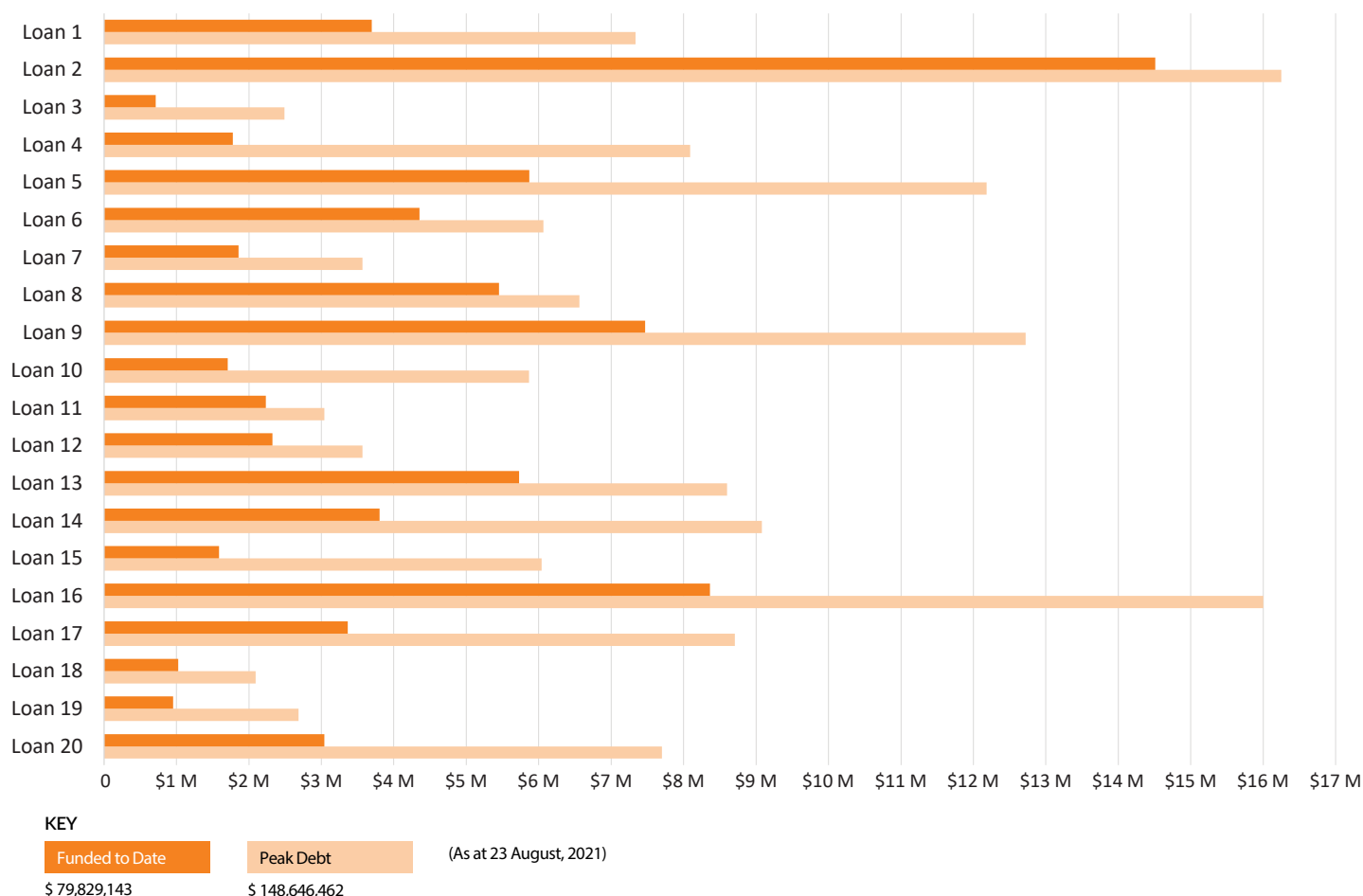


## OVERVIEW OF INVESTMENT OPPORTUNITY

- AltX Funds Management Pty Ltd (ACN 113 502 604, AFSL 291314) (the "Trustee") has established the Assetline Senior Debt Construction Fund No.3 (the "Fund") and has appointed Assetline Development Finance Pty Ltd (ACN 635 584 842) (the "Manager") as the Investment Manager of the Fund
- The Fund will take exposure to a portfolio of up to 20 Private 1st Mortgage Construction Loans which are **secured by registered 1st mortgages** over Australian real-estate ("Underlying Loans") and **a guarantee by the Borrower's Directors** ("Fund Portfolio")
- Unitholders will provide funding in several draws approximately one month apart. The Manager will procure funding of the Underlying Loans so that the projects continue between the draws.
- The Fund aims to pay Unitholders distributions of 7.25% per annum net of all fees, payable monthly in arrears
- The Trustee is targeting to raise up to A\$70,000,000 to invest in the Fund Portfolio
- The Fund is available to wholesale investors as approved by the Trustee / Manager

