

# MURRAY DARLING CAPITAL

## LAUNCH OF NEW PROPERTY YIELD FUND

The SILC Group is pleased to announce the launch of the Murray Darling Capital Wholesale Yield Fund (**Fund**).

Murray Darling Capital (**MDC**) is the investment manager with The SILC Group undertaking the role of trustee, fund administration and providing exclusive fund distribution services.

The Fund aims to provide investors with exposure to the growth of the Australian residential property market through ownership and management of property management assets (rent rolls) with total returns exhibiting both low volatility and low correlation to the underlying market.

Through its partnership with ASX listed property specialist 'The Agency Group Australia Limited' (**The Agency**), Murray Darling seeks to acquire under-priced assets and implement a value-add management improvement process that delivers attractive risk-adjusted returns.

The Fund targets strategic investments throughout NSW, QLD, and Victoria, focusing on mispriced assets located in areas with favourable demographics, a resilience to lockdown related disruptions, strong rental appreciation potential and high demand from both renters and investors.



Key benefits of investing in the Fund include:

- Identification, due diligence and management of Fund investments are performed by MDC, an investment manager with extensive experience and track record across the property management and funds management sectors.
- Access to the exclusive property management asset class.
- Fundamentals for the rental market have never been stronger, a huge opportunity for industry consolidation.
- Well-established and liquid market in property management assets.
- The Fund's partner and underlying assets are backed by long term national servicing agreements, an extensive referral network, sales agents, and an integrated advertising strategy.

MDC's Chief Investment Officer, Michael Birch commented "Murray Darling Capital has a unique opportunity to consolidate the residential real estate market and deliver 10%+ returns to our investors. Through our partnership with ASX listed real estate group 'The Agency Group Australia Limited', coupled with a rigorous due diligence process and a heavy focus on risk management, we have the launchpad to consolidate and disrupt the property management industry and deliver consistently high returns to our investors".

The Managing Director of The SILC Group, Koby Jones stated "well done to the Murray Darling Capital team on their highly innovative and dynamic approach in forging a product that will provide wholesale investors with the opportunity to gain selective exposure to Australian residential real-estate market via property management assets. Leveraging their extensive asset management experience and strategic partnerships, the Fund is well-positioned to deliver strong and stable risk-adjusted returns to investors.

We congratulate the team on the successful launch of the Fund and look forward to seeing further opportunities and growth for Murray Darling Capital and its investors."

For more information on the Murray Darling Capital Wholesale Yield Fund, please contact our Investor Solutions team at [investors@silcgroup.com.au](mailto: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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## ABOUT MURRAY DARLING CAPITAL

The Murray Darling investment team comprises seasoned professionals with residential property management and broader funds management expertise who have a philosophy of thorough due diligence, investor communication, and transparency. Through its capabilities, expertise and track record, Murray Darling Capital is well-positioned to deliver double-digit returns for investors in the Fund.

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### DISCLAIMER

The Information Memorandum (IM) dated 21 October 2021 issued by Specialised Investment and Lending Corporation Pty Ltd (Trustee) offers investors an opportunity to subscribe for units in the Murray Darling Wholesale Yield Fund (Fund) is available. If you would like to receive a copy of the IM, please email [investors@silcgroup.com.au](mailto:investors@silcgroup.com.au). This document in its entirety is provided by MDC Advisory Pty Ltd ACN 641 841 698 (an authorised representative number 1284298 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.

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