GRYPHON

CAPITAL INCOME TRUST

Market Update

June 2023

Disclaimer

One Managed Investment Funds Limited (ABN 47 117 400 987) (AFSL 297042) (OMIFL) is the responsible entity of the Gryphon Capital Income Trust (ARSN 623 308 850 ("Fund"). Information contained in this document was prepared by Gryphon Capital Investments Pty Ltd (ACN 167 850 535) (Gryphon). While neither OMIFL nor Gryphon has any reason to believe the information is inaccurate, the truth or accuracy of the information cannot be warranted or guaranteed. Before making any decision regarding the Fund, investors and potential investors should consider the Product Disclosure Statement (PDS), the Target Market Determination (TMD) and other continuous disclosures available on the Australian Securities Exchange ("ASX") website (Disclosure Material). The Disclosure Material contains important information about investing in the Fund and it is important investors obtain and read the Disclosure Material before making a decision about whether to acquire, continue to hold or dispose of units in the Fund. This document contains general information only and is not intended to be financial product advice. It does not take into account any person's (or class of persons') investment objectives, financial situation or particular needs, and should not be used as the basis for making investment, financial or other decisions. Investors should also consult a licensed financial adviser before making an investment decision in relation to the Fund. This document may contain forward-looking statements based on current expectations, estimates, and projections about the Fund's business and the industry in which the Fund invests. Readers are cautioned not to place undue reliance on these forward-looking statements. Neither OMIFL nor Gryphon undertakes any obligation to revise any such forward-looking statements to reflect events and circumstances after the date of this publication. Past performance is not indicative of future performance. Neither OMIFL or Gryphon nor any other person associated with the Fund guarantees or warrants the future performance of the Fund, the return on an investment in the Fund, the repayment of capital or the payment of distributions from the Fund. To the extent permitted by law, no liability is accepted by OMIFL, Gryphon or their respective directors for any loss or damage as a result of any reliance on this information.

GCI objective is to deliver

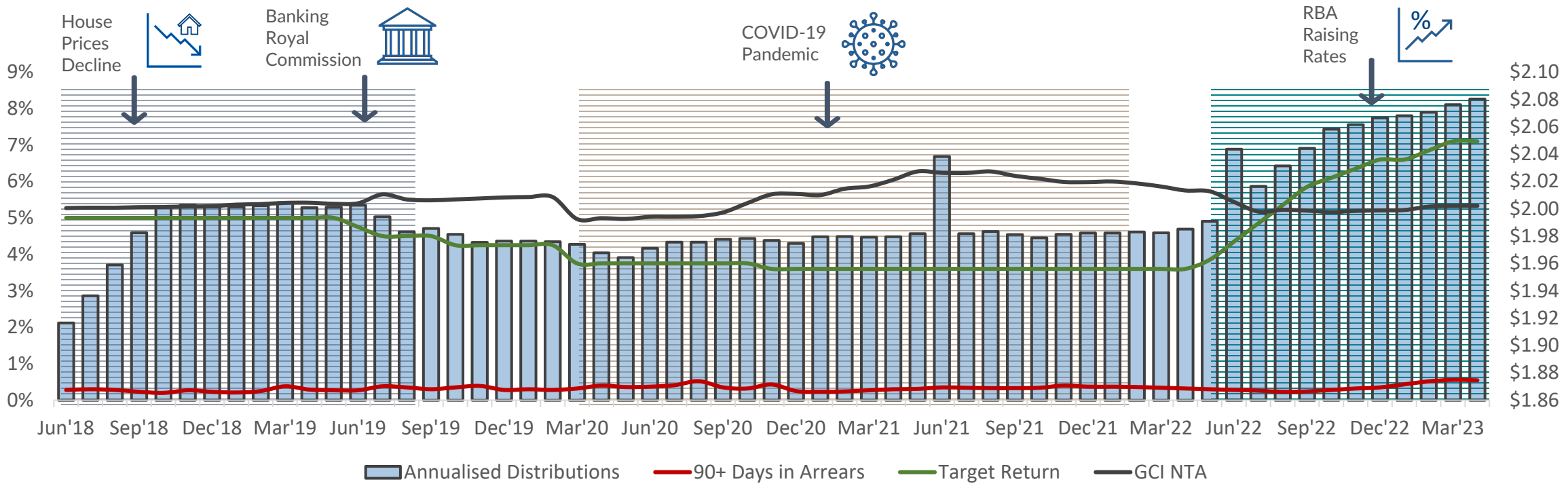
1. Sustainable monthly cash income

2. High risk-adjusted return

3. Capital Preservation

GCI - The Investment Case

GCI historically generated sustainable monthly income through all market conditions