### FUNDING PROFILE - UNDERLYING LOANS



## FUND HIGHLIGHTS

1. **Fund Portfolio** – Fund aims to invest in a portfolio of loans diversified by location and project type
2. **Sponsor Alignment** – Assetline Group investing \$1,000,000 in the Fund and bearing establishment and ordinary ongoing Fund costs
3. **1st Mortgage Security** – Exposure to the most senior part of the capital structure mitigates potential for capital loss
4. **Conservative Loan to Value Ratio** – Maximum exposure of any individual position not to exceed 70% of Gross Realisation Value
5. **Experienced Investment Manager** – established 2012, significant experience in 1st mortgage origination, management and servicing

## PROJECT DESCRIPTIONS – UNDERLYING LOANS

	SUBURB	END PRODUCT DESCRIPTION	ESTIMATED COMPLETION DATE
<b>Loan 1</b>	Essendon VIC 3040	Construction of a five (5) storey residential hotel development, comprising forty (40) units.	September 2021
<b>Loan 2</b>	Woollahra NSW 2025	Construction of a three (3) storey residential flat building, comprising three (3) x four-bedroom units over semi-basement parking.	October 2021
<b>Loan 3</b>	Broadmeadows VIC 3047	Construction of eight (8) x double storey and two (2) x single storey dwellings and all associated external works.	April 2022
<b>Loan 4</b>	Georges Hall NSW 2198	Construction of twenty-three (23) residential apartments and one (1) commercial suite over two (2) levels of basement car parking.	February 2022
<b>Loan 5</b>	Kirrawee NSW 2232	Construction of twenty-seven (27) residential apartments over two (2) levels of basement car parking.	April 2022
<b>Loan 6</b>	Toongabbie NSW 2146	Construction of a four (4) storey residential flat building, comprising nineteen (19) units over basement parking, accommodating twenty-three (23) car spaces and strata subdivision into nineteen (19) lots.	December 2021
<b>Loan 7</b>	Girraween NSW 2145	Construction of eight (8) x two (2) storey townhouses over a single level of basement car parking.	June 2022
<b>Loan 8</b>	Coogee NSW 2034	Construction of a three (3) storey residential flat building, comprising six (6) dwellings, basement car parking for twelve (12) vehicles, landscaping and associated works.	January 2022
<b>Loan 9</b>	Vaucluse NSW 2030	Construction of two (2) dual occupancies, resulting in a total of four (4) dwellings with basement car parking and two (2) x swimming pools.	August 2022
<b>Loan 10</b>	Albion VIC 3020	Construction of sixteen (16) x three (3) storey townhouses.	May 2022
<b>Loan 11</b>	Engadine NSW 2233	Construction of a three (3) storey residential building, comprising six (6) units, one (1) level of basement parking and associated external works/landscaping.	March 2022
<b>Loan 12</b>	Marrickville NSW 2204	Construction of a three (3) storey boarding house containing twenty-two (22) units and associated external works/landscaping.	October 2021
<b>Loan 13</b>	Mona Vale NSW 2103	Construction of two (2) storey seniors living complex over a single level of basement car parking.	January 2022
<b>Loan 14</b>	Brighton VIC 3186	Construction of six (6) x three (3) storey townhouses over a single common basement and private rooftop terraces.	July 2022
<b>Loan 15</b>	Redcliffe QLD 4020	Construction of fourteen (14) apartments and one (1) ground floor commercial unit.	March 2021
<b>Loan 16</b>	Enfield NSW 2136	Construction of a six (6) storey mixed use building, comprising three (3) commercial suites and 52 apartments over two (2) levels of basement car parking for seventy-four (74) vehicles.	January 2022
<b>Loan 17</b>	Castle Hill NSW 2154	Construction of eight (8) x two (2) bedroom and eight (8) x three (3) bedroom townhouses over a single level of basement car parking for thirty (30) vehicles.	June 2022
<b>Loan 18</b>	Engadine NSW 2233	Construction of three (3) residential dwellings over a common basement including associated external works and landscaping.	July 2022
<b>Loan 19</b>	Broadmeadows VIC 3047	Construction of nine (9) dwellings, comprising two (2) single storey and seven (7) double storey townhouses and all associated external works.	May 2022
<b>Loan 20</b>	Mt Colah NSW 2079	Construction of thirteen (13) x two (2) storey + attic level townhouses over a single level of basement car parking for twenty-nine (29) vehicles.	May 2022

