

# RIXON INCOME FUND

## MONTHLY INVESTOR REPORT



August 2024

### Net Fund Returns (%)<sup>1</sup>

NAV: \$1.00<sup>1,2</sup>

| Net Distributions |       |       |       |       |       |       |       |       |       |       |       |       |        |
|-------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|
|                   | Jan   | Feb   | Mar   | Apr   | May   | Jun   | Jul   | Aug   | Sep   | Oct   | Nov   | Dec   | Total  |
| 2022              | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | 1.79% | 0.80% | 2.59%  |
| 2023              | 0.80% | 0.80% | 0.90% | 1.10% | 0.85% | 0.88% | 0.93% | 1.02% | 0.99% | 0.96% | 1.03% | 0.94% | 11.20% |
| 2024              | 0.94% | 0.94% | 0.94% | 0.95% | 0.98% | 0.93% | 0.99% | 0.96% | -     | -     | -     | -     | 7.64%  |

1. Fund returns are after fees and costs, and past performance is not a reliable indicator of future performance. 2. Net of distribution.

### Fund Objective

The Fund investment objective is to preserve investor capital while delivering monthly income.

### Target Return

10.0 – 12.0% p.a. (net of fees & costs)

### Fund Characteristics

|                    |                                       |
|--------------------|---------------------------------------|
| APIR               | RIX4439AU                             |
| Eligible Investors | Wholesale only                        |
| Inception          | Nov 2022                              |
| Minimum Investment | \$50,000                              |
| Distribution       | Monthly                               |
| Applications       | Monthly                               |
| Redemptions        | Quarterly                             |
| Reinvestment Plan  | Available                             |
| Fund Leverage      | Nil                                   |
| Management Fee     | 1.50% p.a.                            |
| Benchmark          | RBA Cash Rate + 6.0%                  |
| Buy/Sell Spread    | Nil                                   |
| Performance Fee    | 20% of outperformance above Benchmark |

### Key Fund Metrics

|                       |           |
|-----------------------|-----------|
| Net LTM Distribution  | 11.6%     |
| Weighted Avg LVR      | 45.4%     |
| No. of Loans          | 10        |
| Underlying Loans      | 9,422     |
| Average Loan Size     | \$4.5m    |
| W. Avg. Residual Term | 2.2 years |

### Fund Rating & Access



### Fund Performance

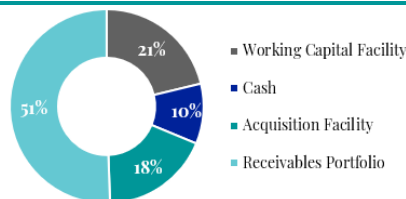
#### August 2024 Performance

The Fund will pay an August 2024 distribution of 0.96% (net).

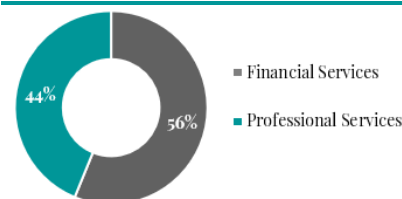
#### Forward Guidance

The Manager guides a return of 0.93% – 0.95% (net) for September and confirms medium-term guidance of 0.92% – 1.00% (net).

### Loan Types



### Industry Exposure



### Portfolio Commentary

August saw \$2.1m in aggregate drawdowns for existing loan facilities.

The portfolio is performing with all borrowers operating within financial & operating covenants.

### Loan Pipeline

Diligence is progressing on 3 asset-backed opportunities for 3Q and 4Q, reflecting pricing of +13.5% p.a.

- \$20.0m receivable-backed wholesale facility | \$11.0m Day 1 draw
- \$5.0m equipment & property-backed growth facility | \$1.0m Day 1 draw
- \$5.0m receivable-backed wholesale facility | \$1.5m Day 1 draw

### Fund Status

The Fund is open for investment and issues Units on a rolling monthly basis.

Applications may be submitted via [OLIVIA123](#).

The Fund is available on [Netwealth](#), [Mason Stevens](#), and [HUB24](#).

Advisors using [BT Panorama](#) are advised to reach out directly. Send queries to [enquiries@rixon.capital](mailto:enquiries@rixon.capital)

