

# TWT MORTGAGE INCOME FUND

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TWT Funds Management

**TWT**



# TWT FUNDS MANAGEMENT

**For almost two decades, TWT has been helping discerning institutions and family offices to invest in the prosperous Australian property market.**

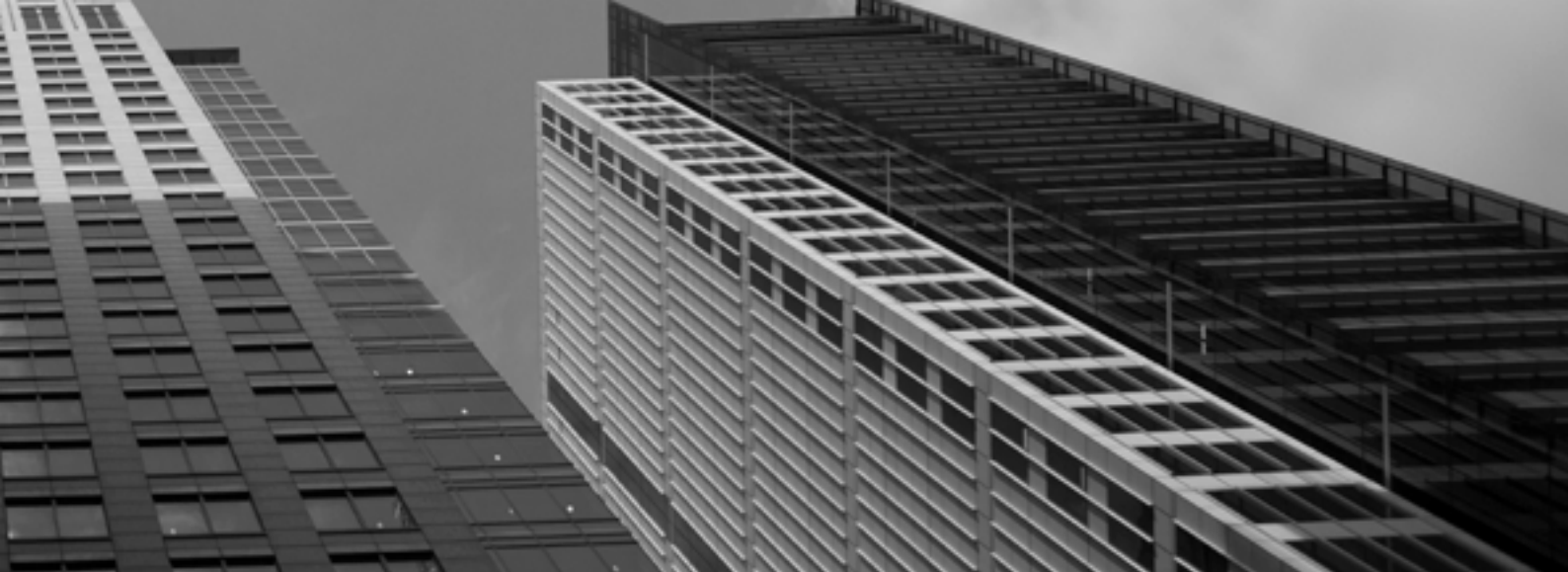
Our bespoke and specialised approach to investing in quality developments sets us apart from other developers and funds managers.

TWT invests time and thought into every detail of our developments, to ensure that it will enhance the quality of life and lifestyle of future residents and the community at large.

Our team brings three decades of specialist funds management and global real estate experience across billions of dollars of investment and development assets. Such experience provides unique insights into opportunities, in and around, our industry. It is with this spirit that we developed our funds management strategy.

TWT recognises that investment opportunities are not limited to development funds alone. We have witnessed the Australian banking landscape go through enormous change in recent years. Consolidations have occurred within the banking sector and new macro prudential controls continue to be introduced.

Such changes have created a fertile environment with new opportunities becoming available.



# A NEW OPPORTUNITY TO INVEST

## TWT Mortgage Income Fund

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TWT is proud of our track record in specialised funds management and continue to build on the previous successful launch and close of TWT Development Funds (TWT Bondi Junction Fund and TWT Development Pyrmont Fund).

To capitalise on the changing mortgage industry, we created the TWT Mortgage Income Fund for wholesale investors to share in a unique opportunity.

- Investors in the fund will have the opportunity to participate in the returns from loans across a range of industry sectors, secured by **first mortgages** over real property such as residential, commercial, rural and industrial property, with geographic diversification across Australia.
- The types of loans funded will cover a wide range of purposes from property purchase to commercial development, construction, business, trade, commercial finance and more.
- Investors are entitled to a share of the distributable income of the fund which is distributed quarterly net of low ongoing management fees.

**The fund is designed to capitalise on the changing mortgage landscape and to reward investors with a fund that offers:**

- Solid investment returns via a professionally managed portfolio of first mortgaged backed investments
- Quarterly distributions
- A low-cost investment structure
- Geographic spread of mortgages
- Diversified loans across property and industry sectors

**For more information please refer to the Information Memorandum. To request a copy please call us on 1300 812 208 or visit [twtfunds.com.au](http://twtfunds.com.au).**



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