



Investment Objective

Gryphon Capital Income Trust (GCI) set itself 3 strategic objectives at IPO:

1. Sustainable monthly cash income



2. High risk-adjusted return

3. Capital Preservation

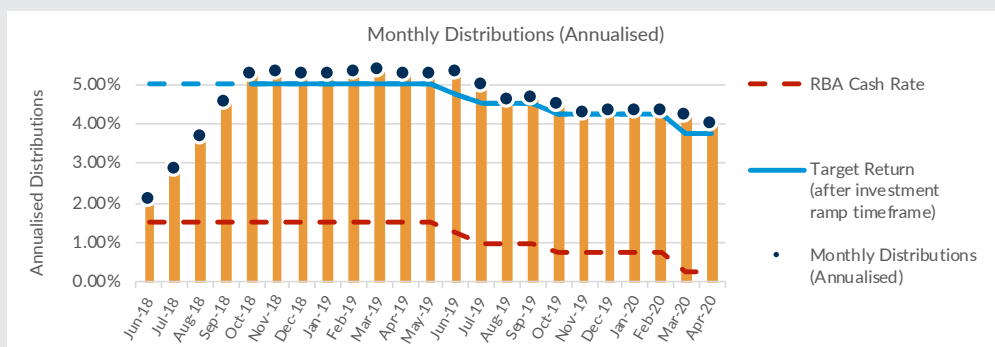
GCI continues to generate attractive and sustainable monthly income with highest risk adjusted returns through investments in a defensive asset class with a track record of low capital price volatility and capital preservation.

Investment Highlights

Income ¹	Sustainable monthly cash income. Current 12-month distribution yield at 4.62% (net).
Large, institutional fixed income market	Australian ABS market >A\$110 billion is double the size of the corporate bond market
Security, capital preservation	Defensive asset class with a track record of low capital price volatility No investor has ever lost a \$ of principal investing in Australian Prime RMBS
Portfolio diversification	Allows retail and SMSF investors to access a fixed income asset class that generally has only been available to institutional investors
Investment Manager	Exposure to a specialist investment manager with a proven track record of investment outperformance

Distribution

GCI announced a 0.65 cents per unit distribution for the month of April, generating a distribution yield for the 12 months to April 2020 of 4.62% (net)¹.



Fund Performance as at 30 April 2020

	1 Mth	3 Mth	6 Mth	1 Yr	Incep (Ann) ²
Net Return (%)	0.36	0.25	1.41	4.28	4.51
RBA Cash Rate (%)	0.02	0.12	0.31	0.86	1.18
Net Excess Return (%)	0.34	0.13	1.10	3.39	3.29
Distribution ¹ (%)	0.33	1.02	2.12	4.62	4.57
Distribution (¢/unit)	0.65	2.04	4.20	9.07	8.96

¹ Actual distribution as % of NTA, assuming distribution reinvestment.

² Inception date – 21 May 2018

Note: Past performance is not a reliable indicator of future performance.

continued overleaf...

ABOUT THE MANAGER

Gryphon Capital Investments Pty Ltd (“Gryphon”) is a specialist fixed income manager with significant experience in the Australian and International fixed income markets. Gryphon manages individual segregated accounts on behalf of institutional investors and GCI on behalf of wholesale and retail investors seeking opportunities in fixed income credit markets including RMBS and ABS. Gryphon currently manages funds in excess of \$2.1 billion.

SNAPSHOT

ASX Code	GCI
IPO Date	25 May 2018
Asset	Fixed Income, floating rate
ASX Price	\$1.70
Market Cap	\$349.4m
NTA/Unit	\$410.8m/\$1.99
Investment Management Fee ³	0.72%
Performance Fee	None
Distributions	Monthly
Unit Pricing	Daily

³ Includes GST, net of reduced input tax credits

CHARACTERISTICS

Distributions (12m) ⁴	4.62%
RBA Cash Rate	0.25% pa.
Interest Rate Duration	0.04 years
Credit Spread Duration	1.92 years
Number of Bond Holdings	90
Number of Underlying Mortgage Loans	110,522

⁴ Actual distribution for the 12 months to 30 April, as a % of NTA, assuming distribution reinvestment.

RESEARCH

BondAdviser

INDEPENDENT INVESTMENT RESEARCH



Lonsec

WEBSITE

www.gcapinvest.com/gcit/overview



Market and GCI Investment Activity

Gryphon believe our conservative portfolio positioning before the COVID crisis and our competitive advantage in data analysis in RMBS / ABS has placed us well to withstand the current dislocation in the financial markets. We have completed extensive credit analysis on the impact of borrower hardship (including relief from making mortgage payments for 6 months) on each GCI exposure and are confident of the portfolio's robustness. Unlike some other income products, Gryphon invests in secured bonds with a significant number of bondholder protections, reassuring investors there is a margin of safety embedded within this asset class and therefore, we don't envisage any disruption to the monthly distributions.

The extent of our mortgage analytics platform generates the conviction in the portfolio composition and our continuing ability to generate sustainable income. This is based on our extensive credit and structuring analysis plus the diligence of our relative value assessments.

Being in a strong position has allowed us to take advantage of the uncertainty in the current market and to opportunistically add credit exposure - over the past few months, Gryphon Capital has invested over \$110 million (circa 29%) of the GCI portfolio into attractive opportunities, enabling us to extend the portfolio credit duration as we strive to increase portfolio returns. The current market opportunities are favourable for generating higher levels of income over the longer term.