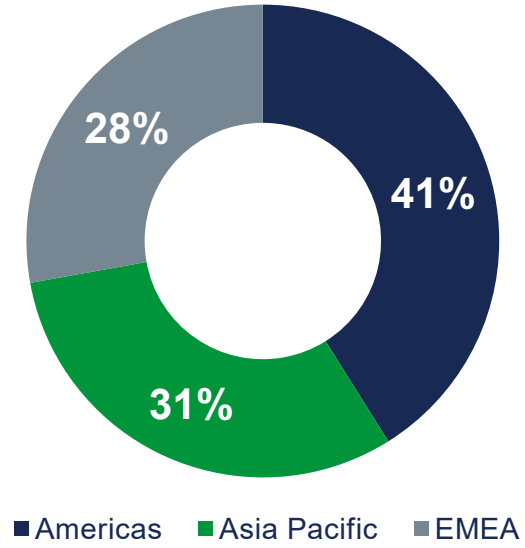
As of 30 April 2023, Source: Gryphon.
A positive yield does not imply a positive return of the Fund.

Disclaimer: Past performance is not a reliable indicator of future performance. All investments carry risks, including that the value of investments may vary, future returns may differ from past returns, and that your capital is not guaranteed. The comparison to the RBA Cash Rate is not intended to compare an investment in GCI to a cash holding. The RBA Cash Rate is displayed as a reference to the target return for GCI. The GCI investment portfolio is of higher risk than an investment in cash. To understand the Fund's risks better, please refer to the most recent PDS at gcapinvest.com/our-lit.

Barings Acquisition

- On 31st March 2023, Barings, one of the world's leading asset managers, acquired 100% equity interest of Gryphon
- Gryphon team has joined the Global Structured Finance ("GSF") team at Barings, which consists of over thirty investment professionals
- Steven Fleming and Ashley Burtenshaw will continue to serve as portfolio managers for GCI and have executed long-term employment contracts with Barings.
- Steven and Ashley's remuneration is linked to the performance of the Gryphon business unit within Barings

Global External AUM by Region [1]



Circa AUD$12.4B of external Australian investors AUM

- Acquired Altis Property Partners in 2022
- Acquired Gryphon in 2023
- Investment teams for private credit, real estate, structured finance
- 3 offices in Sydney, Melbourne and Brisbane
- 68 employees
- Established 2008

Source: Barings. All figures are as of March 31, 2023 unless otherwise indicated.
1. Assets shown are denominated in USD. External AUM by region includes third party, external AUM only.

US$362+ B
ASSETS UNDER MANAGEMENT [1]

1,200+
EXTERNAL CLIENTS

1,800+
PROFESSIONALS GLOBALLY

Global Structured Finance

- *Global team located in Charlotte, NC, Brisbane AU and London, UK [1]*
- *Consolidated group AUM US$10.4B [2]*

WILLIAM AWAD III, CFA (34 / 21)
HEAD OF GLOBAL STRUCTURED FINANCE

BURAK CETIN, PH.D. (14 / 4)
MANAGING DIRECTOR, N.A., EMEA

ASHLEY BURTENSHAW (28 / 9)
MANAGING DIRECTOR, APAC

STEVE FLEMING (32 / 9)
MANAGING DIRECTOR, APAC

JON HIGGINS (23 / 6)
MANAGING DIRECTOR, N.A., EMEA

GLOBAL PORTFOLIO MANAGEMENT

UNDERWRITING & ORIGINATION

North America
3 Seniors
3 Juniors

Europe
1 Senior
1 Junior

Asia Pacific
Steven Fleming (32/9)
Ashley Burtenshaw (28/9)

RESEARCH & STRUCTURING

North America
4 Seniors
4 Juniors

Europe
1 Senior

Asia Pacific
Shane Stanton (18/9)
Luke Vecchi (4/2)
Piers de Putron (25/2)
Christian Larney (14/1)
Thomas Biggs (4/1)
Alex Bradford (2/2)
Jeff Wu (4/1)

