

# Welcome to Funding.

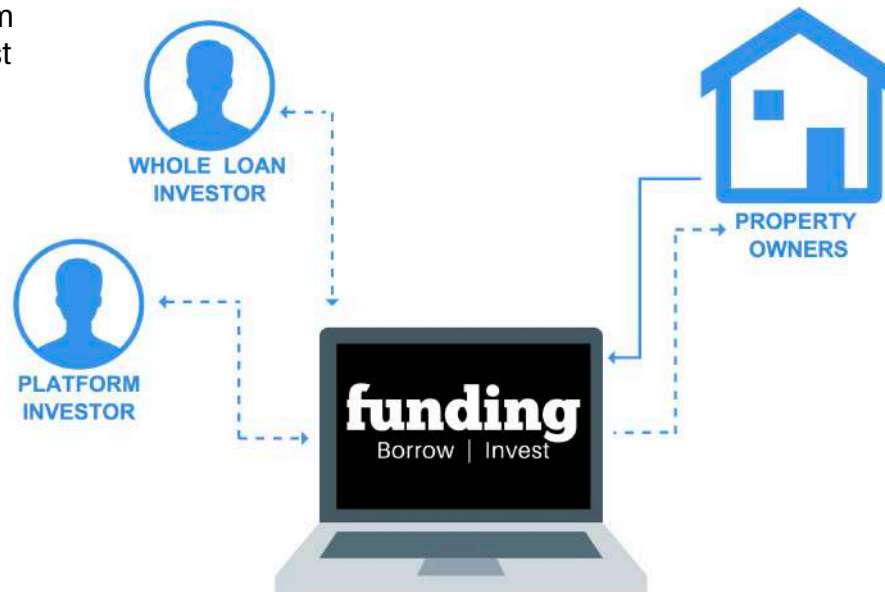
A Marketplace for Australian First Mortgage Investments.

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# Our Marketplace.

## INVESTORS

Invest in stand-alone short term residential and commercial first mortgages.



## BORROWERS

Short term loans for property owners, developers and investors.

# Our Investments.

## INVESTMENT OPTIONS

Funding's mortgage investments are tailored to investors who seek a higher level of passive income and capital preservation through real property mortgages.

### Online Platform

Access our investments through our online platform.

- ➔ Invest from \$5,000.
- ➔ Fund loans with other investors.
- ➔ Monthly interest payments.
- ➔ First mortgage security.

### Whole Investments

Select and fund whole loans via our investment team.

- ➔ \$250,000 minimum.
- ➔ Subject to loans being available.
- ➔ Monthly interest payments.
- ➔ First mortgage security.



# Benefits and Features.

- Invest in stand-alone short term residential and commercial mortgages.
- Registered first mortgage security over Australian real estate.
- The ability to self-select investments and diversify across multiple stand-alone investments (i.e. non-pooled).
- Independent valuation report by certified independent valuer.
- Typical LVR 65% or less.
- Once an investor has signed up, they can select, invest and manage their investments via investment team or via our online platform.

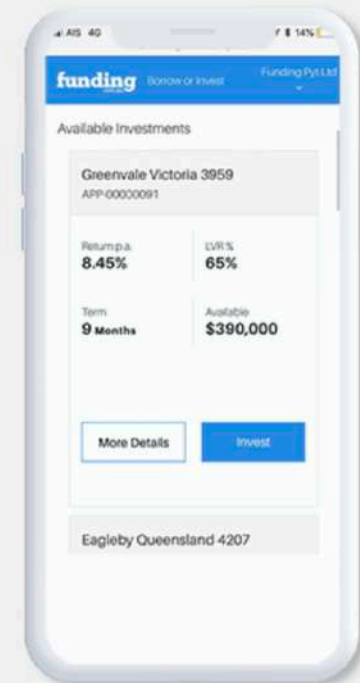
Overview	Mortgage Investments
Target returns:	From 6% per annum (net of fees)*
Min Investment:	\$5,000
Term:	1 to 36 months
Returns paid:	Monthly
Fixed or variable:	Fixed
Investments:	Investor selects specific investment
Access:	Online account or via investment team

# Online Platform.

## Opening an Account is Easy

1. **Register** : Create a free account by signing up online [here](#).
2. **Fund your account** : Top up funds to your account. These funds will be held in trust until you select an investment to invest in.
3. **Invest** : Select and invest in investments online and via email.

