

SILC CREDIT FUND

Discrete Loan Units



The SILC Credit Fund (**Fund**) seeks to provide astute qualifying investors with exclusive opportunities to generate attractive returns through a range of quality alternative debt investments secured by real property or such other forms of security as disclosed.

Investors will have the unique flexibility of being able to select either investments from a range of individual asset-backed commercial loans with different levels of risk, reward and investment terms (**Discrete Loan Units**) or invest in a portfolio of Senior Debt Loans or Junior Debt Loans carefully selected by the Investment Manager (**Pooled Loan Units**) – all within a strong governance and credit management framework and structure.

Benefits of the SILC Credit Fund:

- suited to self-directed wholesale and professional clients
- no hidden costs or fees
- flexibility to control how you tailor your portfolio

DISCRETE LOAN UNITS

By investing in a Discrete Loan Unit, you will have the ability to select which loans you would like to invest in. This effectively gives you full control over the level of participation in each loan. A class of Discrete Loan Units will be issued for each new loan opportunity offered. To assist with your investment decisions, you will be provided with a Discrete Loan Memorandum for each class of Discrete Loan Units containing the following loan information:

- Borrower and guarantor (if any) information.
- Loan purpose, amount, drawdown profile, term and load to value ratio.
- Lending rate payable by Borrower.
- Repayment terms.
- Information on Security taken and any higher ranking debt secured against the Security.

Each Discrete Loan Unit may have multiple Investors, where each will hold equal legal or beneficial interest in the underlying loan.

	1 st Mortgage Loan Investments	2 nd Mortgage Loan Investments
Target Returns	RBA Cash Rate +5.0 to 8.5% p.a.	RBA Cash Rate +9.0 to 16.5% p.a.
Security	1 st ranking registered mortgages	2 nd ranking registered or unregistered mortgages
Minimum Investment	\$100,000	
Term	3 - 24 months	
Distribution	As set out in the Discrete Loan Memorandum	
Withdrawal	At loan maturity	

The target returns are not a promise or a forecast of future returns. Neither the Trustee nor the Investment Manager guarantees any returns.

Only real property located within Australia may be accepted as security in connection with a Mortgage. The Trustee may also take other forms of security which may include security interests registered on the Personal Property Securities Register, personal guarantees and directors' guarantees. Second ranking unregistered Mortgages will be supported by a registered caveat.

Minimum investment amounts are set out in the relevant Discrete Loan Memorandum. The Trustee, at its absolute discretion, may accept a lower investment amount.

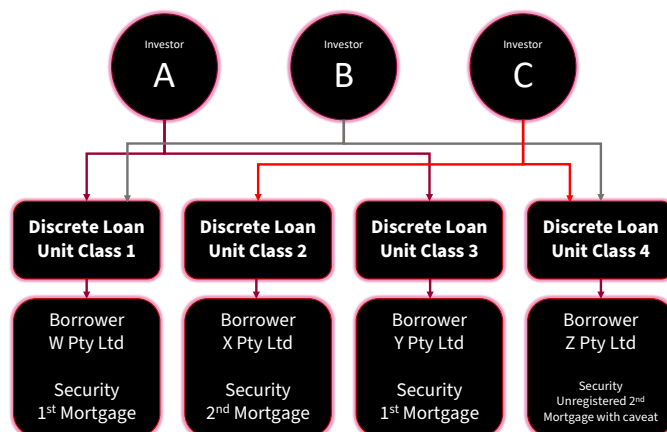
CONTACT US

For more information about investing in the SILC Credit Fund, contact us on +61 9600 2828 or investors@silcgroup.com.au



WHY INVEST IN THE FUND?

- No hidden costs or fees to Investors.
- Get access to fixed interest investment returns.
- Underlying loan investment secured by real property or other security interests are disclosed.
- Regular investor communications and reports.
- Loan investments are assessed and managed by a highly skilled team of experienced professionals.



1. Loan organisation and credit assessments

2. Discrete Loan Memorandum issued / Loan made available for investment

3. Loan and Security Documentation executed

4. Confirm Conditions and Precedent met

5. Loan drawdown

Before making a decision to invest in the Fund, you should review the Information Memorandum. You can register as a qualifying investor by completing the Application Form (**Part 1**). Once registered, you will be eligible to receive Discrete Loan Memorandums. Each Discrete Loan Memorandum will outline a specific Loan Opportunity and will include the terms, applicable interest rates, security information of the loan.

Upon reviewing a Discrete Loan Memorandum, you can invest in the underlying loan to which it is referable by completing the Application Form (**Part 2B**) attached to that Loan Memorandum. Applications to invest in each Discrete Loan Unit class are processed on a first- come-first-serve basis and will be closed to further applications upon full subscription.

DISCLAIMER

The Information Memorandum (IM) dated 18 August 2017 issued by Specialised Investment and Lending Corporation Pty Ltd (Trustee) offers investors an opportunity to subscribe for units in the SILC 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 SILC Portfolio Solutions Pty Ltd ACN 616 916 593 (an authorised representative number 1252859 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.

This document shall not be construed as a commitment by the Trustee, SILC Portfolio Solutions Pty Ltd, or any of its Affiliates to enter into any transaction or agreement of any kind. Except as required by law and only to the extent so required, neither SILC Portfolio Solutions Pty Ltd nor its Affiliates warrant or guarantee, whether expressly or implicitly, the accuracy, validity, timeliness, merchantability or completeness of any information or data (whether prepared by us or by any third party) within this document for any particular purpose or use or that the information or data will be free from error. Further, the Trustee, SILC Portfolio Solutions Pty Ltd and its Affiliates expressly disclaim any responsibility and shall not be liable for any loss, damage, claim, liability, proceeding, cost or expense arising directly or indirectly and whether in tort (including negligence), contract, equity or otherwise out of or in connection with or from the use of the information in this document.

This information flyer contains information on the Discrete Loan Unit class only. If you would like more information on the Pooled Loan Unit classes, please contact us.