

Barwon Real Estate Credit

Product Summary

Barwon Investment Partners is an experienced and diversified fund manager. Established in 2006, Barwon currently manages in excess of \$3bn invested across real estate credit, direct healthcare property, and international private equity.

The Real Estate Credit team specialises in funding solutions for experienced borrowers across the capital structure. We provide loans between \$3m and \$50m in all metropolitan and major regional areas in NSW, VIC, QLD, WA, SA and ACT.

Development

Site Acquisition	
Purpose	Purchase a site for future development
Security	1 st Mortgage
LVR	65%
Interest	RBA + 4.95%
Amount	\$3m to \$50m

Construction	
Purpose	Mezzanine debt behind a major bank
Security	2 nd Mortgage
LVR	75%
Interest	13.5%
Amount	\$3m to \$15m

Residual Stock	
Purpose	Refinance / equity release
Security	1 st Mortgage
LVR	65%
Interest	RBA + 4.35%
Amount	\$3m to \$50m

Existing Property

Acquisition	
Purpose	Purchase an existing property
Security	1 st Mortgage
LVR	65%
Interest	RBA + 4.35%
Amount	\$3m to \$50m

Refurbishment / Repositioning		
Purpose	Refurbishment or other capital works	
Security	1 st Mortgage	2 nd Mortgage
LVR	65%	75%
Interest	RBA + 4.35%	13.5%
Amount	\$3m to \$50m	\$3m to \$15m

Bridge to Bank Refinance		
Purpose	Income stabilisation to bank refinance	
Security	1 st Mortgage	2 nd Mortgage
LVR	65%	75%
Interest	RBA + 4.35%	13.5%
Amount	\$3m to \$50m	\$3m to \$15m

Contact

To discuss a funding proposal, please contact:

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Recent Transactions

A summary of recently settled facilities is set out below.

January 2026



Development
Site Acquisition, WA
1st Mortgage
\$5.8m



Existing Property
Residual Stock, NSW
1st Mortgage
\$7.6m



Development
Refurbishment, VIC
2nd Mortgage
\$10.4m



Development
Civil Works, SA
1st Mortgage
\$6.2m



Development
Site Acquisition, QLD
1st Mortgage
\$9.4m



Existing Property
Bridge to Bank Refinance, QLD
1st Mortgage
\$31.2m



Development
Civil Works, NSW
1st Mortgage
\$10.4m



Existing Property
Refurbishment, ACT
1st Mortgage
\$26.9m



Development
Equity Release, VIC
1st Mortgage
\$7.9m



Development
Equity Release, SA
1st Mortgage
\$6.8m



Existing Property
Residual Stock, NSW
1st Mortgage
\$29.8m



Development
Construction, QLD
2nd Mortgage
\$4.0m



Development
Construction, NSW
2nd Mortgage
\$5.7m



Development
Civil Works, NSW
1st Mortgage
\$18.4m



Existing Property
Reposition, ACT
1st Mortgage
\$12.8m



Development
Construction, QLD
2nd Mortgage
\$4.0m



Existing Property
Residual Stock, QLD
1st Mortgage
\$8.4m



Development
Construction, QLD
2nd Mortgage
\$7.5m



Existing Property
Residual Stock, NSW
1st Mortgage
\$6.7m



Development
Site Acquisition, VIC
1st Mortgage
\$14.1m