

Fund Description

- AltX Funds Management Pty Ltd (ACN 113 502 604, AFSL 291314) (the "Trustee") has established the AltX Debt Opportunities 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 to other Asset Classes** - the performance of 1st mortgage investments is based on the performance of a specific borrower and backed by specific collateral, so operates independently of equity and debt markets

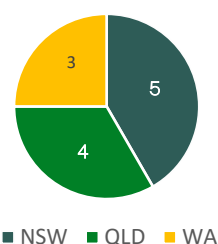
Fund Performance

MONTHLY PERFORMANCE (%) - NET OF FEES

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2021												0.22%*	0.22%

*21 December to 31 December

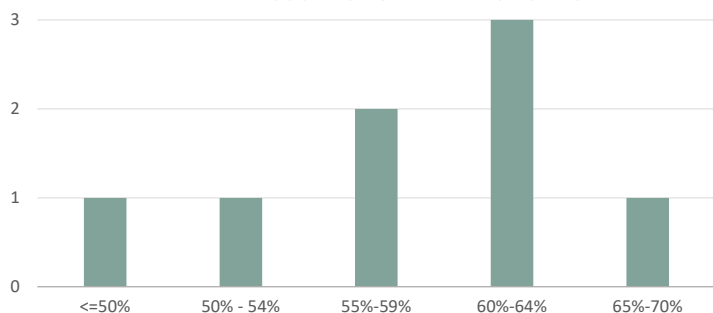
UNDERLYING LOAN SECURITY GEOGRAPHY



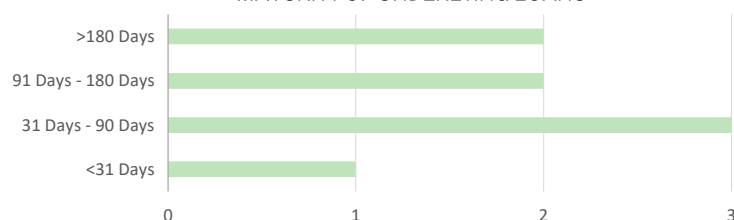
UNDERLYING LOAN SECURITY TYPE



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
- Sponsor Alignment** - Assetline Group investing in the Fund and bearing establishment and ongoing Fund costs
- 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)
- Experienced Investment Manager** - established 2012, significant experience in 1st mortgage origination, management and servicing
- Short Duration Loans** - Maximum loan term 36 months

Fund Key Terms

Structure	Australian Wholesale Unit Trust
Unit Price	A\$1.00
Minimum Investment	A\$100,000
Applications Close	28 February, 2022
Fund Term	24 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

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