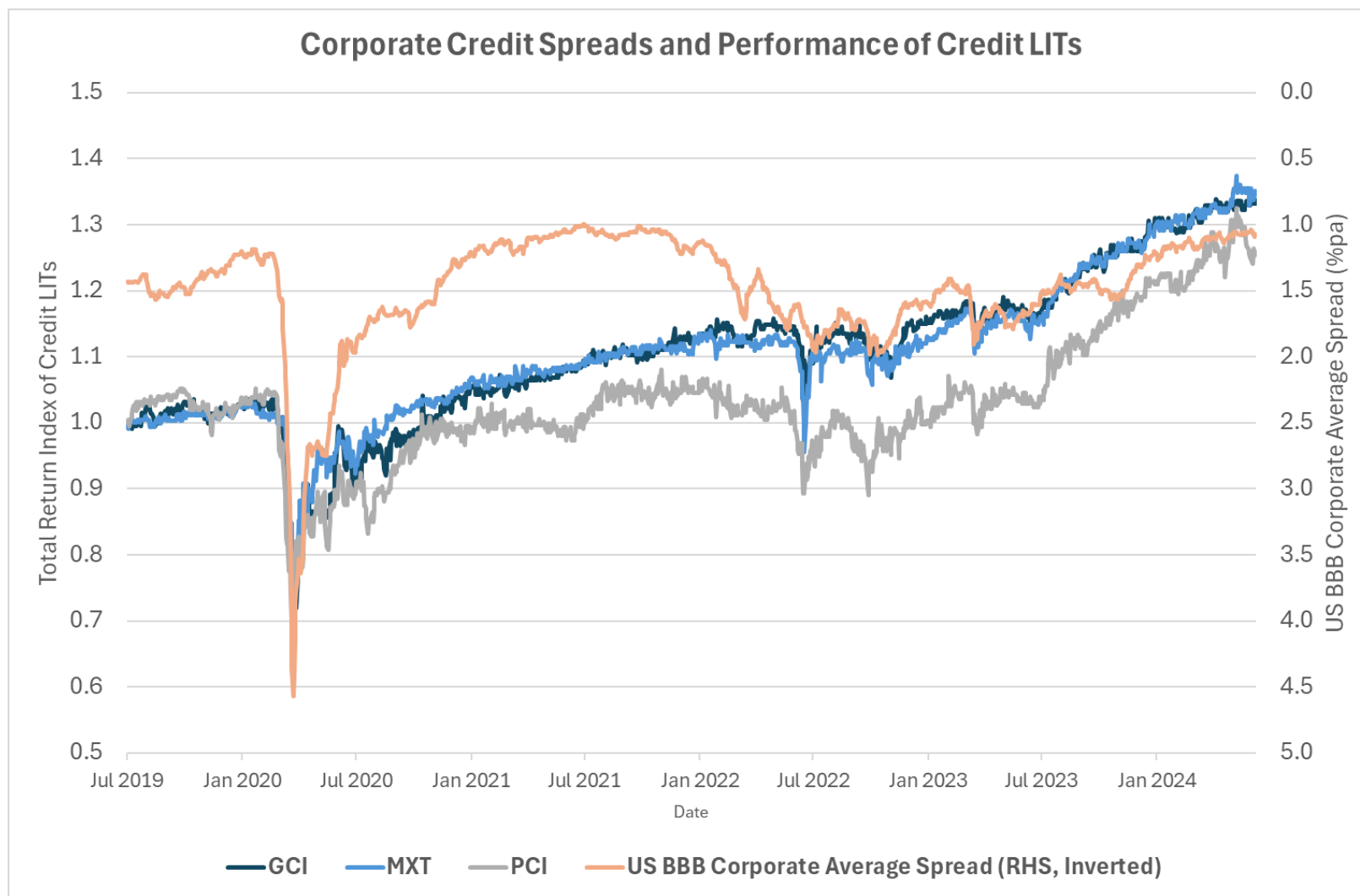
4. There are risks attached to the use of average credit ratings as a criterion as described in Section 9.3(b) of the Product Disclosure Statement.

# Anticipated Underlying Portfolio Composition



Phase	Description	Comment
1	Ramp Up	Invest assets into private credit in an orderly fashion
2	Middle	Hold exposures in private assets unless public market pricing offers better opportunities
3	Potential Ramp Down	If we are not confident that all of the private assets can be transferred at maturity, an orderly liquidation profile will be identified for some or all of the private assets. The balance will be invested in liquid assets with consideration given to any mis-match between the duration of the portfolio and the remaining period to maturity
4	Contingency	Available 1-year contingency in the event available liquidity in the Ramp Down phase is lower than anticipated

# Recent Credit LIT performance boosted by Credit Compression: Too good to last?



Credit spreads are very low. Credit LITs have benefited from the rally since mid 2022

