



LAUNCH OF PROPERTY FUND

The SILC Group is very pleased to announce the launch of the Samma Property Investment Fund (**Fund**).

Samma Funds Management Pty Ltd (**Samma Management**) is the investment Manager, and the SILC Group is the Trustee and Administrator of the Funds. The Investment Manager is a Corporate Authorised Representative of the SILC Group

ABOUT THE SAMMA PROPERTY INVESTMENT FUND

The Fund is an unregistered managed investment scheme which invests Loans predominately used for property development projects in Australia managed or developed by Samma Property Group. The Funds is structured to allow Qualifying Investors to acquire interest in:

- A class of Discrete managed Loan Units in the Fund investment that are referable to specific Loan. In this way, Investors are able to effectively select the level of participation they have in each of the Loans offered; and/or
- A class pooled Loan Units in the Fund that are referable to a portfolio of the Loans which may compromise loans that are secured by a mixture of either mortgages (which may or may not registered) or other Security Interests. These porfolio are managed by the Investment Manager and may include Loans to which Discrete Loans Units are also referable.



There are two existing Classes – Diamond Units and Platinum Units available for investments at this stage with a target to raise \$20 million in total. The proceeds of the Loan will be used by the Borrower to on-lend to Project SPV in connection with the development of the initial stages of the Project. The Fund may issue further Classes to fund further stages of the Project.

ABOUT THE INVESTMENT MANAGER

Samma Funds Management Pty Ltd (Samma Management) is a related party of Samma Property Group, one of Melbourne's most respected property developers with over 25-year history of delivering more than 45 high quality residential developments across Melbourne, with completed and planned sales of more than \$1.5 billion – including \$700 million for upcoming projects in Ivanhoe, South Melbourne and Fisherman's Bend.

Simon Abdelmalak, the Managing Director of Samma Management noted that, "As a family business, Samma Group is now operated by the three sons of the founder Samir Abdelmalak, supported by a large executive team comprising highly experienced specialists in Planning, Design, Property, Construction, Sales, Finance, Law and Corporate Governance. The passion for property passed to my brothers and I as a family trait and has led us to finish relevant degrees in University and to dedicate ourselves to the business.

Along all these years, Samma has progressed to major apartment developments but the underlying philosophy behind the company remains unchanged – to go above and beyond expectations to deliver an exceptional customer experience and product. Just like other family businesses, we value each customer and always aim to bring the best outcome as a return."

The Managing Director of The SILC Group, Koby Jones commented that, "We are excited to present this attractive opportunity to investors who are looking for strong and stable returns through investing in a variety of property based opportunities controlled by reputable local property group specialising in property development, real estate services, market research, and investment management. Undoubtedly Samma's valuable local connection, extensive experience, and track record across a variety of project types will bring confidence and credibility to the Fund.

The SILC Group is very pleased to be able to work with Samma Management together with the Fund's legal advisor Hall & Wilcox in establishing the Fund. We congratulate the team on the successful launch of the Fund and look forward to seeing further opportunities and growth with Samma.

If you would like further information regarding Samma Management or the Fund, please contact The SILC Group on +61 3 9600 2828 or via investors@silcgroup.com.au



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 SAMMA PROPERTY GROUP

Samma Group is a respected developer in the medium density and high-rise residential market, selling one, two and three bedroom apartments across inner Melbourne. Samma is one of the very few residential development companies that have expertise in every aspect of developing, designing, building and managing apartments.

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DISCLAIMER

The Information Memorandum (IM) dated 16 October 2020 issued by Specialised Investment and Lending Corporation Pty Ltd (Trustee) offers investors an opportunity to subscribe for units in the Samma Property 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 Samma Funds Management Pty Ltd (an authorised representative number 001284000 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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