Open Account



# Online Platform.

How we turn a loan into an online investment.

## 3 STEPS

1. A new loan is originated by our loan underwriting team.
2. We usually fund the loan with our own funds first.
3. We then list the new loan investment on our platform for investors to take up.

The screenshot displays the 'Available Investments' section of the platform. On the left is a navigation menu with options: 'Available Investments' (highlighted), 'Top up / Withdraw', and 'My Details'. The main content area shows two investment cards. The first card is for 'Blackstone Queensland 4304' (APP-00000147) with a return of 8.5% p.a., an LVR of 60.98%, a term of 8 months, and an available amount of \$218,940. The second card is for 'Morley Western Australia 6062' (LAI-00000227) with a return of 8.5% p.a., an LVR of 65%, a term remaining of 10 months and 1 day, and an available amount of \$0.28. Each card includes 'More Details' and 'Invest' buttons.

Investment Name	APP/LAI ID	Return p.a.	LVR %	Term	Available
Blackstone Queensland 4304	APP-00000147	8.5%	60.98%	8 Months	\$218,940
Morley Western Australia 6062	LAI-00000227	8.5%	65%	10 Month(s) 1 Day(s)	\$0.28

# Online Platform.

## INVESTMENT STUDY

### LOAN REFERENCE LAI 248

Total loan \$300,000

Settled 7/2/19

Filled in 12 days

15 Investors

\$2,000 smallest investor

\$90,207 largest investor

Broadbeach Queensland 4218

LAI:00000248

Invest

#### Loan Overview

Return <b>8%</b>	LVR % <b>58.84%</b>	Term remaining <b>2 months 19 days</b>	Available <b>\$90,207</b>
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#### Overview



Property Description: 2 bedroom 2 bathroom residential unit within a brand new high rise development on the Gold Coast

Valuation date: 4th February 2019

Loan Purpose: To help complete the purchase of the security property

Repayment Strategy: Refinance the security property

#### Loan Details

Total loan amount	<b>\$300,000</b>
Scheduled end date	<b>06 May 2019</b>
Purpose of funds	<b>Personal</b>

#### Property & Security

Property value	<b>\$509,900</b>
Property type	<b>Residential</b>
Property security	<b>First Mortgage</b>

# Whole Investments.

Select and fund whole loans via our investment team.

## Register

Contact Funding's investment team and select your investment parameters.

Minimum investment \$250,000(AUD) subject to loans available.

## Select Whole Loans

Our investment team will provide you with available loans to invest in.

Targeted Returns start from 6% pa. net of fees.

## Fund Whole Loans

Your funds will be invested in selected loans of your choosing.



# Structure.

The Funding Investment Trust (ARSN 616 185 276).



**Cash Units.** Investor's Top Up their account and receive Cash Units. All cash is held in the Custodian's Trust account.

**Loan Units.** When a specific loan is selected your cash units are converted to loan units that are invested into the specific loan you choose.

**Lending Entity.** Funding Pty Ltd is the credit licensee and lender on record. Funds are provided from the Funding Investment Trust to make the loan to the borrower. The Trustee and Custodian hold a first charge over the lending entity protecting the interest of investors in the trust.

**First Mortgage.** Each loan is a stand-alone first mortgage investment. Your funds are invested directly to the specific first mortgage you choose.

# Our Borrowers.

## Who do we lend to?

Our loans are for property investors, owners or developers who require a short to medium term loan and are able to provide Australian Real estate as a security.

Main reasons for borrowing from us:

- Speed or Urgency : The borrower needs to settle quickly.
- Short Term Requirement: The borrower only requires the funds for short term i.e. up to 12 months (not a 30 year bank mortgage).
- Low Document: The borrower doesn't have the minimum required documents, by a mainstream lender, up to date so they need a lender who will still consider them. For e.g., their tax returns or business account may not be up to date.