PRODUCT & PLATFORM MGMT

PLATFORM & GOVERNANCE

North America / EMEA
2 Seniors
1 Junior

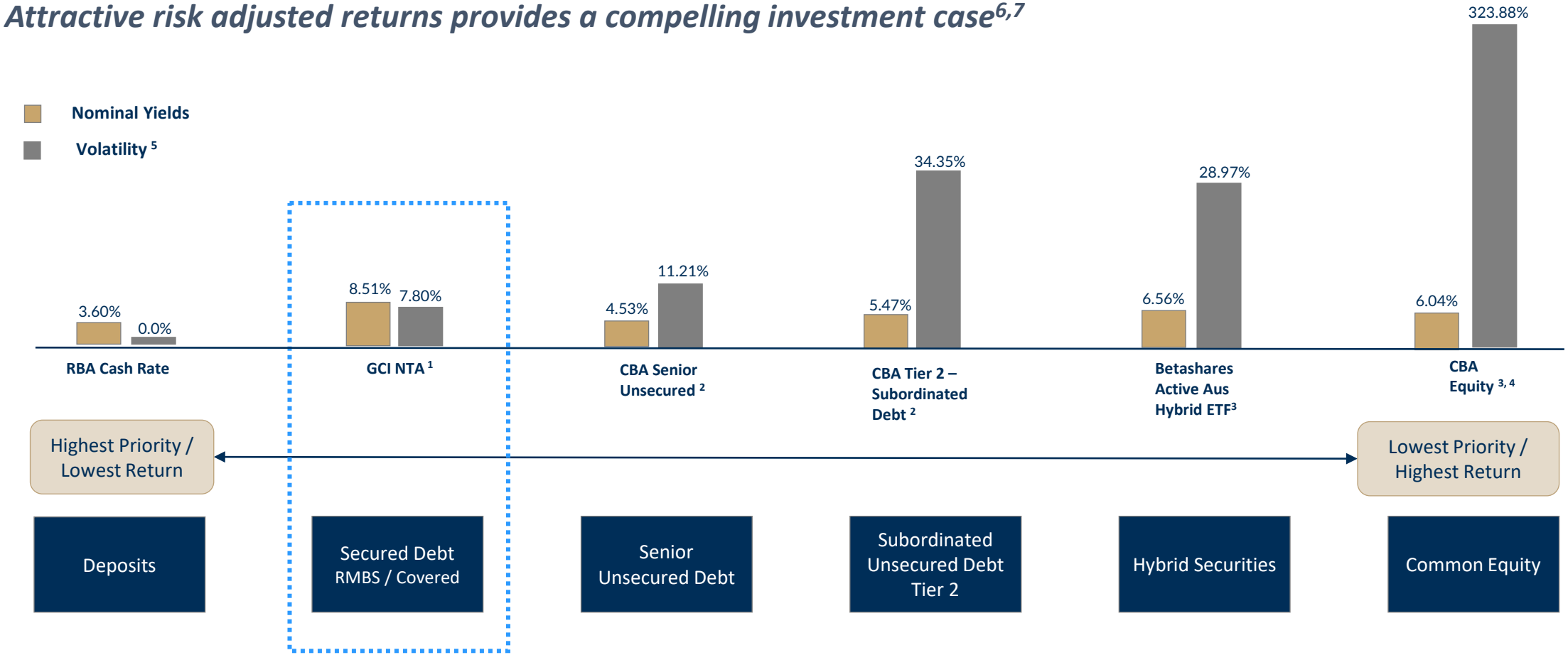
Asia Pacific
Michael Groom (26/9)
Emmanuel Tumini (22/5)

Gryphon

1.Industry / Firm experience in years
2.AUM figures as of 31 March 2023.

