

Prior 12 months net
returns

8.34%

Institutional A
shares

7.72%

Quarterly dealing A
shares

6.89%

Monthly dealing A
shares

Prior 12 months net returns include previous fees. Fees increased from 1 October 2023 for shareholders in Quarterly and Monthly Dealing shares. Past performance is not necessarily a guide to future performance and may not be repeated.



Attractive and consistent returns

The aim of the RAW Mortgage Fund is to achieve a consistent gross return of four percent per annum above the Bank of England Base Rate. The vast majority of lending is variable rate, so if the Base Rate rises so do returns to investors.



Low-risk lending

RAW Capital Partners identifies low-risk mortgage lending opportunities on quality residential property located in major towns and cities in the British Isles, which are thought to be more easily let and more easily sold, even during economic downturns.



Backed by UK property

Much like a traditional building society, the Fund originates mortgage loans secured by a first legal charge against residential property.

The mortgage loans are originated, executed and serviced by RAW Capital Partners ("the Investment Manager").



How the fund works

Mr Smith has a deposit equal to half the purchase price of an apartment in a major UK city that he wants to buy to let. He borrows the other half of the purchase price of the property from the Fund.

Mr Smith owns the property and therefore benefits from an increase in the capital value of the property and rental income.

The Fund receives mortgage interest payments from Mr Smith, plus income from other assets held by the Fund, minus service provision fees (which are set out overleaf).

The Fund takes security via a first legal charge over the apartment. Investors are therefore protected from the first loss in capital value of the apartment in the event of default.

Notice to redeem from

1 month

55%
maximum LTV

Invest from **£10,000**

Minimum investment for the Institutional share class is £2,500,000
Minimum investment for the Quarterly and Monthly dealing share class is £10,000



Features and benefits

Better returns than bank deposits - The Fund has provided very consistent returns to investors, provided from the interest payable on mortgage loans, since its launch in May 2015.

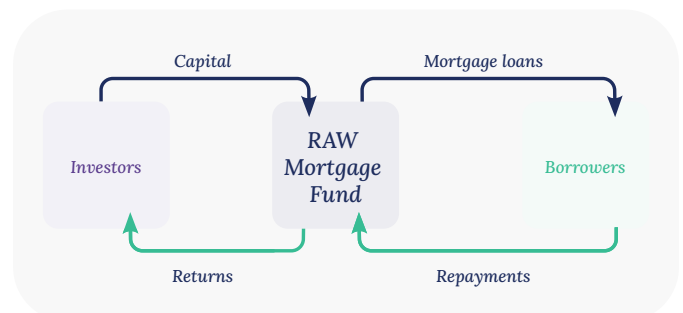
Robust risk management - Risk is managed carefully via conservative lending standards, rigorous credit assessment and ongoing monitoring.

Fee transparency - We charge a single, transparent management fee to investors. The Fund bears the cost of the Fund's Administration, Custody, Audit and Directors which equates to c0.19%.

High level of capital security - Capital security is provided by our conservative loan to valuation ratios, a first legal charge on residential property, and careful consideration by an experienced Credit Committee.

Alignment of interest - Directors and shareholders of RAW Capital Partners are invested in the Fund on the same terms as its clients so their interests are aligned.

Investment options from 1 month's notice - Invest as little as £10,000 with as short as 1 month's notice to redeem investment.



Value of £100,000 invested 5 years ago



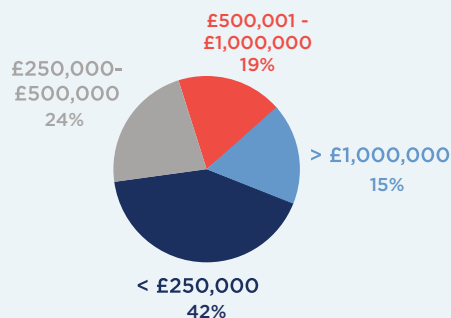
Monthly net returns (%) - Quarterly dealing accumulation shares

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Net YTD |
|------|------|------|------|------|------|------|------|------|------|------|------|------|---------|
| 2019 | 0.30 | 0.28 | 0.29 | 0.29 | 0.28 | 0.26 | 0.28 | 0.31 | 0.33 | 0.34 | 0.38 | 0.35 | 3.72 |
| 2020 | 0.33 | 0.35 | 0.32 | 0.31 | 0.31 | 0.32 | 0.31 | 0.33 | 0.31 | 0.32 | 0.30 | 0.32 | 3.90 |
| 2021 | 0.32 | 0.33 | 0.31 | 0.31 | 0.33 | 0.32 | 0.33 | 0.33 | 0.34 | 0.34 | 0.33 | 0.34 | 4.01 |
| 2022 | 0.34 | 0.35 | 0.34 | 0.36 | 0.38 | 0.39 | 0.37 | 0.40 | 0.43 | 0.45 | 0.53 | 0.52 | 4.96 |
| 2023 | 0.58 | 0.63 | 0.61 | 0.64 | 0.62 | 0.65 | 0.69 | 0.70 | 0.66 | 0.62 | 0.63 | 0.62 | 7.92 |
| 2024 | 0.64 | 0.64 | 0.60 | 0.61 | 0.61 | 0.62 | 0.61 | 0.60 | | | | | 5.04 |

Average loan to valuation ratio

46%

All loans backed by a first legal charge

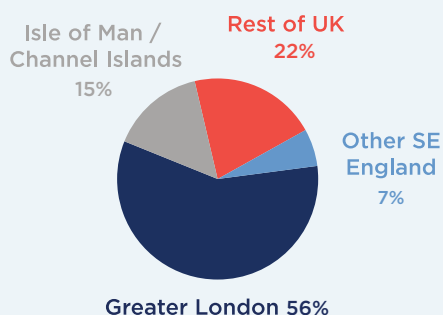


Asset allocation by loan value



Portfolio data - Quarterly dealing A shares

| Period | Portfolio |
|----------------------------------|----------------|
| Net Fund Return (Last 12 months) | 7.72% |
| Number of Mortgage Loans | 666 |
| Value of Mortgage Loans | £164.9 million |
| Value of Security Held | £361.6 million |
| Loan to Value Ratio | 45.6% |
| Average Mortgage Loan Value | £247,601 |
| Fund AUM | £187.7 million |



Loan value by geography





Benefits

Consistent historic risk adjusted investment performance and returns for investors from a well-established investment strategy.

