MaxCap

FIRST MORTGAGE

MaxCap Investment Trust

Factsheet

OCTOBER 2026

Target return (Net of fees)
RBA cash rate +5%

Cash distributions
Monthly with a reinvest option

Sponsor exposure
Target exposure of 6%

Construction exposure
Maximum of 50%

Management fees
1.1% of Net Asset Value

Performance fees
20% of the First Mortgage Class Unit return in excess of the hurdle return rate of 5% over the RBA cash rate

Admin fees
Expected to total no more than 0.2% p.a of Fund NAV

Minimum investment amount
$100,000 AUD

Liquidity
Monthly applications and redemptions

Lonsec rating
MaxCap Investment Trust's First Mortgage Fund received an Investment Grade rating from Lonsec Research

Investment Grade Lonsec

Fund name
MaxCap Investment Trust First Mortgage Class Units

APIR code
MXC6343AU

FUM
$995m

Inception date
1st March 2023

Manager
MaxCap Investment Management Pty Ltd (ACN 169 902 005, AFSL no. 462086)

Trustee
Perpetual Trust Services Limited (ACN 000 142 049, AFSL no. 236648)

MaxCap's flagship real estate credit fund, the MaxCap Investment Trust (MIT), offers wholesale and institutional investors access to a diversified portfolio of institutional-grade real estate credit. The MIT aims to deliver monthly income, capital preservation and disciplined risk-adjusted returns. Managed by a specialist platform, it has a proven track record of consistent performance.

Track record	Established fund with over three years of track record and a trailing 12-month return of 9.03%*
Monthly income	Full monthly cash distribution, with an option to reinvest*
Diversified and performing portfolio	Over $1.3bn+ funds under management (FUM) invested across all sectors and geographies
Robust risk management	Established risk parameters, including a target portfolio weighted average loan-to-value ratio (LVR) between 65% and 70%
Monthly valuation	Disciplined loan valuation framework supported by independent data and rigorous governance
Alignment and transparency	Ongoing investor reporting disclosures and investor aligned fee structures
Liquidity	<12 months weighted average time to maturity, generating ongoing liquidity and facilitating regular capital reallocation*

For more information

This factsheet is a summary of the features of the fund only.

An investment in the MIT involves risks, including the risk of capital loss, capital stack risk, construction risk, liquidity risk and default risk.

To find out more, request the information memorandum using the contact details at the bottom of the next page.

Data as of 1 October 2026 . All percentages relating to exposure are based on the Gross Asset Value (GAV) of the Class
*Past performance is not a reliable indicator of future performance. Distributions and redemptions are subject to cash availability and liquidity requirements.

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What is CRE credit

Commercial real estate (CRE) credit is a form of lending secured by commercial property assets. It provides funding to experienced property developers and investors across the property lifecycle, including acquisition, development, construction, stabilisation and refinancing of commercial real estate projects.

Unlike traditional property investment, where investors own a direct interest in a building or development, CRE credit investors gain exposure to the underlying loan. These loans are secured by the property and sit higher in the capital structure, providing contractual income through interest payments and a defined repayment schedule.

In Australia, CRE credit is commonly referred to as private credit or non-bank lending. It has become an increasingly important source of capital for the property sector, offering investors access to attractive risk-adjusted returns, regular income and diversification from traditional asset classes.



About MaxCap

MaxCap is a specialist real estate credit and equity fund manager, deploying global capital across opportunities in Australia and New Zealand.

For two decades, we have consistently delivered strong, risk-adjusted returns. Bringing together an institutional platform, deep local networks and in-house origination capability, we have access to privileged deal flow driving outperformance through cycles.

This is why global pension funds and insurers trust us to manage their capital. Today, institutional mandates make up more than half of funds under management. In 2021, Apollo Global Management, one of the world's leading asset managers, became a substantial shareholder in our business.

MaxCap's track record

$8bn	funds under management and advice
$20bn	total invested and advised in credit since inception
730+	loans originated and invested

Fund manager of choice for institutional investors

Built to global pension fund standards in governance and risk management, our platform has managed institutional capital since our first mandate in 2011.

Local expertise informed by a global perspective

A strategic partner of Apollo Global Management since 2021, we combine local market intelligence with a global platform to deliver positive investment outcomes.

Real estate credit specialists, market-leading origination

Unmatched on-the-ground origination capability in five markets across Australia and New Zealand underpins our track record of strong risk-adjusted returns.

Important information: This factsheet is issued by MaxCap Investment Management Pty Ltd (ACN 169 902 005, AFSL No.462086) (Manager) in relation to the offer of units in the MaxCap Investment Trust (Fund) by Perpetual Trust Services Limited (ACN 000 142 049, AFSL No.236648) (Trustee) as trustee of the Fund. It is general information only and contains a non-exhaustive summary of the features of the Fund. The Fund documents including information memorandum, any supplementary information memorandum, trust deed and management agreement set out the full terms of the offer. Before making any investment decision, you should read the relevant investment documentation, conduct due diligence and obtain professional advice. The Manager, the Trustee and their associates make no representation or warranty as to the accuracy or completeness of this information and accept no responsibility or liability in relation to it. In particular, no representation or warranty is given in respect of any forecasts or targets and past performance is not necessarily indicative of future performance. The information is current at the date of issue, and the Trustee and Manager are not obliged to notify you of any changes.

The rating issued by Lonsec is general advice only and do not take account the objectives, financial situation or needs of investors. Investment ratings are only one factor to be taken into account when deciding whether to invest. Consider your personal circumstances and read the Information Memorandum if the product is right for you. All investments contain risk and may lose value. The rating is not a recommendation to purchase, sell or hold any product. Past performance information is not indicative of future performance. Ratings are subject to change without notice and Lonsec assumes no obligation to update. Lonsec uses objective criteria and receives a fee from the Fund Manager.

Like to know more?

If you would like to learn more about the fund contact us through one of these channels.

1300 796 224 | CAPITAL@MAXCAPGROUP.COM.AU | WWW.MAXCAPGROUP.COM.AU