GCI Overview Risk (LT Volatility) vs Current Yield

Attractive risk adjusted returns provides a compelling investment case[6,7]



1. Yield: current yield (GCI Apr 2023 distribution as % of 28 April 2023 unit price, annualised). Volatility: GCI NTA. Source - GCI.
2. Yield: calculated YTM as at 30 Apr 2023. Source - Bloomberg
3. Yield: most recent gross dividend, annualised. Source - Bloomberg.
4. Volatility: daily closing ASX price. Source - Bloomberg.
5. Unless otherwise indicated, annualised volatility of daily clean price time series since GCI listing – 25th May 2018.
6. Past performance is not indicative of future performance.
7. Table is not to scale

Disclaimer: Past performance is not a reliable indicator of future performance. All investments carry risks, including that the value of investments may vary, future returns may differ from past returns, and that your capital is not guaranteed. The comparison to the RBA Cash Rate is not intended to compare an investment in GCI to a cash holding. The RBA Cash Rate is displayed as a reference to the target return for GCI. The GCI investment portfolio is of higher risk than an investment in cash. To understand the Fund's risks better, please refer to the most recent PDS at gcapinvest.com/our-lit.

Portfolio Construction

Gryphon Investment Committee continues defensive bias to protect portfolio against NTA volatility

	30 Apr 2023	30 Apr 2022	30 Apr 2021	30 Apr 2020	30 Apr 2019
Portfolio Construction					
# of Bond Holdings	104	108	92	90	39
Credit Spread Duration	0.78	1.45	1.41	1.92	1.90
< BB rated	8%	12%	11%	13%	10%
Portfolio Residential Loan Statistics					
No. of Underlying Loans	77,815	98,612	101,349	103,978	67,119
Weighted Average Underlying Loan Balance	$363,031	$369,089	$332,129	$312,864	$327,539
Weighted Average LVR	64%	66%	67%	65%	65%
Weighted Average Indexed CLVR [1]	61%	59%	64%	62%	67%
Weighted Average Seasoning [2]	31	27	26	30	28
Weighted Average Interest Rate	6.58%	3.19%	3.40%	3.76%	5.16%

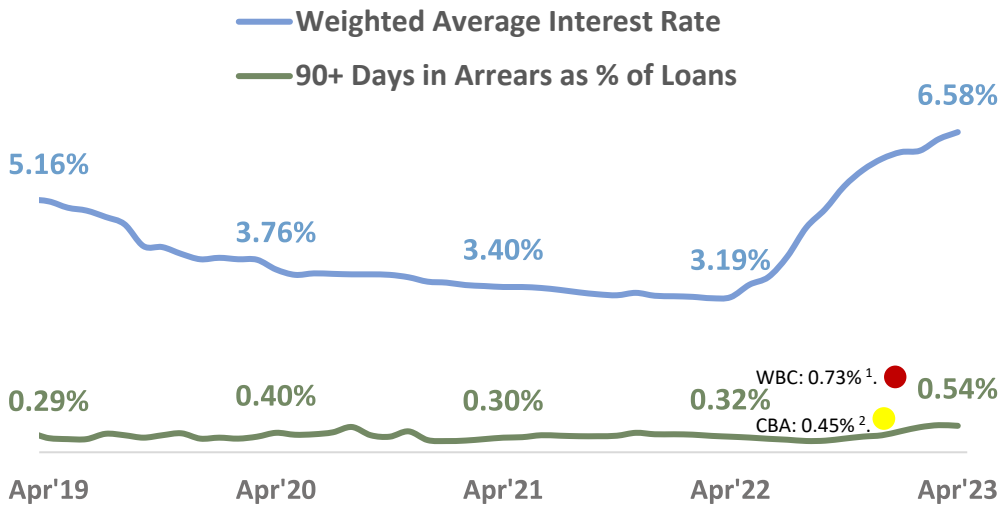
Source: Gryphon in AUD
1.Current Loan to Value
2.Loan age since origination

Borrowers Remain Resilient

Arrears remain low, supported by strong labour market

Loan Performance

	30 Apr 2023	30 Apr 2022	30 Apr 2021	30 Apr 2020	30 Apr 2019
Prime					
Weighted Average Prime Interest Rate (%)	6.40%	3.04%	3.20%	3.61%	4.56%
90+ Days in Arrears (%)	0.42%	0.24%	0.31%	0.31%	0.24%
Non-Conforming					
Weighted Average Non-Conforming Interest Rate (%)	7.35%	3.82%	4.57%	5.16%	6.31%
90+ Days in Arrears (%)	1.14%	0.57%	0.20%	1.63%	0.77%
Negative Equity Loans					
Negative Equity Loans (%)	0.35%	0.02%	0.07%	0.16%	0.95%
Negative Equity Loans (#)	80	21	80	147	140
90+ Arrears (# Loans)	2	5	4	20	8

