Credit Unit Class
TAMIM Fund

At 31 December 2020

YIELD: 7.14% p.a.

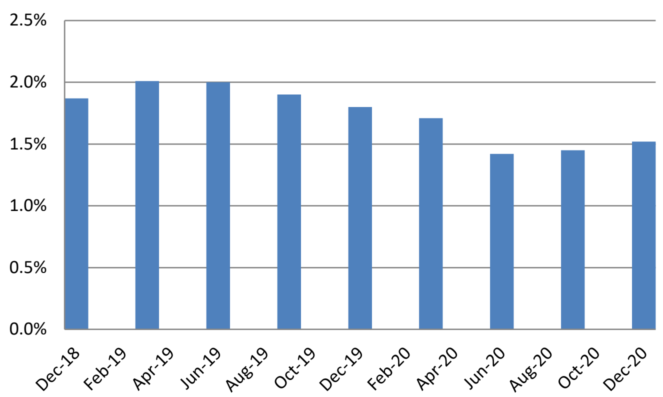
Manager Allocations:

Manager A	Property/SME	23.2%
Manager B	1st Mortgages	12.4%
Manager C	SME	28.3%
Manager D	Property	23.9%
Other		12.2%

Debt Structure Allocations:

Senior Secured	52.8%
Mezzanine	11.1%
Unsecured	3.6%
Cash	32.5%

Quarterly Distribution Stream:



Fund Commentary

The Fund generated a 0.52% return in December, resulting in a twelve-month net return to investors of 6.75% with all underlying allocations performing as expected. Since inception, the portfolio has delivered an annualised return of 7.14% p.a. net of all fees. The December quarter distribution has increased slightly from last quarter and comes in at 1.52 cents. The adjustments to the underlying portfolio continue, with additional investments into new managers alongside a reduction in investments into existing managers. Additionally, we have seen the repayment of some loans within our larger

Key Facts

Investment Structure:	Unlisted unit trust
Minimum investment:	A$100,000
Applications:	Processed monthly
Redemptions:	Quarterly, with 30 days notice
Unit pricing frequency:	Monthly
Distribution frequency:	Quarterly
Management fee:	1.25% p.a.
Performance fee:	Nil
Lock up period:	18 months
Buy/Sell Spread:	+0.20%/-0.20%
Exit fee:	Nil
Administration & expense recovery fee:	Up to 0.35%
Unsecured debt limit:	5% of Fund assets
Target yield:	RBA Cash Rate + 6.75%

NAV

	Buy Price	Mid Price	Redemption Price
AU$	$1.0020	$1.0000	$0.9980

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Monthly Return Stream

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
2018	-	-	-	-	-	-	-	-	-	0.46%	0.38%	1.02%	1.87%
2019	0.60%	0.54%	0.84%	0.62%	0.61%	1.25%	0.60%	0.58%	0.70%	-0.46%	0.59%	0.70%	7.41%
2020	0.60%	0.59%	0.52%	0.49%	0.53%	0.77%	0.45%	0.61%	0.30%	0.65%	0.51%	0.52%	6.75%

Note: Returns are quoted net of fees and assuming quarterly distributions are not reinvested. Past performance is no guarantee of future performance.

allocations through the course of the month. This cash has not yet been redeployed but we expect this will happen over the next quarter. TAMIM remains committed to investing with larger, more established managers and avoiding those that are unproven, especially in the current environment. We also continue to focus on senior secured exposure, secured by real assets or business cash flows.

Manager A

The manager's portfolio was invested across eighteen assets with approximately 32% of the portfolio being held in cash. During the period, a number of property sales occurred within the underlying fund's existing property loans, which will result in repayment of those facilities ahead of scheduled maturity. Another of the underlying fund's borrowers repaid its loan early during the period. These loans delivered IRRs to the fund each in excess of 14.5%. The early repayment of some loans due to settlement of projects will see cash levels rise in the short term and allow those proceeds to be recycled into the pipeline of new opportunities. No assets have been impaired. The weighted average LVR across the manager's portfolio is 65% with a term weighted average life of 1.05 years.

Manager B

The portfolio continues to perform well and all loans are within their covenants. The portfolio is 83% invested across first mortgage opportunities with the balance being held in cash. As indicated last month, the Credit unit class investment committee has made the decision to reduce allocations to Manager B, this has been reflected over the November and December months. We will continue to look for other suitable first mortgage opportunities.

Manager C

As at the end of December 2020 the loan portfolio stood at 54% invested, representing 23 loans. Two new loans settled during the quarter and seven were repaid. The average loan maturity is 17 months. All loans within the portfolio are performing.

The loan portfolio has continued to perform strongly with many portfolio companies performing above pre-covid levels. The underlying fund remains acutely focussed on the risks surrounding covid-19 when assessing loan opportunities and retain its preference for lending to borrowers with robust revenue streams. Strong equity capital market activity in Q4 of 2020 saw three borrowers successfully IPO on the ASX: Aussie Broadband (ABB.ASX), Booktopia (BKG.ASX) and Topshelf International (TSI.ASX). Strength in private equity markets saw other borrowers raise capital and make loan repayments. While pleasing to observe the validation of the underlying fund's assessment of significant enterprise value in these companies, the downside is that the loan repayments in the quarter outpaced new loan settlements. The result if this has been an elevated level of cash in the portfolio and, while 2020 was a year in which finding high quality lending opportunities was more challenging, greater confidence from borrowers was detected in Q4 2020 and this is now resulting in strong lending opportunities. The risk to this build in momentum on new loans is possible future covid-19 outbreaks and lockdowns, which would likely again restrict corporate risk appetite. The underlying fund has approved an increase in credit limits to new and existing borrowers and the investment team is working to close these loans.

Manager D

During the month, the manager realised two property debt investments, made three new property senior debt investments, one new corporate debt investment and provided further mezzanine funding secured against the Consumer Finance loan book. Deployment remains within the target range, as at the end of December the manager held 62 non-cash investments.

As previously communicated by the manager, 1 November saw the creation of a new unit class for the underlying fund. This separates the Ralan Group transactions from the rest of the loan portfolio. As of 31 December, this segment held five investments secured by three assets.