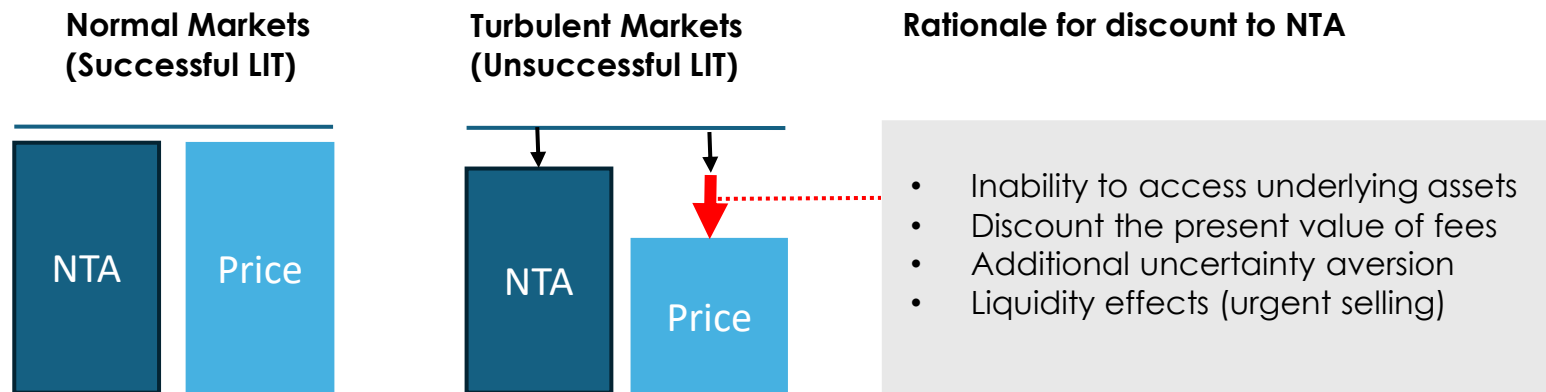
Any reversion in spreads in the coming 5yrs will impede realised performance relative to target returns, making returns uncertain

The Dominion Note seeks to deliver BBSW 1M +350bps p.a. (net of fees) and this target is supported by a \$10m buffer provided by Realm



# Important structural benefits of the Dominion LIT offering

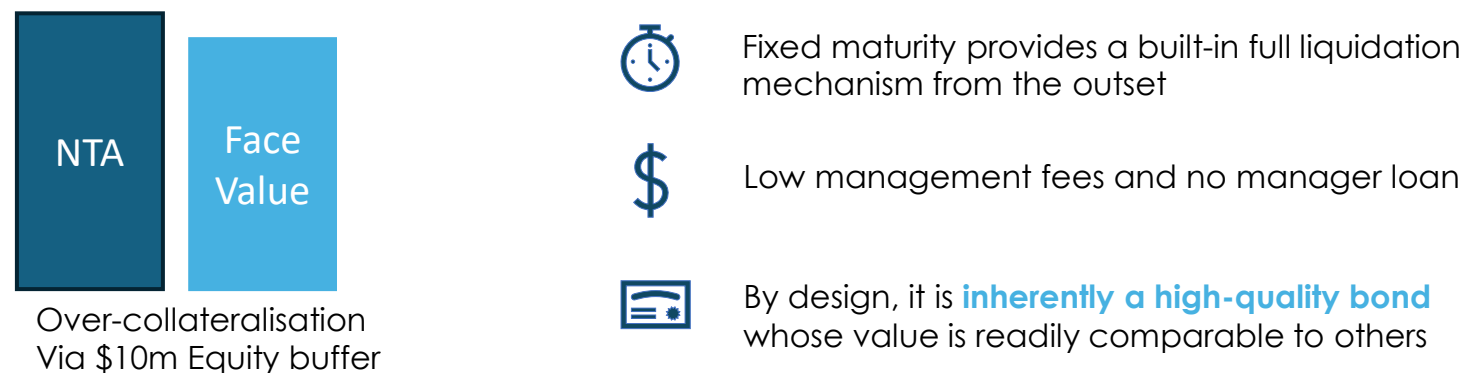
## Traditional LIT Behaviour



The most common design responses to persistent discounts to NTA are:

- a **buyback** program; or
- **full liquidation**.

## Dominion LIT Features



## Expectation

Dominion LIT price movements will approximate those of other high quality FRNs with similar characteristics

## Realm Equity Reserve - Alignment

Feature	Description	Comment
Value of Equity Reserve	AUD \$10m or 4%	Realm & co-investors provide equity to support the performance of the Note
Ranking	First Loss	Absorbs losses on the performance of the underlying assets and shall be fully exhausted prior to any credit impairment to the Note
Permanence	First in, Last out	Provides protection for the full duration of the Note until maturity
Replenishment	Net income diversion	If the equity reserve is impaired at any time, any net income must be directed to restoring the Reserve to AUD \$10m or 4% rather than distributed to Realm

Note: Realm will absorb all establishment costs, and these are external to the Equity Reserve  
Realm will receive no management or arrangement fees on the portfolio assets.

# Key Solvency Risks and Mitigants

Key Solvency Risk to Asset Portfolio	Description	Mitigants
Default	Underlying portfolio holdings experience events of default resulting in permanent capital loss	<p>Realm expertise</p> <p>Equity Reserve including rebuild</p>
Lower than expected Net Interest Margin	Yield generated from underlying portfolio holdings exceeds Dominion FRN credit spread by less than anticipated	<p>Call the note at \$101</p> <p>Equity Reserve</p>
Mark to market losses on public assets	Credit spreads widen and/or interest rates rise, resulting in price declines on underlying assets	<p>Realm investment expertise (Asset-Liability Management)</p> <p>Realm Equity Reserve</p>

Note: List is non-exhaustive

REALM | INVESTMENT  
HOUSE

dominion  
— POWERED BY REALM —