

**MONTHLY RETURN (ANNUALISED): 7.25%**  
**WEIGHTED LVR : 62.88%**

## FUND DESCRIPTION

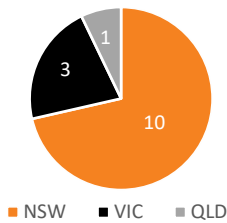
- AltX Funds Management Pty Ltd (ACN 113 502 604, AFSL 291314) (the “Trustee”) has established the Assetline Senior Debt Construction Fund No.3 (the “Fund”) and has appointed Assetline Development Finance Pty Ltd (ACN 635 584 842) (the “Manager”) as the Investment Manager of the Fund
- The Fund will take exposure to a portfolio of 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”)
- The Fund aims to pay Unitholders monthly income distributions, payable monthly in arrears
- The Fund is available to wholesale investors as approved by the Trustee / Manager

## FUND PERFORMANCE

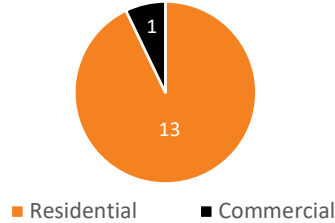
### MONTHLY PERFORMANCE (%) - NET OF FEES

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
<b>2021</b>										<b>0.62%</b>	<b>0.60%</b>		<b>1.21%</b>

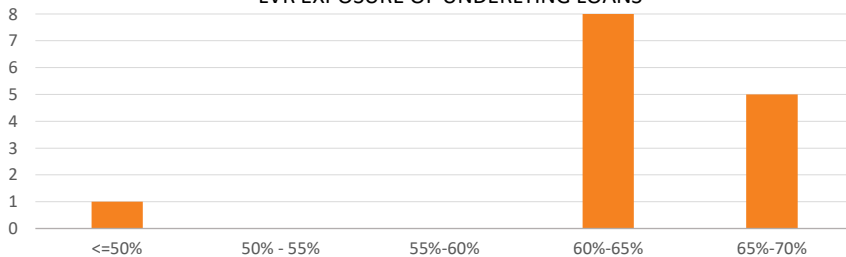
#### UNDERLYING LOAN SECURITY GEOGRAPHY



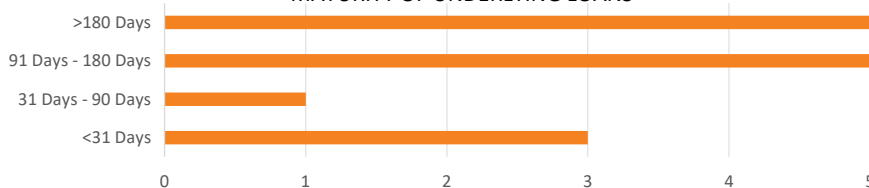
#### UNDERLYING LOAN SECURITY TYPE



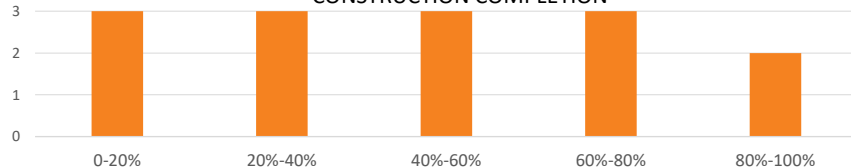
#### LVR EXPOSURE OF UNDERLYING LOANS



#### MATURITY OF UNDERLYING LOANS



#### CONSTRUCTION COMPLETION



## 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 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

## FUND KEY TERMS

<b>Fund Term</b>	14 months with run-off
<b>Fund Target Return</b>	7.25% p.a.net of all fees
<b>Fund Size</b>	\$70,000,000
<b>Minimum Investment</b>	\$100,000
<b>Income Distributions</b>	Paid monthly in arrears

**Disclaimer**  
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