Government investing in Australian RMBS

However, it is not just Gryphon who is investing during the COVID crisis with the AOFM investing circa \$850 million via the Structured Finance Support Fund ("SFSF") across primary new issues, the secondary market and warehouse investments for non-bank originators. The Government's involvement via the SFSF is very positive for the RMBS / ABS markets and their willingness to invest across the capital structure to below investment grade also demonstrates the robust nature of Australian RMBS.

Gryphon Capital provides GCI market update

During May, Ashley Burtenshaw, Chief Investment Officer of Gryphon Capital Investments presented a market update including discussions on how GCI will benefit from the current market dislocation. Ash's update can be accessed here <https://gcapinvest.com/gcit/news-insights/>

continued overleaf...

PARTIES

Responsible Entity

One Managed Investment Funds Limited
ACN 117 400 987 AFSL 297042

Manager

Gryphon Capital Investments Pty Ltd
ACN 167 850 535 AFSL 454552

AVAILABLE PLATFORMS INCLUDE:

Asgard	BT Panorama
BT Super Wrap	BT Wrap
First Wrap	HUB24
Macquarie Wrap	Mason Stevens
MLC	Navigator
Netwealth	North

FURTHER INFORMATION AND ENQUIRIES

Gryphon Capital Income Trust

www.gcapinvest.com/gcit/overview

General

Email info@gcapinvest.com

Boardroom (Unit Registry)

Phone 1300 737 760

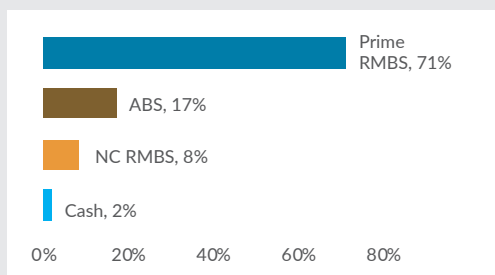
Email enquiries@boardroomlimited.com.au



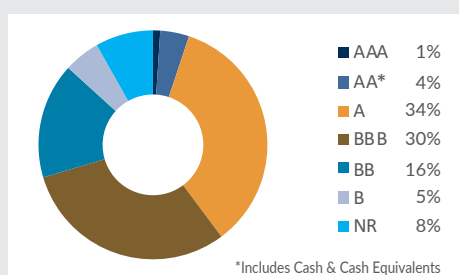
Portfolio Construction¹

¹ As at 30 April 2020.

Sector Allocations²



Rating Breakdown²



² Excludes Manager Loan.

² Excludes Manager Loan.

Portfolio Underlying Residential Mortgage Loan Statistics³

	Total	Prime	Non-conforming ⁴
No. of Underlying Loans	110,522	104,519	6,003
Weighted Average Underlying Loan Balance	\$478,773	\$461,979	\$631,598
Weighted Average LVR	65%	65%	67%
Weighted Average Seasoning	30 months	30 months	34 months
Weighted Average Interest Rate	3.76%	3.61%	5.16%
Owner Occupied	65%	65%	67%
Interest Only	25%	26%	24%
90+ Days in Arrears as % of Loans	0.40%	0.28%	1.52%
% Loans > \$1.5m Balance	1.05%	0.81%	3.29%

³ Please note that although the values in this Investment Report are accurate portfolio statistics, the return and performance of actual credit instruments invested in are assessed individually.

⁴ Non-conforming loans are residential mortgage loans that would not typically qualify for a loan from a traditional prime lender and are generally not eligible to be covered by LMI. Borrowers may not qualify due to past credit events, non-standard income (self employed) or large loan size.

ABS Sector Allocation

Sub sector	%	A	BBB	BB	B
ABS SME	16.11%	4.81%	5.94%	3.81%	1.54%
ABS Auto	0.51%	0.51%	-	-	-
Total	16.62%	5.33%	5.94%	3.81%	1.54%

SME Portfolio Underlying Mortgage Loan Statistics⁵

No. of Underlying Loans	4,481	Borrower Type	
Weighted Average Underlying Loan Balance	\$451,149	SMSF	68.40%
Weighted Average LVR	59.5%	Company	16.65%
% > 80% LVR	0.58%	Individual	14.94%
Weighted Average Borrowers' Equity	\$308,647	Property Type	
90+ Days in Arrears as % of Loans	0.12%	Residential	40.36%
% > \$1.5m Current Balance	1.32%	Commercial	58.44%
		Mixed	1.20%

⁵ Please note that although the values in this Investment Report are accurate portfolio statistics, the return and performance of actual credit instruments invested in are assessed individually.

PARTIES

Responsible Entity

One Managed Investment Funds Limited
ACN 117 400 987 AFSL 297042

Manager

Gryphon Capital Investments Pty Ltd
ACN 167 850 535 AFSL 454552

AVAILABLE PLATFORMS INCLUDE:

Asgard	BT Panorama
BT Super Wrap	BT Wrap
First Wrap	HUB24
Macquarie Wrap	Mason Stevens
MLC	Navigator
Netwealth	North

FURTHER INFORMATION AND ENQUIRIES

Gryphon Capital Income Trust
www.gcainvest.com/gcit/overview

General

Email info@gcainvest.com

Boardroom (Unit Registry)

Phone 1300 737 760

Email enquiries@boardroomlimited.com.au



ASX release date: 20 May 2020

Authorised for release by One Managed Investment Funds Limited, the responsible entity of Gryphon Capital Income Trust.

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) 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. Information in this document is current as at 30 April 2020.