

remara.

Private Credit Income Fund

January Update [2025]



Fund Objective

Fund strategy targets a return of 6.00% (net of fees)⁺ above the BBSW rate. The Fund may suit investors seeking a higher yield return with a low to moderate risk tolerance.

Fund Withdrawal Windows

Applications for the March redemption window will close 28 February 2025 at 5pm AEST. At 31 January, the Fund held 34.27% of its asset base in cash and/or short dated credit contracts. Redemption requests can be made via our investor portal, on our mobile app, or via the online form located at www.remara.com

Applications

Apply via our [online portal](#) or [download](#) the Remara Investment App for Apple or Android.



Fund Strategy

Remara has established direct lending platforms within the SME and Real Estate finance sectors. Remara uses its vertically integrated model to generate credit assets for the Fund & institutional investors. The Fund invests in a series of securitised warehouses and direct loans originated and serviced via Remara portfolio companies.

Through our direct ownership, Remara can actively manage and control the generation of credit assets and respond to macro and micro changes quickly. Remara, via its equity investments into its portfolio companies, invests a minimum of 5% into the first loss of every loan generated across the platform; Remara believes this creates superior alignment with investors as our money is at risk ahead of Fund investors.

Fund Update**

At 31 January, the Fund held 13 notes across 6 facilities, providing diversified exposure to asset finance, business loans and overdrafts, real estate, and insurance premium finance loans across a range of obligors, contract types, asset classes, and geographies.

During the month, the Fund:

- Invested in a new real estate facility, further increasing its look-through exposure to real estate loans.
- Invested in a senior-ranking note within a multi-asset facility.
- Topped up its exposure to an insurance premium finance facility.
- Following the restructure of a multi-asset facility, invested into two notes which provide additional exposure to Business Loan and Asset Finance contracts.

Platform Arrears & Fund W.A Arrears**

Platform 30+ days arrears increased marginally in January to 66.2bps (previously 60.4bps), which is below the SPIN RMBS and Auto ABS benchmarks, reflecting the continued strong performance of the underlying credit exposures.

Across the Fund portfolio there was a decrease in arrears to 31bps (previously 38bps), driven by the changing composition of the Fund portfolio. 30+ days arrears across the Platform and Fund portfolios remains considerably lower than the S&P's ABS and RMBS Standard & Poor's Performance Index (SPIN).

⁺ Target returns are not guaranteed.

^{**}Source: Remara Investment Management – Portfolio Statistics as at 31 January 2025.

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Fund Details

Particulars			
Distributions	Monthly	Benchmark (post fees)	BBSW1M + 6.00%
Applications	Daily	Buy/Sell Spread	N/A
Withdrawals	Quarterly	Distribution Reinvestment	Yes
Next Redemption Window	31 March 2025	APIR Code	MSC8502AU
Pricing & Reporting	Monthly	ASRN	669 647 643
Inception Date	August 2022	Management Fee	0.50% p.a.

Service Providers

Entities	
Responsible Entity & Trustee	Melbourne Securities Corporation Limited [ACN 160 326 545, AFSL 428 289]
Investment Manager	Remara Investment Management Pty Ltd [ACN 644 751 815, AFSL 546 046]
Custodian	Perpetual Corporate Trust Limited
Auditor	Ernst & Young
Administrator	AMAL Trustees Pty Ltd

Market Overview

Markets experienced a generally positive start to the year despite brief bouts of volatility. Australian equities initially surged on softer-than-expected inflation data, with year on year inflation easing from 2.8% to 2.4%. However, President Trump's tariff vows quickly tempered this early optimism. With cost pressures and expected retail prices aligning with the Reserve Bank of Australia's inflation target, market sentiment has shifted towards anticipating a rate cut, now priced at a 93% chance for the February 18th meeting.

Business conditions have also shown signs of improvement. NAB's Business Confidence Survey revealed a more optimistic 12 month outlook, even as 34% of firms continue to report labour availability as a significant constraint—a figure that has remained unchanged throughout 2024. Although confidence remains in negative territory, business sentiment has improved due to the possibility of prospective rate cuts, recovering consumer demand, and easing costs.

