

## FUND DESCRIPTION

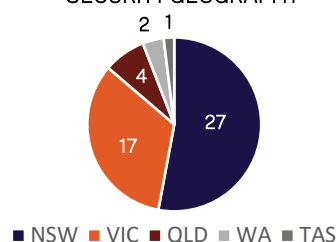
- AltX Funds Management Pty Ltd (ACN 113 502 604, AFSL 291314) (the “Trustee”) has established the Assetline Senior Debt Construction Fund No.2 (the “Fund”) and has appointed Assetline Development Finance Pty Ltd (ACN 635 584 842) (the “Manager”) as the Investment Manager of the Fund
- The Fund will 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

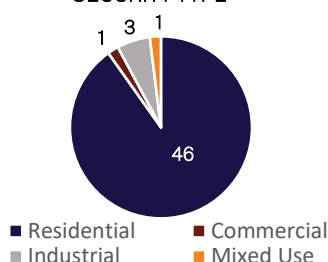
### MONTHLY PERFORMANCE (%) - NET OF FEES

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2022	0.61%	0.55%	0.61%	0.59%	0.61%								2.98%
2021		0.57%	0.62%	0.59%	0.61%	0.60%	0.63%	0.63%	0.61%	0.63%	0.60%	0.61%	6.72%

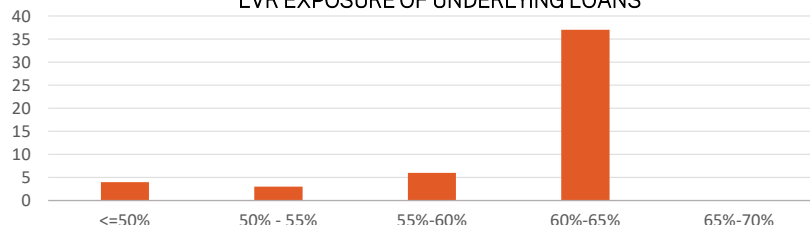
### UNDERLYING LOAN SECURITY GEOGRAPHY



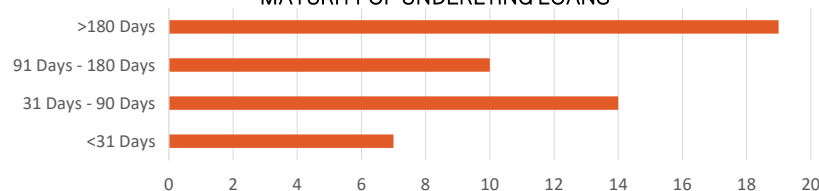
### UNDERLYING LOAN SECURITY TYPE



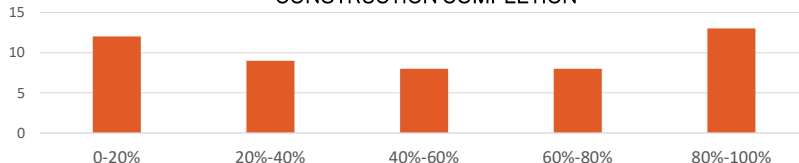
### LVR EXPOSURE OF UNDERLYING LOANS



### 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 65% of Gross Realisation Value
5. **Experienced Investment Manager** – Established 2012, significant experience in 1st mortgage origination, management and servicing

## FUND KEY TERMS

Fund Term	36 Months
Subscription Period	24 month subscription period
Fund Target Return	7.00%-7.75% p.a.net of all fees
Fund Size	Open ended
Minimum Investment	\$100,000
Income Distributions	Paid monthly in arrears

### 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.2 (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.