# KEY FUND TERMS

<b>Structure</b>	Australian Wholesale Unit Trust
<b>Unit Price</b>	A\$1.00
<b>Minimum Investment</b>	A\$100,000
<b>Target Net Return</b>	7.25% per annum (paid monthly in arrears)
<b>Applications Open</b>	23 August 2021
<b>Investment Period</b>	14 months, with run-off thereafter as Underlying Loans repay
<b>Income Distributions</b>	Monthly
<b>Capital Distributions</b>	Pro-rata as Underlying Loans repay (via sale or refinance)
<b>Reporting</b>	<ul style="list-style-type: none"> <li>• Monthly Distribution Statement</li> <li>• Quarterly Fund Report</li> <li>• Annual Tax Statement</li> </ul>
<b>Investor Eligibility</b>	Wholesale investors only
<b>Role of Investment Manager</b>	Loan origination, legal and commercial transaction due diligence, loan servicing, ongoing monitoring of Underlying Loans and investor reporting
<b>Fees</b>	Management Fee - 0.25% per annum

## INVESTMENT GUIDELINES

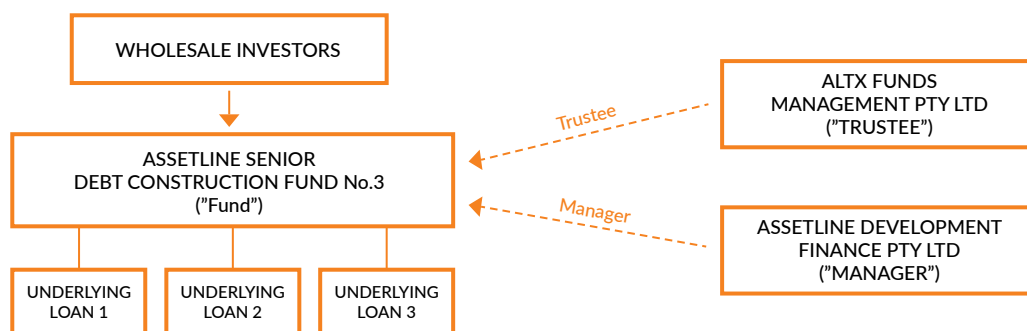
### UNDERLYING LOANS

- Underlying Loans must be made to Australian companies;
- No individual Underlying Loan may exceed \$17,000,000;
- Repayment of all Underlying Loans must be secured by first ranking registered mortgages over Australian real estate;
- All Underlying Loans must be supported by guarantees by the directors of the Borrower (or other persons who may control the Borrower) and a charge that is registered by the lender on the PPSR over the Borrower, a related entity or both;
- The maximum initial term for each Underlying Loan may not exceed 24 months; and
- The maximum LVR for any Underlying Loan shall not exceed 70% of Gross Realisation Value (calculated net of GST on a cost to complete basis working backwards)

### PORTFOLIO

- Fund assets not invested in Underlying Loans must be held in cash, in a bank account in the name of the Fund with one of the major Australian banks;
- No individual Underlying Loan exposure may exceed 15% of the assets of the Fund at the time of investment

### FUND STRUCTURE\*



\* Refer to Investment Memorandum for detailed Fund Structure and Investment Guidelines

#### Disclaimer

This document has been prepared by AltX Funds Management Pty Ltd (ACN 113 502 604, AFSL No. 291314) (AltX) to provide general information in relation to the Assetline Senior Debt Construction Fund No.3 (Fund). It does not take into account the investment objectives, financial situation or particular needs of any person. Prospective investors should seek professional advice and consider the information memorandum, trust deed, and other constituent documents of the Fund before making any investment decision. This document does not constitute an offer, invitation or recommendation to apply for the issue, sale or purchase of securities or interests of any kind. None of AltX, the manager of the Fund or their associates, directors, officers, employees, partners and consultants (Assetline Entities) make any representation or warranty, express or implied, as to the accuracy, reliability, currency or completeness of, or accept any responsibility for errors or omissions in, this document. Any forecasts and projections are illustrative only and are not an indication of possible future returns. Past performance is not indicative of future results. The information contained in this document is strictly confidential.

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