## Locations to date

Victoria 38%

New South Wales 29%

Queensland 23%

Other 10%.



# Case Study 1.

## Urgent Settlement.

Loan Amount:	\$300,000
Target Return:	8% per annum
Loan to Value:	58% LVR
Security	First (1 <sup>st</sup> ) registered mortgage
Term:	3 month term
Overview:	With late notice, the borrower was advised by their other lender they would not be ready to settle on the due date. The borrower was unable to get an extension and therefore would lose their deposit. We provided fast bridging finance to allow them to settle and then refinance back to the longer-term lender.

Location:

Broadbeach QLD 4218



# Case Study 2.

## Residual Developers Stock.

Loan Amount:	\$950,000
Target Return:	8.95% per annum
Loan to Value:	53% LVR
Security	First (1 <sup>st</sup> ) registered mortgage
Term:	6 month term
Overview:	The borrower/ developers were looking to refinance the existing debt used to construct the development and utilize the equity for further purchases. Loan funds were repaid on sale of the properties. The borrowers used our company for a short term solution as their banks could only offer a long term loan (15 to 30 years).

Location:

Balmoral QLD 4171



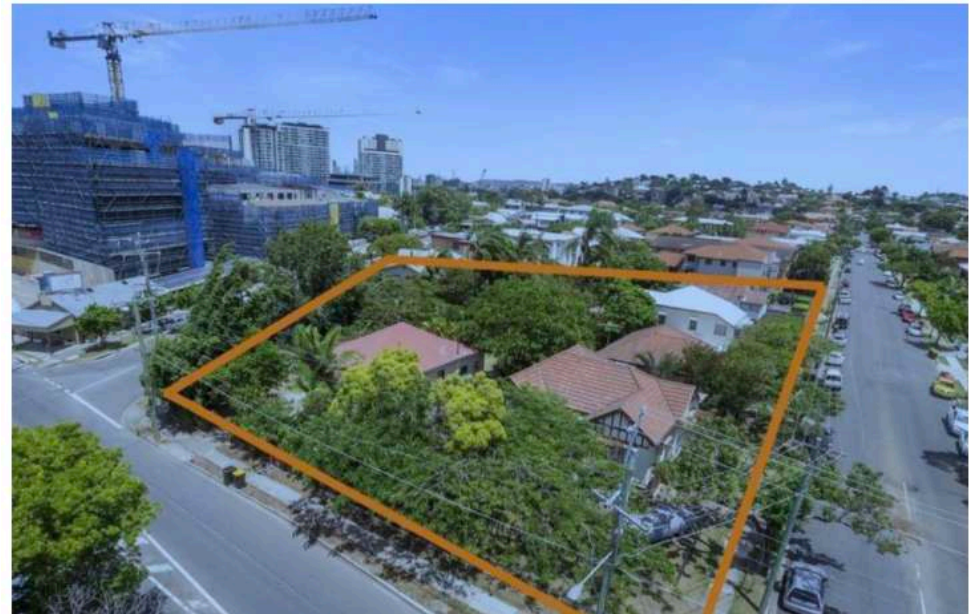
# Case Study 3.

## Experienced Property Investor.

Loan Amount:	\$780,000
Target Return:	8.5% per annum
Loan to Value:	65% LVR
Security	First (1 <sup>st</sup> ) registered mortgage
Term:	12 month term
Overview:	Loan funds were to assist in purchasing the property. The borrower is an experienced property investor with a track record in renovating and selling properties. The borrower used our company for a flexible and fast solution after becoming dissatisfied with their bank.

Location:

Ascot QLD 4007



# FAQs.

## What is a first mortgage?

Our Loans are backed by a registered first mortgage loan against Australian real estate. A first mortgage is a first charge over real estate owned by the borrower. If there is a Default in repayment of the Loan, the property can be sold in order to recover the Loan and repay Members.

## What is the LVR on the loans?

The loan to value ratio or LVR is the maximum lend secured over the property. The LVR is specific to the individual mortgage selected by the investor however the LVR must be less than 70% of the value of the security property. Note our average LVR is under 60%.