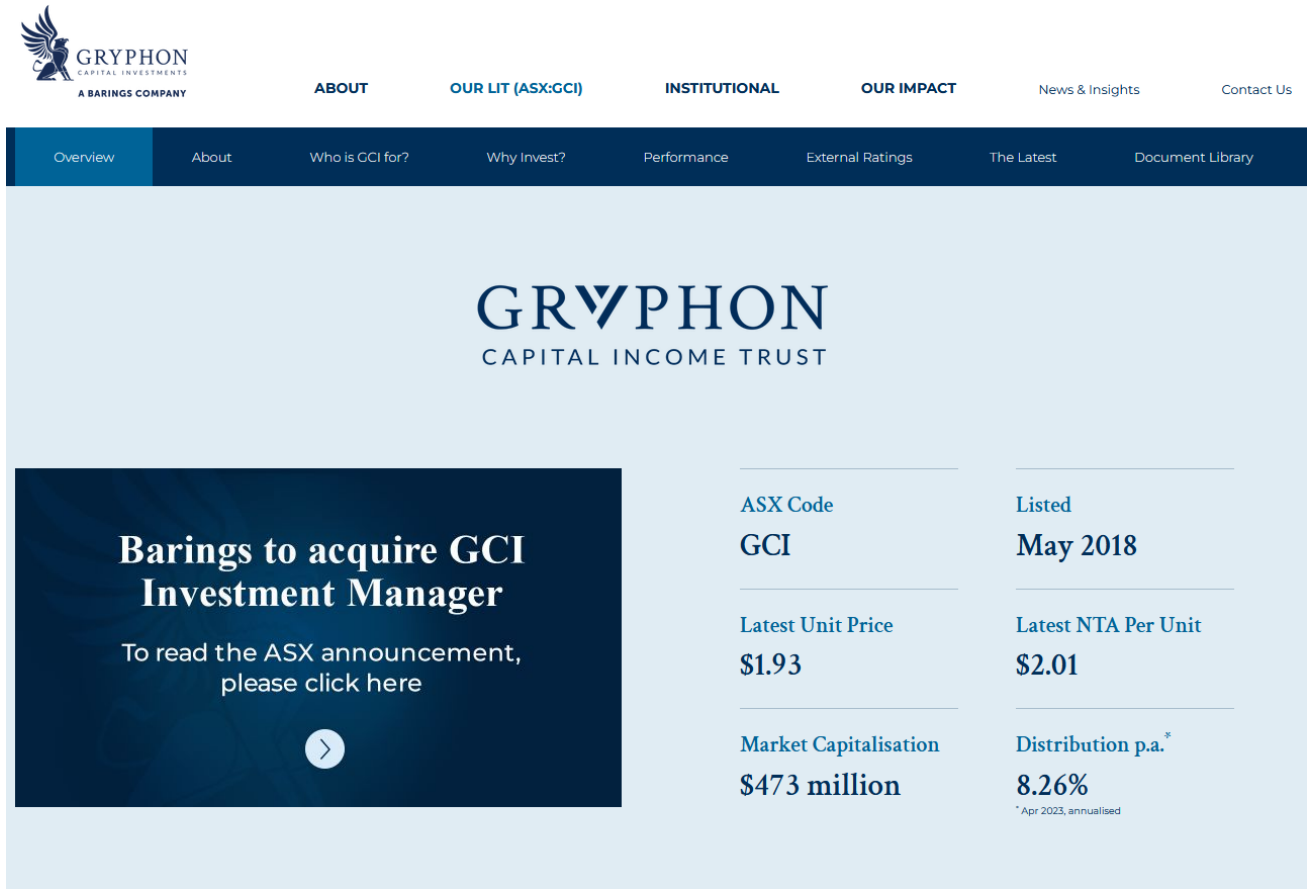


Source: Gryphon

1. 90+ day arrears (Mar'23). Westpac Group 2023 Interim Results Presentation
2. 90+ day arrears (Dec'22). CBA Results Presentation Dec 2022

GCI Investor Engagement

Gryphon's objective is best in class investor engagement



External Ratings – ASX: GCI

Zenith RECOMMENDED

Lonsec

INDEPENDENT INVESTMENT RESEARCH

BondAdviser
Highly Recommended
Recommended
Approved
Screened Out

Source: GCI Website, as of 6 June 2023.