



MELBOURNE FINANCE
& EQUITY GROUP

INTRODUCING THE MFEG DIVERSIFIED REAL ESTATE CREDIT FUND



DIVERSIFIED REAL ESTATE CREDIT: FUND FACT SHEET

Fund Information

Fund Name: MFEG Diversified Real Estate Credit Fund

Trustee: One Fund Services Ltd (ACN 615 523 003) (AFS Licence number 493421)

Fund Structure: Unregistered Australian unit trust (unregistered managed investment scheme)

Investment Manager: MFEG Investment Management Pty Ltd (ACN 665 594 794)

Administrator: Unity Fund Services Pty Ltd (ACN 146 747 122)

Registry: One Registry Services Pty Limited (ACN 141 757 360)

INVESTMENT OBJECTIVE

The Fund aims to provide Investors with regular monthly income and capital stability through exposure to a diversified portfolio of loans secured by real estate located in Australia and New Zealand. The Fund targets an annualized return of 6-6.5% above the 90 Day Bank Bill Swap Rate (BBSW), paid monthly in arrears, net of fees and expenses.

● Key Benefits

Access to Diversified Portfolio: Investors gain access to a diversified portfolio of carefully selected risk-adjusted commercial loans.

Reduced Administration: The Fund's structure offers reduced administration for Investors, who can receive monthly distributions reflecting the return derived from multiple pooled investments.

Enhanced Returns: MFEG Investment leverages relationships with leading investment providers to gain access to off-market opportunities, with origination fees from transactions reallocated into the Fund.

Experienced Credit Team: MFEG Investment's experienced credit team and investment committee conduct rigorous credit processes based on security, development risk, servicing risk, and saleability.

● Investment Strategy

The Fund invests in direct mortgage investments sourced both directly and through private debt financiers, including MFEG.

The Fund targets geographic diversification, borrower diversification, loan purpose diversification, asset class diversification, and maturity diversification.

Loans introduced by MFEG incur a fee of 0.25% of the total loan amount, which is charged to the borrower and reallocated to the Fund.

HOW TO GET STARTED: INVESTING IN THE FUND

Who can invest?

The offer is available to Wholesale Clients as provided in section 761G of the Corporations Act.

Unit Price

Units will be issued at \$1.00 at the date of this Fact Sheet and will remain fixed for a period of 60 days (First Pricing Period). After that, the Unit price is calculated based on the value of the underlying net assets of the Fund.

Minimum Investment Amounts

The minimum investment into the Fund is \$100,000, subject to the Trustee's discretion.

Term of Investment

The Investment Term for each Unit subscribed to commences on the first day of the month in which that Unit is issued and runs for 12 months. Each separate investment will have its own Investment Term.

Withdrawal Opportunities

After the Investment Term expires, Investors can request a withdrawal by giving not less than 6 months' notice through a Withdrawal Request.

Risks

Investing in the Fund carries inherent risks and distributions and capital returns can not be guaranteed. For further information on specific risks, please refer to the relevant section of the Information Memorandum

Fees and Costs

Management Fee: MFEG Investment Management is entitled to a fee of 2.00% per annum (exclusive of GST) of the Fund's gross asset value, calculated daily and payable monthly in arrears.

Expenses: Fund expenses will be met by MFEG Investment.

Please note that this Fact Sheet is for marketing purposes only and should not be considered as financial advice. Potential investors should refer to the complete information memorandum for detailed information.



CONTACT

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