## What type of real estate security is provided?

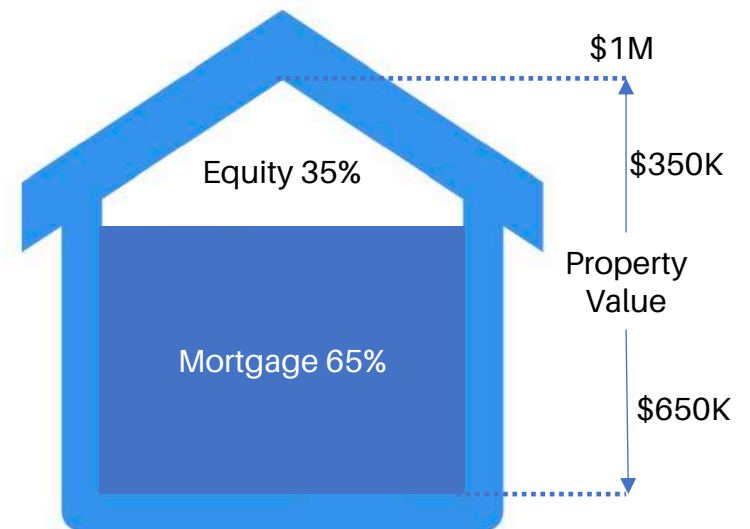
The security property varies from loan to loan however each loan is secured over either Residential or Commercial real estate in locations across Australia.

## How is the interest rate determined?

During the loan application process Funding and the borrower agree on a suitable interest rate based on the LVR, property location and other factors.

## When do I get paid?

Monthly on the anniversary of the loan commencement date.



### Loan to value example.

The loan is secured by a mortgage. The equity in the property acts as a buffer in the event of default.

# Service Providers.

Custodian



[www.sandhursttrustees.com.au](http://www.sandhursttrustees.com.au)

Accountants



[www.pitcher.com.au](http://www.pitcher.com.au)

Trustee



[www.msc.group](http://www.msc.group)

Lawyers

**K&L GATES**

[www.klgates.com](http://www.klgates.com)

Auditors

**MOORE STEPHENS**

[www.moorestephens.com.au](http://www.moorestephens.com.au)

# funding.com.au

## Investor Relations

Email: [invest@funding.com.au](mailto:invest@funding.com.au)

Phone: 1300 44 33 19

DISCLAIMER \* Any investment rate of return and terms displayed are specific to the individual mortgages and therefore subject to the performance of that individual mortgage investment. Any rate of returns is targeted, are not guaranteed and are shown net of any fees. Borrowers: Lending criteria, fees and conditions apply. For consumer or personal loans please refer to our Credit Guide for more information. Australian Credit Licence ACL 483665. Platform Investors: The following disclaimers apply to investors in the Funding Investment Trust, ARSN 616 185 276 ("the Trust"). Funding.com.au Pty Ltd ACN 603 756 547 is the manager of the Trust and authorised representative (no. 1239776) of MSC Advisory Pty Ltd ACN 607 459 441 (AFSL 480 649). Melbourne Securities Corporation Ltd ACN 160 326 545 (AFSL 428 289) is the trustee and responsible entity of the Trust. It is important for you to read the Product Disclosure Statement (PDS) for the Trust before you make any investment decision. The PDS is available on our website or by calling 1300 44 33 19. You should consider carefully whether or not investing in the Trust is appropriate for you. The rates of return from the Trust are targeted and not guaranteed and are determined by the future revenue of the Trust and may achieve lower than expected returns. Past performance is not a reliable indicator of future performance. Investors risk losing some or all of their principal investment. The investment is not a bank deposit. IMPORTANT: Information provided is general information only and should not be taken as legal or financial advice. It does not consider the specific needs, investment objectives or financial situation of any particular investor. [Financial services guide](#). Direct Investors: The direct mortgage investments do not form part of the Funding Investment Trust, ARSN 616 185 276 and the PDS does not apply to such investments. See [Privacy](#), [Terms](#) and [Credit Guide](#) for more details.