


EQT Wholesale Mortgage Income Fund

Fact sheet | 31 January 2025

Fund facts	
Sector	Australian fixed interest - mortgages
Tax aware level	 Tax Advantage
Inception date	9 May 2012
Fund code	UF25
Generation Life APIR code	ALL0029AU
Investment management costs¹	0.806% p.a.
Buy/sell spread	0.00%/0.00%
Suggested minimum investment period	1 to 3 Years
Risk level	4 - Medium
Underlying strategy APIR code	ETL0122AU

Investment objective

To outperform the RBA Cash Rate over rolling 3-year periods (before fees and tax).

Investment approach

The fund is conservatively managed and seeks to produce income by providing loans to selected borrowers. These loans are secured by registered first ranking mortgages. Loans are predominantly offered in respect of selected improved retail, commercial, industrial and residential real estate within Australia. Loans are for a maximum term of five years.

About the investment manager

Established as a trustee and executorial service provider by a special Act of the Victorian Parliament in 1888, today Equity Trustees is a dynamic financial services institution which continues to grow the breadth and quality of products and services on offer. As Australia's leading specialist trustee company, it offers a diverse range of services to individuals, families and corporate clients including asset management, estate planning, philanthropic services and Responsible Entity services for external Fund Managers. Equity Trustees is the brand name of EQT Holdings Limited (ABN 22 607 797 615) and its subsidiary companies, publicly listed company on the Australian Securities Exchange (ASX: EQT) with offices in Melbourne, Bendigo, Sydney, Brisbane, Perth, New York, London and Dublin.

Performance (after tax and fees)²

	Performance % (before administration fee)	Performance % (after administration fee) ³
1 month	0.28	0.23
3 months	0.84	0.69
6 months	1.48	1.18
1 year	3.10	2.50
3 years p.a.	2.52	1.92
5 years p.a.	2.32	1.72
Since inception p.a.	2.49	1.89

Notes

- Investment management costs include investment manager's fees, estimated investment expense recoveries and other indirect investment costs as a percentage of the total average assets of the investment option based on latest available information, but excludes indirect transaction and operational costs.
- Past performance is not an indicator of future performance.
- The administration fee is deducted directly from the investment option before unit prices are declared.

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Investment guidelines

	Range
Cash	0-100%
Australian fixed interest	0-100%

Actual asset allocation⁴

	%
Cash	15.08
Australian fixed interest	84.92
Total	100.00

Notes

⁴ Asset allocations are updated quarterly.

Investor services

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