



LAUNCH OF NEW PROPERTY CREDIT FUND

The SILC Group is pleased to announce the launch of ICD Credit Fund (**Fund**).

MAI Funds Management Pty Ltd (**MAI Funds Management**) is the Investment Manager and The SILC Group is the Trustee and Administrator for the Fund.

The ICD Credit Fund (**ICD**) seeks to provide wholesale and sophisticated investors with the opportunity to earn fixed and risk-adjusted target fixed returns by providing loans to development projects managed by ICD, the sponsor of the Fund.

ABOUT ICD

ICD is a fast growing and dynamic property development business with a focus on large-scale medium to high density mixed used developments and land subdivision projects across Australia and New Zealand. Founded in 2009, ICD has delivered over 1,000 residences and various retail and commercial spaces.

The team at ICD has established a brand recognised for having award-winning design and innovation, as well as capability to deliver large and complex landmark projects. Major projects completed by ICD have included:

- Eq. Tower (awarded “Residential High-Rise Development Australia”, “Residential High-Rise Architecture Australia” and “Best Residential High-Rise Architecture Australia” at the 2017 Asia Pacific International Property Awards)
- HWKR in Melbourne (Finalist in the “Best New Concept” category at the 2018 Quick Service Retail Awards; Runner-up in the “Champion of Innovation” category at the 2018 National Retail Association Awards)
- Maple apartments in Hawthorn (awarded “Best Apartment / Mixed-use Development” by the City of Boroondara in its 2018 Urban Design Award; “Project Marketing Award” at the 2015 REIV Awards for Excellence)

During the inaugural event held on the 8th December 2018 at Candela Nuevo, Michael Mai, Matthew Khoo and Steve Yang from ICD presented some of the most defining aspects of the company’s story, values and future vision for growth.



ICD Managing Director Matthew Khoo was excited to share the company's aspirations, "Since the beginning, ICD has had a vision to become the world's most innovative developer. Because of this, we've always operated with values that would help achieve this goal – Passion, Collaboration, Innovation, and Consideration. The DNA of our company is founded on these principals and guides our quest to create beautifully designed buildings that stand the test of time, as is the value we create for our investors. ICD is looking forward to working with its investors and is delighted to see so many who are keen to share in ICD's success".

Koby Jones, Managing Director of The SILC Group said, "Together with the Fund's legal adviser, Hall & Wilcox and tax adviser, Deloitte, The SILC Group is pleased to be able to support the team at ICD in establishing the ICD Credit Fund."

