

CIX CAPITAL FUND

LAUNCH OF CREDIT FUND

The SILC Group is very pleased to announce the launch of the CIX Capital Fund (**Fund**).

CIX Capital Pty Ltd (**CIX Capital**) is the Investment Manager and The SILC Group is the Trustee and Administrator for the Fund. The Investment Manager is a Corporate Authorised Representative of The SILC Group.

ABOUT THE CIX CAPITAL FUND

The Fund is structured to allow qualifying wholesale investors to acquire interests in specific classes of Loan Units within the Fund (**Classes**) that provides debt funding (**Loan(s)**) to those seeking funds (**Borrower(s)**) to undertake an acquisition and or development of real estate in Australia, secured by first or second ranking mortgages over real properties (**Project(s)**).

A Class of Loan Units will be issued for each new Loan opportunity offered to investors, each referable to a specific Loan(s). In this way, investors can select the level of participation they have in each of the underlying Loans (or portfolio of Loans) when offered. The specific terms, including relevant risks relating to each Class will be set out in a Supplementary Information Memorandum (**SIM**).

The Fund has been designed and structured to offer certain key benefits to investors:

- Investors can participate in the commercial real estate finance market which has generally been the exclusive domain of institutional financiers.
- Investors will benefit from the experienced, skilled team who will assess and manage each Loan investment in a compliant and responsible manner.
- Each Class of Loan Units typically has multiple unitholders. This means, if a unitholder is interested in an exposure to a particular Project, they are not required to provide proceeds for the entire Loan. Rather, they are able to invest an amount that they deem appropriate.
- The Fund intends to provide funding to multiple Borrowers and Projects. This means investors are able to diversify their investments over multiple Loans through investment in various Classes of Loan Units.



ABOUT THE INVESTMENT MANAGER

CIX Capital was established by a team of investment professionals, with a combined experience of more than 50 years across the property, legal and finance industries of Australia. CIX Capital has been set up to operate as a specialised property credit fund investment management business.

The experienced team draws on their in-depth experience and expertise to deliver strong investment results for investors through specialising in secured commercial lending investments with established and reputable property developers in the Australian commercial real estate market.

Shirley Ip, Director and Co-Founder of CIX Capital Team noted that “The Australia commercial real estate (**CRE**) debt market has significantly changed in recent years, and has potential for expansion to reach more than \$50billion by 2024. Major foreign financial institutions have retracted from the Australian CRE debt market, the appetite of domestic major banks for lending within the CRE space continues to focus on predominantly prime assets with anchored long term yield and low leverage ratios, while the process for property developers to secure financing from banks has prolonged. These are mainly driven by several factors such as stringent compliance requirements from the regulators and increased banking capital requirements which has led to banks reassessing their lending requirements around serviceability and risk. These factors have all led to contraction of the capital available to the CRE debt market and potentially creditworthy loans being rejected by banks due to their internal limits imposed on market exposures and/or high costs of meeting capital requirements.

The Australian property market has been resilient despite of the impact of COVID-19 on the global economy, while the capital cities and regional property markets in Australia are bouncing back strongly since the pandemic and lockdowns.

Underpinned by market demand, this has created an opportunity for the Fund to provide sensible debt solutions in the property industry. The Fund is well positioned to compete in this market by providing funding to established and reputable developers in Australia and attractive benefits to our investors.”

Koby Jones, the Managing Director of The SILC Group also noted that “It is clear the economic and financial recovery from the current COVID-19 pandemic continues to progress. Although certain sectors have seen sharper contractions, there will be stimulation in other areas of the economy/business activity which will also challenge the status quo from an investment perspective.

While alternative investments such as private debt can be illiquid and historically difficult to access, investors are more than adequately compensated through commensurate returns while diversifying risk and can complement traditional assets in an investor’s portfolio. The experienced team of professionals from CIX Capital offers an excellent opportunity for wholesale investors to participate in the rapidly growing non-bank financing sector, as well as providing borrowers flexible financing solutions without the restrictive conditions imposed by traditional banks.

The SILC Group is pleased to be able to work with CIX Capital in establishing the Fund and to provide the Fund with ongoing governance and administration services, as well as working collaboratively on transactional debt opportunities.”

The CIX Capital Fund is now open for investments to wholesale investors. For more information on CIX Capital, please visit their website at cixcapital.com.au

To obtain a copy of the Information Memorandum or for a confidential discussion about investing in the CIX Capital Fund, please contact The SILC Group on +61 3 9600 2828 or via email at investors@silcgroup.com.au



ABOUT THE SILC GROUP

The SILC Group (AFSL No 407100) is a multi-faceted financial solutions provider focussed on the unique needs of discerning wholesale and sophisticated clients. Our experienced team of specialists can provide you with greater access to traditional and alternative investment opportunities.

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CIX Capital.

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DISCLAIMER

The Information Memorandum (IM) dated 26 October 2020 issued by Specialised Investment and Lending Corporation Pty Ltd (Trustee) offers investors an opportunity to subscribe for units in the Adelaide CBD Landmark Investment Fund (Fund) is available. If you would like to receive a copy of the IM, please email investors@silcgroup.com.au. This document in its entirety is provided by MAI Funds Management Pty Ltd ACN 629 987 177 (an authorised representative number 1269842 of Specialised Investment and Lending Corporation Pty Ltd ACN 149 520 918 AFS licence number 407100) directly to wholesale clients and is strictly for information and discussion purposes only.

All prospective investors should carefully consider the contents in the IM in full and seek any necessary professional advice prior to making any decision regarding an investment in the Fund. Information relating to the Fund contained in this document may differ to information on the Fund contained in the IM. The information in this document has been prepared without taking into account the objectives, circumstances, financial situation or needs of any person. No reliance may be placed on this document for any purpose. This document does not in any way constitute an invitation or offer to subscribe for or buy any financial product or a solicitation to engage in or refrain from engaging in any transaction or legal act. In no circumstances is this information to be used by, or presented to, a person for the purpose of making a decision about a financial product, class of products or transaction.

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