



Fact Sheet

CLASS A UNITS - SEPTEMBER 2025

THIS DOCUMENT IS NOT AN INFORMATION MEMORANDUM. ONLY WHOLESALE CLIENTS, FOR THE PURPOSES OF SECTION 761G OF THE CORPORATIONS ACT, MAY INVEST IN THE BALMAIN OPPORTUNITY TRUST. [THE TRUST]

Legal Structure	Unregistered Wholesale Managed Investment Scheme								
Subscription Method	Cash (AUD only)								
Trust Inception Date	2015								
Minimum Investment	Initial \$AUD 250,000								
Fee Structure	<p>Management Fee: The Trustee will receive an ongoing management fee of 1.60% in respect of Class A Units</p> <p>Administration Costs: The Trust will meet all costs and expenses incurred by the Trustee in respect of the Trust</p> <p>Performance Fee: The Trustee will receive a Performance Fee of 25% of the amount by which distributions to Class A Unitholders (excluding the Performance Fee) exceed the Target Class A Unit Return (8.00% per annum calculated on the basis that monthly distributions are re-invested in the Trust). Performance Fees are calculated annually in arrears.</p>								
Distributions	<p>The Trustee may reinvest any income or capital in new investments</p> <p>Subject to the above, and the working capital requirements of the Trust, income will be distributed monthly in arrears and surplus capital will be returned at such time as the Trustee determines</p>								
Annualised Returns	<p>FY 2026 YTD 9.67%</p> <table><tr><td>FY 2025 - 9.62%</td><td>FY 2024 - 8.96%</td><td>FY 2023 - 7.83%</td><td>FY 2022 - 7.44%</td></tr><tr><td>FY 2021 - 7.88%</td><td>FY 2020 - 8.27%</td><td>FY 2019 - 9.98%</td><td></td></tr></table> <p>All rates are net of all fees payable to the Trust*</p>	FY 2025 - 9.62%	FY 2024 - 8.96%	FY 2023 - 7.83%	FY 2022 - 7.44%	FY 2021 - 7.88%	FY 2020 - 8.27%	FY 2019 - 9.98%	
FY 2025 - 9.62%	FY 2024 - 8.96%	FY 2023 - 7.83%	FY 2022 - 7.44%						
FY 2021 - 7.88%	FY 2020 - 8.27%	FY 2019 - 9.98%							
Trust Structure	Australian domiciled AUD unit trust								
Trustee	The Trustee of the Trust is Australian Commercial Mortgage Corporation Pty Limited								
Trust Assets As At 30 September 2025	\$AUD 2.374 Billion								
APIR Code	CMC2251AU								

* Since 1 July 2018 calculated on a distribution re-invested basis. Note, past performance is no guarantee of future performance.

CONTACT US

For enquiries and information, please contact the Balmain Investments Team on:

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DISCLAIMER

Australian Commercial Mortgage Corporation Pty Limited ABN 47 109 865 590 (ACMC) is the issuer of units in the Balmain Opportunity Trust (the Trust). It is important for you to read the Information Memorandum for the Trust before you make any investment decision. You should consider carefully whether or not investing in the Trust is appropriate for you.

- The rates of return from the Trust are not guaranteed and are determined by future revenue of the Trust and may be lower than expected. Investors risk losing some or all of their principal investment. The investment is not a bank deposit.
- Past performance is no guarantee of future performance.
- Withdrawal rights are subject to liquidity and may be delayed or suspended.
- None of ACMC or any of its associates, related entities or directors guarantee the performance of the Trust or the repayment of monies invested.

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