



Earnr Fund

ARSN 651 645 715

FUND DETAILS

Type

Fixed Income Fund

Income Distribution Frequency

Monthly

Minimum Investment Amount

\$5,000

Minimum Investment Term

3 months

Maximum Investment Amount

\$400,000 for 3-month terms, no maximum for other terms

Unit Price

\$1.00

Manager

Earnr Australia Pty Ltd (Earnr) ACN 650 455 486. Earnr is a specialist asset manager with expertise in fixed income, funds management and credit markets. Earnr's key personnel have over 70 years of combined experience in banking and financial markets and have held senior executive positions at Australia's big four banks.

Investment Objective

Earnr's objective is to provide an opportunity for members to access wholesale returns via cash and secured credit, which are not easily accessible to most Australians today.

Important Documents

Please review the PDS and TMD and consider whether the product is appropriate for your circumstances before investing. Applications must be made in accordance with the PDS which is available on Earnr's website.

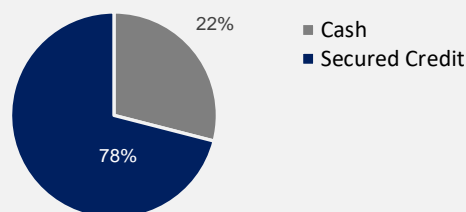
Feb 2025 Monthly Report

Earnr paid its members the published offered return for the month as it has every month since inception in 2021[^].

Earnr maintains a beneficial Security Coverage Ratio of 2.35x which is well in excess of target.

February 2025 Rates [^]	Actual
3M Term Return	6.25% p.a
6M Term Return	6.50% p.a
12M Term Return	7.00% p.a
Security Coverage Ratio	2.35x

Portfolio



Earnr maintains an allocation of 22% Cash held with Australian Banks and 78% mortgages secured by Australian Property.

The diversified book of mortgages have a conservative weighted LVR of 54.16% and short weighted tenor of 11.08 months. The conservative LVR plus allocation to cash, and the short mortgage tenor profile, provide a considerable buffer to fluctuations in the property market.

Key Metrics	Actual
% Cash	22%
% Secured Mortgages	78%
Number Mortgages	152
Weighted Mortgage LVR	54.16%
Weighted Mortgage Tenor	11.08 mths

Historical Returns ^ (Net, % pa)

	Earnr 3M Return	Earnr 6M Return	Earnr 12M Term	Security Coverage Ratio
Feb 25	6.25	6.50	7.00	2.35x
Jan 25	6.25	6.50	7.00	2.07x
Dec 24	6.25	6.50	7.00	2.07x
Nov 24	6.25	6.50	7.00	2.12x
Oct 24	6.25	6.50	7.00	2.15x
Sept 24	6.25	6.50	7.00	2.17x
Aug 24	6.25	6.50	7.00	2.25x
Jul 24	6.25	6.50	7.00	2.32x
Jun 24	6.25	6.50	7.00	2.40x
May 24	6.25	6.50	7.00	2.60x
Apr 24	6.25	6.50	7.00	2.51x
Mar 24	6.25	6.50	7.00	2.31x
Feb 24	6.25	6.50	7.00	2.23x
Jan 24	6.00	6.25	6.95	2.28x
Dec 23	5.55	6.25	6.95	2.25x
Nov 23	5.55	6.25	6.95	2.20x
Oct 23	5.55	6.25	6.95	2.14x
Sept 23	5.55	6.25	6.95	2.05x
Aug 23	5.55	6.25	6.95	2.11x
Jul 23	5.55	6.25	6.95	2.00x
Jun 23	5.55	6.25	6.95	2.06x
May 23	5.55	6.25	6.95	2.06x
Apr 23	5.30	6.00	6.65	2.05x
Mar 23	5.30	6.00	6.65	2.03x
Feb 23	5.30	6.00	6.65	1.98x
Jan 23	5.00	5.50	6.10	1.90x
Dec 22	5.00	5.50	6.10	1.87x
Nov 22	4.90	5.25	5.50	1.92x
Oct 22	4.90	5.25	5.50	1.94x
Sept 22	4.90	5.25	5.50	2.03x
Aug 22	4.75	5.00	5.25	2.04x
Jul 22	4.75	5.00	5.25	1.96x
Jun 22	4.75	5.00	5.25	2.01x

May 21	4.75	5.00	5.25	2.00x
Apr 22	4.75	5.00	5.25	1.74x
Mar 22	4.75	5.00	5.25	1.84x
Feb 22	4.75	5.00	5.25	1.86x
Jan 22	4.75	5.00	5.25	1.91x
Dec 21	4.75	5.00	5.25	1.90x
Nov 21	4.75	5.00	5.25	1.92x
Oct 21	4.75	5.00	5.25	1.91x

This statement is issued by Earnr Australia Pty Ltd ACN 650 455 486 an authorised representative of AFSL 224107. Capitalised terms contained herein are defined in the PDS. All figures quoted in this statement are calculated as at 28th February 2025. Returns shown are net of all fees, costs and taxes. ^ Past performance is not a reliable indicator of future performance. The product is subject to risks which are set out in the PDS and it is not a bank deposit. Please do not tell us about your financial situation, goals or needs. We do not take these into account. We do not give personal financial advice. Our advice about the product is general and unrelated to you. It is up to you or your adviser to consider the extent to which the product is appropriate to you.