In fixed income, domestic bonds performed well amid the rate cut expectations, with duration declining. The Bloomberg AusBond Composite Index edged up by 0.19% and Australian 10-year bonds increased by 1.54%. US 10-year bonds fell by 0.66% and Eurozone 10-year bonds advanced by 3.93%.

Equities posted robust gains over the month. The ASX 200 recorded an increase of 4.57%, the S&P 500 advanced by 2.78%, and the MSCI World Index rose by 3.52%. Notably, the MSCI Europe Index outperformed, returning 6.47% in January, whereas Japan's Nikkei declined by 0.80% after a strong performance in December.



Performance & Availability

Fund Statistics*

Metrics**	
Since Inception Return (post fees)	12.31% p.a.
Volatility - [Calculated since inception of the fund on monthly returns]	0.14%
Average Credit Duration - [underlying contracts]	13.06 months
Fund Portfolio 30+ Days Arrears	0.31%
Look Through Obligor Exposures - Fund	22,664
Look Through Obligor Exposures - Platform	22,881
Average Position Exposure	\$459,328
Max Position Exposure	\$2,758,092
Current Loan Balance - Platform	\$1,365,117,312
Fund Assets	\$97,928,355
Fund Weighted Average (W.A) Seasoning ¹	7.36 months
Fund Weighted Average (W.A) Remaining Term	16.18 months
Fund Weighted Average (W.A) Interest Rate	13.23%
Fund Weighted Average (W.A) Credit Score	706.44

¹ 'Seasoning' refers to the length of time a loan has been in place.

Performance Overview*

Period	Total Return	BBSW1M	Active Gain
1 Month	1.00%	0.36%	0.64%
3 Month	3.08%	1.07%	2.01%
6 Month	6.42%	2.15%	4.27%
12 Month	13.14%	4.30%	8.84%
2 Years (annualised)	12.77%	4.15%	8.62%
Since inception (annualised)	12.31%	3.88%	8.43%

Distribution History %*

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2022								0.52%	1.06%	0.79%	0.88%	0.97%
2023	1.01%	0.96%	1.00%	0.99%	1.00%	0.84%	0.93%	1.09%	1.11%	1.11%	1.10%	1.13%
2024	1.14%	1.00%	1.14%	1.09%	1.24%	1.12%	1.13%	1.17%	1.08%	1.09%	1.08%	1.00%
2025	1.00%											

*Past performance is not an indicator of future performance.

**Source: Remara Investment Management – Portfolio Statistics as at 31 January 2025.

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Portfolio Quality & Diversification Statistics**

As at 31 January 2025	Fund%	Platform %
Fund Composition		
Real Estate / Project Finance	41.43%	11.40%
Cash & Cash Equivalents	21.56%	2.69%
Asset Finance	14.12%	71.29%
Insurance Premium Finance	12.72%	5.39%
Business Loan & Line of Credit	9.94%	8.84%
Other	0.14%	0.37%
Floorplan	0.10%	0.02%
Credit Score Distribution		
Under 500	2.48%	0.61%
500-700	43.98%	30.31%
700-900	44.94%	50.72%
900-1000	4.75%	12.00%
Over 1000	2.16%	5.97%
Untracked	1.70%	0.38%
Geographic Concentration		
NSW	29.67%	32.16%
VIC	27.09%	24.95%
QLD	23.53%	23.60%
WA	9.35%	10.83%
SA	6.18%	5.52%
TAS	2.47%	1.42%
ACT	1.40%	0.93%
Untracked	0.29%	0.57%
NT	0.01%	0.02%
Current Loan Balance Distribution		
Under 100k	21.56%	50.77%
100k to 250k	12.96%	26.72%
250k to 500k	5.89%	7.49%
500k to 1M	5.95%	2.01%
Over 1M	53.65%	13.02%
Collateral type - Top 10		
Business Loan: Real Estate Backed	52.81%	9.63%
Insurance Premium Finance	16.21%	5.54%
Business Loan	8.22%	5.76%
Trucks and Trailers	5.36%	31.16%
Line of Credit	4.45%	3.33%
Cars & Light Commercial	4.30%	18.60%
Plant & Equipment	1.89%	8.17%
Yellow Goods	1.70%	6.71%
Other Tertiary	1.51%	2.97%
Solar system	1.18%	1.93%
Other	2.36%	6.21%
Remaining Loan Term		
0 - 12 months	62.75%	17.25%
12 - 24 months	8.72%	6.44%
24 - 36 months	10.94%	20.28%
36+ months	17.59%	56.03%
Seasoning		
0 - 12 months	80.76%	59.29%
12 - 24 months	17.09%	26.40%
24 - 36 months	2.00%	11.82%
36+ months	0.15%	2.49%

