

REGIONAL GEELONG LAND DEVELOPMENT FUND



LAUNCH OF NEW LAND DEVELOPMENT EQUITY FUND

The SILC Group is pleased to announce the launch of the Regional Geelong Land Development Fund (**Fund**).

RG Capital Management Pty Ltd (**RG 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 FUND

The Fund is an unregistered managed investment scheme which allows for Trusts to be created per project special purpose vehicle (**SPV**), where each Trust providing investors access to real property assets and development projects through SPV's owned (wholly or partly) by the Trust.

The Fund has been established to pool investor funds within each Trust in order to access niche property development opportunities giving investors equity exposure to residential property developments in designated regional high growth-areas. This empowers investors to achieve a diversified property investment portfolio with smaller capital requirement. Benefits of investing in the Fund include:

- Exposure to investment opportunities in one of the most sought-after growth corridors of Australia
- Ability to realise attractive and realistic return on investment
- Ability to add niche investment products to investment portfolio
- Associate with a credible team with a proven delivery track record and penchant to maximise investor return
- Backed by a robust partnerships support system and working with some of the industry's highly regarded operators



The Fund identifies potential investments based on development factors including:

- Whether the property is situated within the urban growth areas identified by the Victorian Planning Authority (VPA)
- If the Precinct Structure Plan (PSP) has been approved or a Draft PSP has been issued by the council for the area where the property is situated
- Proximity of utilities and services required to make the land developable being present or available within a defined timeline
- Vicinity to medical, leisure and shopping facilities with robust investment potential

From there, based on projected revenue inputs and cost estimates, returns are calculated in order to determine if these are in line with the industry standards and investor expectations.

ABOUT THE INVESTMENT MANAGER

RG Capital's founder and managing director, Hemant Goel has over 20 years of expertise in management and administration at various organisation levels, while having worked within the building and construction industry.

RG Capital's CFO & CIO, Ankur Gupta has over 25 years' experience working with various investment products, managing financial portfolios and assisting investors' grow wealth while balancing risk.

Commenting on the launch of the Fund, Ankur Gupta, CFO & CIO of RG Capital noted that "Together, Hemant and I acknowledge support from The SILC group by helping us achieve governance, compliance and providing independent guidance along the journey. We are thankful to our associates, service partners and are humbled by the overwhelming support from our investor community. We are thrilled and look forward to continued mentoring to kick symbiotic goals while developing sustainable communities along the way!"

The Managing Director of The SILC Group, Koby Jones commented that "We congratulate the RG Capital team on the successful launch of the Regional Geelong Land Development Fund, and for their progressive approach in providing investors the opportunity to invest in an expanding property market segment. We certainly look forward to seeing further opportunities and growth for RG Capital and its investors."

The Regional Geelong Land Development Fund is now open for investments to wholesale investors. For more information on RG Capital, please visit their website at rgland.com.au.

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



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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RG CAPITAL
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ABOUT RG LAND

RG Capital is the Investment Manager of the Fund and a related party of RG Land. RG Land is a Geelong-based land development company that provides end-to-end solutions to transform developable sites into thriving residential communities. Catering for different business verticals including land development, and development management.

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DISCLAIMER

The Information Memorandum (IM) dated 9 May 2022 issued by Specialised Investment and Lending Corporation Pty Ltd (Trustee) offers investors an opportunity to subscribe for units in the Regional Geelong Land Development 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 RG Capital Management Pty Ltd ACN 656 056 469 (an authorised representative number 001296527 of SILC Fiduciary Solutions Pty Ltd ACN 638 984 602 AFS licence number 522145) 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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