



SILC PROPERTY DEVELOPMENT FUND

The SILC Property Development Fund (**Fund**) seeks to provide qualifying investors with exclusive opportunities to earn attractive returns through a portfolio of active real estate related investments in the Australian market.

The Fund is established as an Australian unregistered unit trust.

The Investment Manager of the Fund is SILC Portfolio Solutions Pty Ltd. The management team of the Fund consists of experienced professionals with extensive knowledge of real estate projects globally, a track record of delivering exceptional returns and the skills and experience necessary to critically assess and secure the best of these opportunities through creative and flexible structures.

Ideally suited to self directed, wholesale & professional clients

Gain exposure to property development investments

Managed by experience property and funds management professionals



KEY FEATURES

Target Returns	15% p.a.
Minimum Investment	\$250,000
Distribution	Quarterly, subject to available liquidity
Withdrawal	After initial investment period of 24 months and subject to available liquidity



1. The target returns are not a promise or a forecast of future returns. Neither the Trustee nor the Investment Manager guarantees any returns.
2. Minimum investment amounts will be set out in the relevant Information Memorandum. The Trustee may accept a lower investment amount at its absolute discretion.
3. Distributions will be subject to available liquidity and the Trustee's discretion to make distributions more or less frequently.
4. The Fund is not expected to be liquid.

KEY BENEFITS OF THE FUND

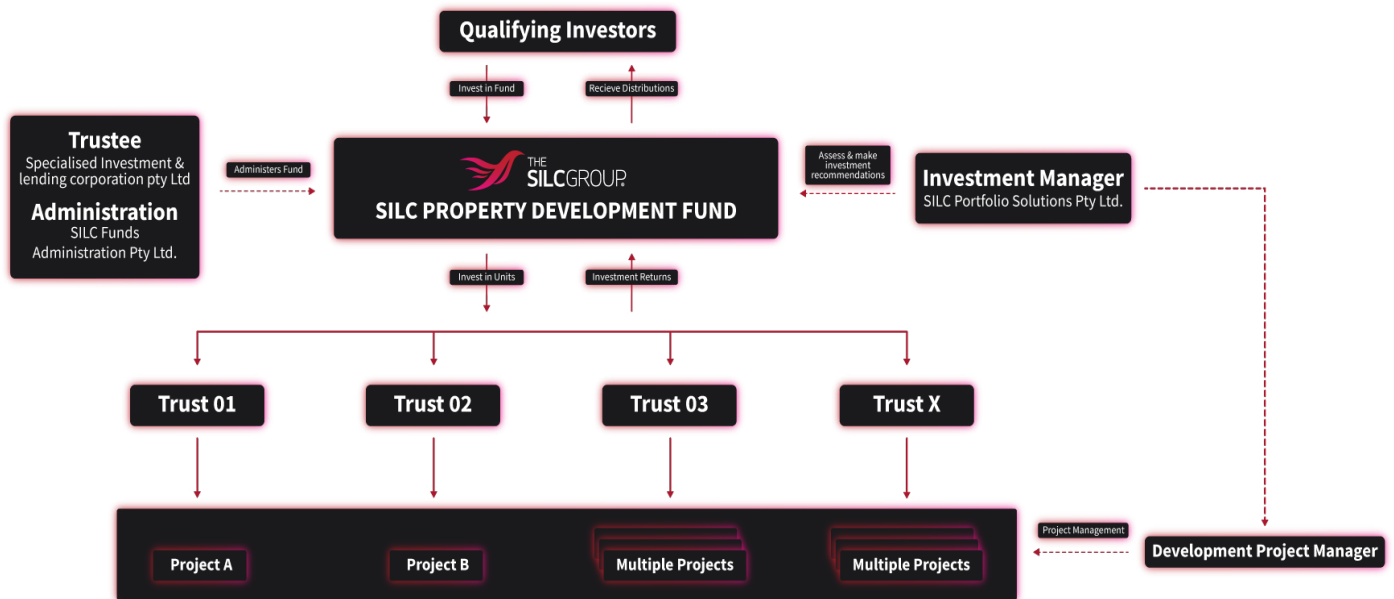
- Opportunity to invest in Australian real estate development projects
- Access to a team with a proven track record in real estate investment management and funds management
- Sound investment strategy into real estate projects with significant growth potential as well as other real estate related opportunities such as the provision of loan funds
- Transparency through regular investment reports
- Alignment of interest between Investment Manager and Investors

Types of properties
Investment restricted to residential and commercial properties only

Location
Only in major metropolitan Australian cities

Gearing
Each property may have borrowings of up to 65% of their gross realistic value

INVESTMENT CRITERIA



For more information about investing in the SILC Property Development Fund, contact us on +61 3 9600 2828 or 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, platform and capital solutions.

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DISCLAIMER

The Information Memorandum (IM) dated 3 January 2018 issued by Specialised Investment and Lending Corporation Pty Ltd (Trustee) offers investors an opportunity to subscribe for units in the SILC Property 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 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.

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