**Source: Remara Investment Management – Portfolio Statistics as at 31 January 2025 vs full book of Remara managed credit assets.

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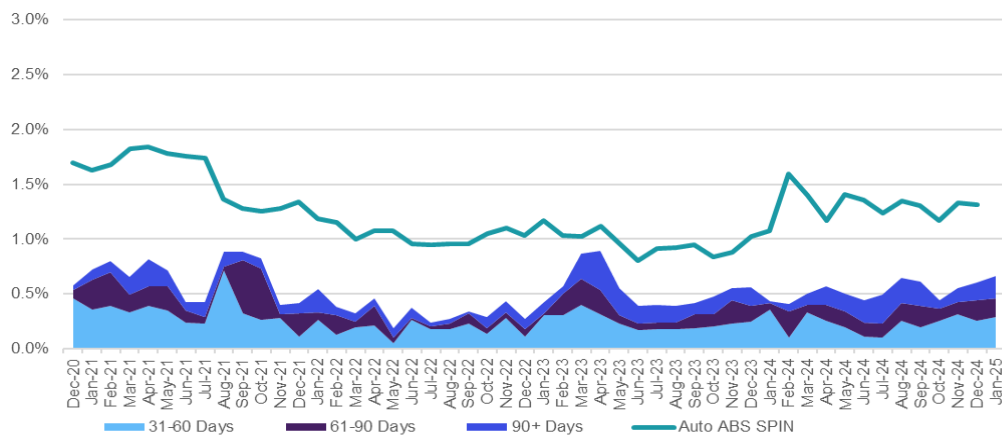


Portfolio Quality & Diversification Statistics**

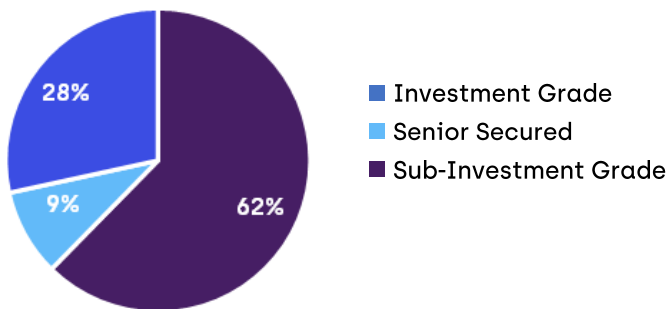
Platform Arrears (30+ Days)**

SPIN	RMBS	Auto ABS - Dec24	Fund - Jan25	Platform - Jan25
Prime	0.89%	1.32%	0.31%	0.66%
Sub Prime	4.18%	N/A		

Remara Credit Platform | 30+ Days Arrears*



RPCIF - Note Ratings¹



Platform Availability



**Source: Remara Investment Management – Portfolio Statistics as at 31 January 2025.

¹Notes may be shadow rated

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Disclaimer

Units in the Remara Private Credit Income Fund ("Fund") are issued by Melbourne Securities Corporation Ltd (ACN 160 326 545, AFSL 428289) ["Issuer"]. Remara Investment Management Pty Limited (ABN 26 644 751 815, AFSL number 546046) ["Remara"] is the Investment Manager of the Fund. This document is issued by Remara. Offers of units in the Fund will only be made in, or accompanied by, a Product Disclosure Statement ("PDS") which is available at www.remara.com. A Target Market Determination ("TMD") has been prepared which describes the type of customers who the Fund is likely to be appropriate for. The TMD is available at www.remara.com.

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