Low volatility. The value of the Fund does not fluctuate up and down like the stock market or many equity-based investments.

Strong protection for your capital provided by modest LTV ratios and a first legal charge in each case.

Property values would need to fall very significantly before there was a major negative impact on the capital value of the Fund.

Directors' of the Investment Manager and its shareholders are investors in the Fund.

All properties are valued independently by a hand-picked panel of RICS qualified valuers. Solicitors are used to complete transactions and security checks.

All loans made by the Fund are carefully considered by an experienced Credit Committee.



Risks

Depending on the Share Class you choose, a minimum of 1 month, 3 months or 6 months, written notice of withdrawal prior to the redemption dealing day is required to access your capital.

Redemption proceeds are only available after independent calculations of the Fund valuation have been completed, checked and agreed. Usually this process takes approximately 10 working days of a calendar month/quarter end.

The majority of lending is priced at a margin above Bank Rate, which are outside of the control of the Investment Manager.

The Fund is not protected by the Guernsey Banking Deposit Compensation Scheme.

The Fund invests in illiquid assets. Therefore, there is a possibility that investors might have to wait longer for redemptions than the specified notice period.

If there was a very significant decline in UK house prices, the capital value of the Fund could be impacted. This may result in losses for investors.

There are no guarantees that the historic performance of the Fund can be repeated in the future.

Professional counterparties, such as valuers and solicitors, can make mistakes (however, we do check their professional insurance cover thoroughly).

Not all risks can be foreseen and so there are other potential risks that may impact the performance of the Fund and the value of your investment.

Expected risk



This rating is designed to help investors understand the uncertainties both for loss and for growth that may affect their investment. It is classified in the category indicated above due to its expected behaviour. The lowest category does not mean a risk-free investment.

Share classes

| Share class | Risk premium over weighted average base rate (based on prior 12-months)* | Actual net annualised return (based on prior 12-months)* | Minimum investment | Maximum investment | Ongoing charges figures |
|-------------------|--|--|--------------------|--------------------|-------------------------|
| Monthly dealing | 1.66% | 6.89% | £10,000 | £2,500,000 | 2.30% |
| Quarterly dealing | 2.49% | 7.72% | £10,000 | £5,000,000 | 1.50% |
| Institutional | 3.11% | 8.34% | £2,500,000 | n/a | 0.99% |

The Investment Manager charges a single, transparent management fee in relation to each share class. The Fund bears the cost of the Fund's Administration, Custody, Audit and Directors. Further detail of these and other fees are included in the Scheme and Supplemental Particulars for the Fund. Net returns are quoted on an annualised basis after fees.

Redemptions

| Share class | Redemption notice required prior to redemption dealing day | Redemption dealing days on first business day of | Settlement normally within |
|-------------------|--|--|----------------------------|
| Monthly dealing | 1 month | Each month | +10 business days |
| Quarterly dealing | 3 months | January, April, July and October | +10 business days |
| Institutional | 6 months | January, April, July and October | +10 business days |

All redemption requests must be received by midday (12:00) GMT - The Directors may limit the total number of redeemed shares in a class on any dealing day to 10% of the total number of shares of that class in issue.

*Net returns based on prior 12-months accumulation shares, include some months with the old share class Ongoing Charges Figure (OCF). On 1st October 2023, the Quarterly Dealing OCF changed from 1.20% to 1.50%, Monthly Dealing from 1.70% to 2.30%. From 1st January 2024 the Institutional OCF changed from 0.69% to 0.99%. The prior 12-months BoE base rate weighted average is 5.23%. Investor jurisdictions - The distribution of this document in certain jurisdictions may be restricted by applicable law. Persons in possession of this document, are required by the Company to inform themselves about and to observe any such restrictions. This document is not a recommendation by the Company to purchase shares or financial advice.

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The RAW Mortgage Fund is a cell of RAW Alpha PCC Limited, a protected cell company registered with limited liability in Guernsey on the 10th of December 2012 having the registration number 2103625. The Fund is authorised as an open-ended Class B Scheme by the Guernsey Financial Services Commission. The Fund is invested in mortgage loans, secured with a first legal charge (or equivalent) on residential property in the UK and Channel Islands to a maximum 55% loan to valuation ratio, and a portfolio of more liquid assets restricted to cash or "near cash" investments and Money Market Funds. Notice is required for redemption, depending on share class and date of notice, from a minimum of one month.

Capital is at risk. Past performance is not necessarily a guide to future performance and may not be repeated. Target or expected returns are not fixed and cannot be guaranteed. The value of an investment may go down as well as up. Neither RAW Capital Partners, RAW Capital Secured Mortgage Funding Limited or the RAW Mortgage Fund are deposit taking institutions or offer a capital guarantee. Any investment in these Funds is not covered by the Guernsey Banking Deposit Compensation Scheme. The information contained here does not constitute an offer to sell or a solicitation to buy an investment, nor should it be construed as investment advice. It is recommended that potential investors take appropriate tax and/or investment advice before making any investment.

