

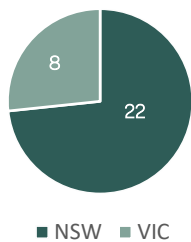
Fund Description

- AltX Funds Management Pty Ltd (ACN 113 502 604, AFSL 291314) (the "Trustee") has established the AltX-Assetline Horizon Fund (the "Fund") and has appointed Assetline Capital Pty Ltd (ACN 160 443 443) (the "Manager") as the Investment Manager of the Fund
- The Fund will take exposure to a diversified portfolio of 3 month – 36 month Loans to Australian companies which are **secured by registered 1st mortgages** over Australian real-estate ("Underlying Loans") and **guaranteed by the Company Borrower and their Directors** ("Fund Portfolio")
- 1st mortgage loans offer investors **security, a steady, predictable income stream** and **low correlation to equity and debt markets**:
 - Security** - each loan is backed by a registered 1st mortgage over a tangible real estate asset
 - Income** - the borrower pays monthly interest on the loan, providing a stable and predictable income stream
 - Low Correlation** - backed by specific borrower performance and collateral, independently of equity and debt markets

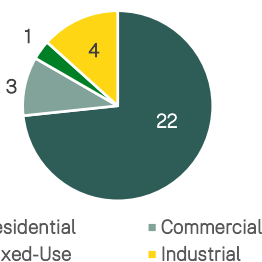
Fund Performance

MONTHLY PERFORMANCE (%) - NET OF FEES													
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2021	0.50%	0.44%	0.49%	0.47%	0.49%	0.48%	0.50%	0.51%	0.48%	0.49%	0.47%	0.48%	5.79%
2020										0.47%	0.45%	0.50%	1.42%

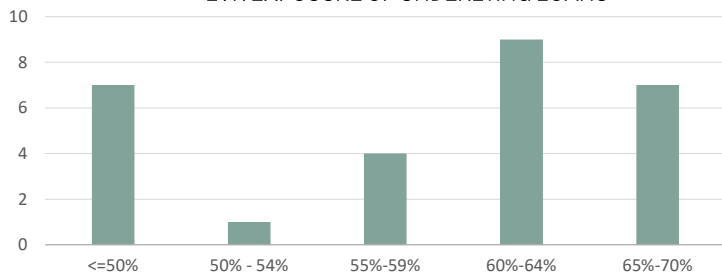
UNDERLYING LOAN SECURITY GEOGRAPHY



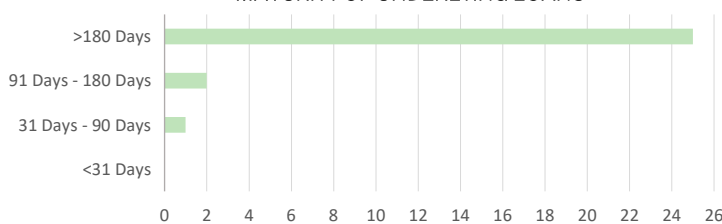
UNDERLYING LOAN SECURITY TYPE



LVR EXPOSURE OF UNDERLYING LOANS



MATURITY OF UNDERLYING LOANS



Fund Highlights

- Diversified Fund** - Fund aims to invest in a portfolio of loans diversified by property type and geography
- 1st Loss Provision** - Manager 10% 1st loss provision insulates investors
- Sponsor Alignment** - Assetline Group investing in the Fund and bearing establishment and ongoing Fund costs
- Borrower Servicing** - Income servicing test applied to loan transactions
- 1st Mortgage Security** - Exposure to the most senior part of the capital structure mitigates potential for capital loss
- Conservative Loan to Value Ratio** - Maximum exposure of any individual position not to exceed 70% (residential security, metro plus locations)

Fund Key Terms

Structure	Australian Wholesale Unit Trust
Unit Price	A\$1.00
Minimum Investment	A\$100,000
Applications Close	4 January, 2021
Fund Term	36 Months, with run-off thereafter as Underlying Loans repay
Income Distributions	Monthly
Capital Distributions	Pro-rata as Underlying Loans repay at the end of the Fund Term
Reporting	Monthly Distribution Statement, Annual Tax Statement
Investor Eligibility	Wholesale investors only

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 AltX-Assetline Horizon Fund (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.