REALM – NO EXPOSURE TO BATHLA GROUP

27th August 2026

Following recent news that Sydney-based property developer Bathla Group has entered voluntary administration, **we can confirm that the Dominion Income Trust 1 (ASX: DN1) does not have any exposure to Bathla Group.**

Where Realm stands:

Our portfolios **do not target construction or property development lending and hold no direct construction loans**. The private credit we invest in is typically backed by diversified pools of assets **secured against established residential properties**, and asset-backed securities.

A small amount of indirect construction exposure exists through warehouse facilities, where construction lending may form one of several permitted lending categories alongside other residential lending. This exposure sits at 1.12% within the portfolio, is diversified across originators, and is unrelated to Bathla.

Indirect construction & PIK loan exposure:

As at 31 July 2026

Fund	Indirect construction exposure	Payment-in-Kind loan exposure*
Dominion Income Trust 1 (ASX: DN1)	1.12%	0.0021%

**Payment-in-Kind loan exposure shown on a look-through basis.*

Questions?

If you have any questions or would like to discuss this in more detail, please contact your Realm relationship manager.