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August 2024

### Loan Portfolio

| Description                     | Security Type                        | LVR <sup>1</sup>        | Total Facility   | Drawn Debt      | Return <sup>2</sup> | Underlying Loans <sup>3</sup> |
|---------------------------------|--------------------------------------|-------------------------|------------------|-----------------|---------------------|-------------------------------|
| Receivable Portfolio #2         | Receivables, cash, equity            | 58.9%                   | \$10.00m         | \$3.40m         | 14.8%               | 834                           |
| Receivable Portfolio #3         | Receivables, cash, equity            | 20.2%                   | \$3.00m          | \$0.50m         | 15.8%               | 2,054                         |
| Receivable Portfolio #4         | Receivables, cash, equity            | 27.1%                   | \$20.00m         | \$5.50m         | 14.8%               | 5,352                         |
| Receivable Portfolio #5         | Receivables, cash, equity            | 50.1%                   | \$20.00m         | \$8.00m         | 13.8%               | 44                            |
| Receivable Portfolio #6         | Receivables, cash, equity            | 85.9%                   | \$20.00m         | \$7.60m         | 13.8%               | 1,133                         |
| Working Capital Facility #2     | Receivables, cash, equity            | 75.6%                   | \$5.00m          | \$3.00m         | 15.3%               | 1                             |
| Working Capital Facility #3     | Receivables, inventory, cash, equity | 43.6%                   | \$2.00m          | \$1.50m         | 17.2%               | 1                             |
| Working Capital Facility #4     | Receivables, property, cash, equity  | 23.1%                   | \$10.00m         | \$6.00m         | 14.8%               | 1                             |
| Acquisition Facility #1         | Receivables, property, cash, equity  | 44.3%                   | \$4.00m          | \$4.00m         | 15.8%               | 1                             |
| Acquisition Facility #2         | Contracted revenue, cash, equity     | Negligible <sup>4</sup> | \$20.00m         | \$5.00m         | 15.3%               | 1                             |
| <b>Total / Weighted Average</b> |                                      | <b>45.4%</b>            | <b>\$114.00m</b> | <b>\$44.50m</b> | <b>14.7%</b>        | <b>9,422</b>                  |

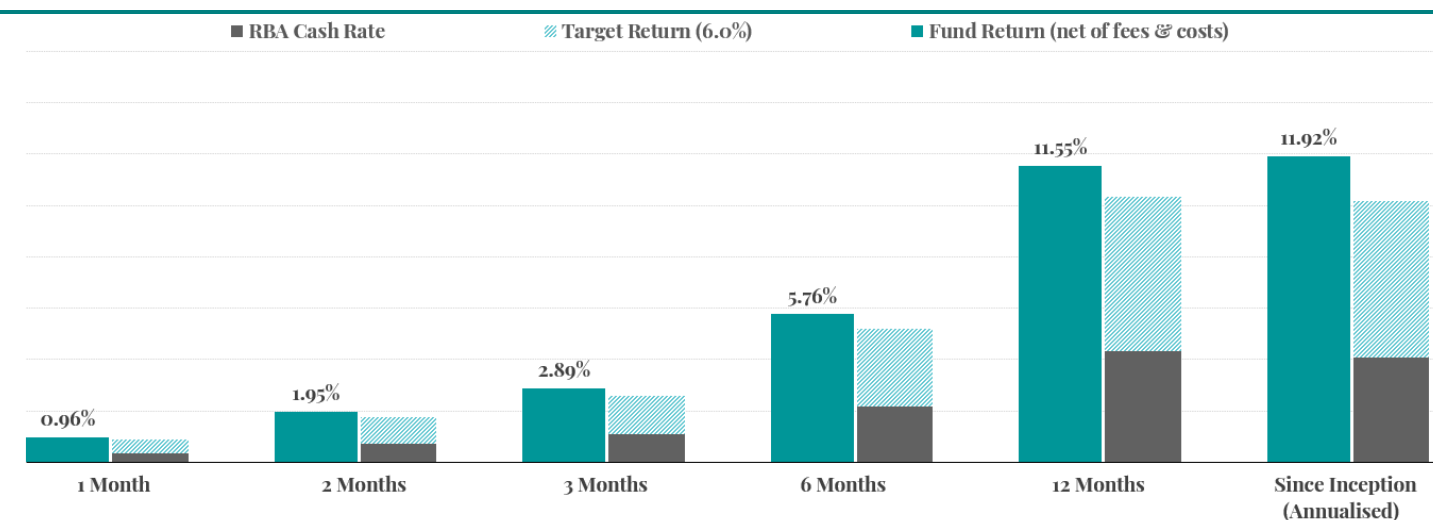
1. LVR only factors the value of tangible assets, noting the Fund also has first ranking security over borrower equity which is ascribed a NIL value for the LVR

2. Reflects the annualised value of any upfront, commitment, undrawn, and drawdown fees incurred during the month

3. Reflects the actual number of loans underlying the receivable funding facilities

4. Acquisition Facility #2 is currently 100% cash-backed

### Fund Return Vs Benchmark



### Why Choose Rixon?



**Target Return 10.0% - 12.0% p.a.**  
Net LTM Distributions of 11.6%



**Monthly Cash Collection from Borrowers**  
No PIK or capitalised interest



**Monthly Cash Distributions to Investors**  
Income-only strategy



**First Ranking Senior Secured Loans**  
Fund mandate requires priority security



**Secured Over Real Assets**  
Includes receivables, inventory, PP&E



**No Property Development Exposure**  
Fund mandate prohibits sector exposure

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