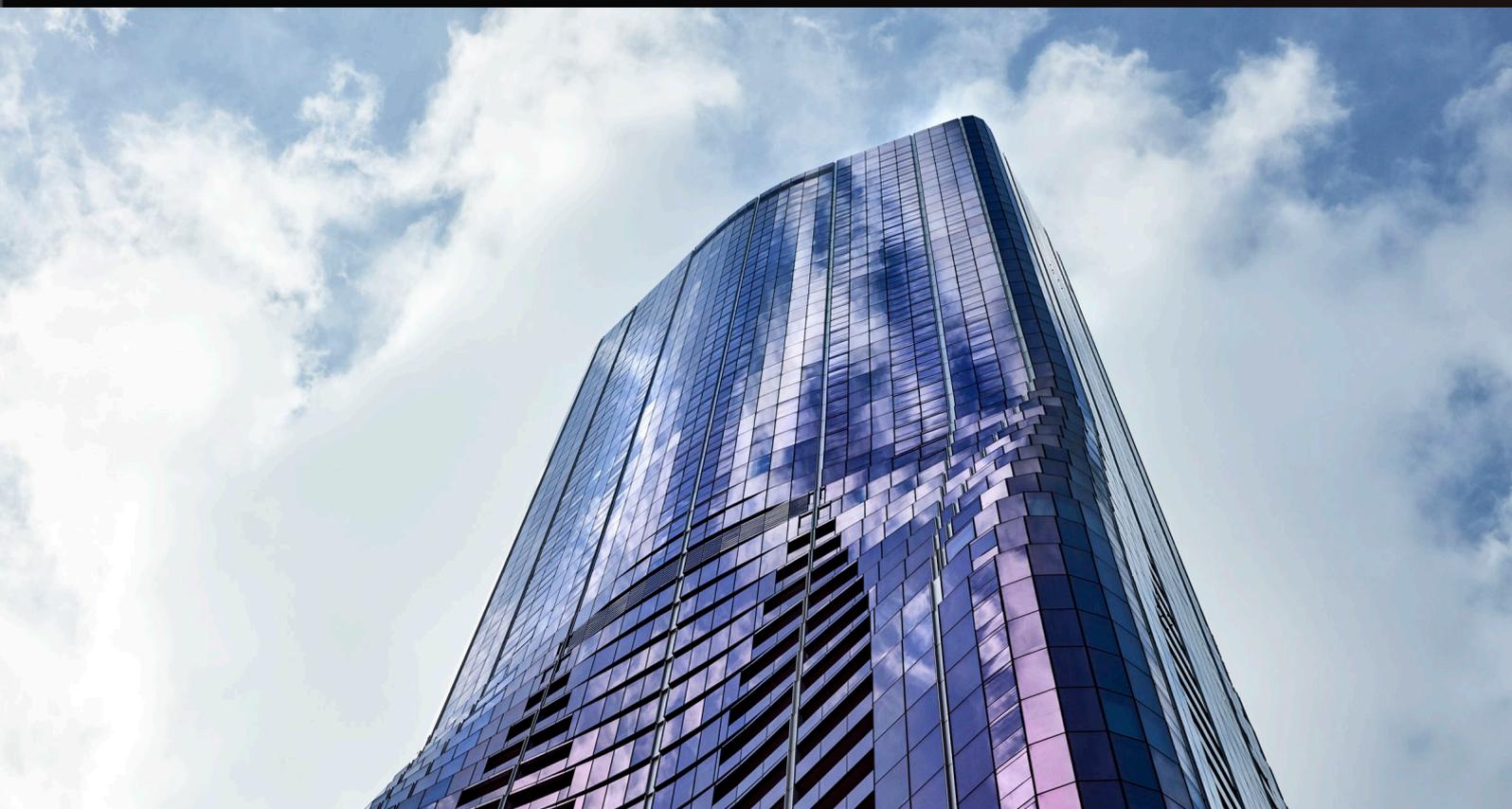
"During the recent launch event introducing the Fund to an exclusive group of potential investors, the team at ICD showcased their enviable portfolio of completed and upcoming development projects. As a property development group, ICD has a strong track record in delivering on quality and award-winning development projects. It was clear from the successful launch event that there is strong appetite and interest in ICD's development projects and the opportunity to participate in these projects via loans."

"The SILC Group looks forward to continuing to work closely with the ICD team by providing Trustee, fund governance, licensing and fund administration services as they embark on this next phase of their business evolution."

The Fund is currently open for investments.

For more information on the ICD, please visit their website at www.icdproperty.com.au

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



To read more about ICD's launch, please visit: <http://www.icdproperty.com.au/2018/12/10/icd-credit-fund/>



ABOUT THE SILC GROUP

The SILC Group (AFSL No 407100) is an alternative assets solutions specialist servicing the unique needs of investment managers, asset sponsors and wholesale investors through our distinct portfolio, digital and capital solutions.

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ABOUT ICD

ICD is a fast growing and dynamic property development business with a focus on large scale medium to high density mixed use developments and land subdivision projects across Australia and New Zealand. MAI Funds Manager of the Funds, is an Authorised Representative of Specialised Investment & Lending Corporation Pty Ltd (Authorised Representative No. 1269842).

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DISCLAIMER

The Information Memorandum (IM) dated 28 November 2018 issued by Specialised Investment and Lending Corporation Pty Ltd (Trustee) offers investors an opportunity to subscribe for units in the ICD Credit 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 001269842 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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