

This fact sheet and Q&A aim to provide investors with a comprehensive overview of the Fairway Project Wholesale Fund, emphasising security, returns, use of funds, and exit strategy. Prospective investors are encouraged to conduct thorough due diligence and seek professional advice before making investment decisions.

## Fund Overview

- **Fund Name:** Keyland Wholesale Master Fund Subtrust - Fairway
- **Fund Type:** Wholesale Fund
- **Investment Security:** First Mortgage
- **Maximum Loan-to-Value Ratio (LVR):** 70%
- **Investment Return:** 9.25% per annum
- **Distribution Frequency:** Monthly
- **Minimum Investment:** \$500,000
- **Fund Duration:** 24 months

## Key Points for Investors

**Security and LVR:** Investors' funds are secured by a first mortgage on the land of the Fairway Project. The maximum LVR of first mortgage, is capped at 70%, ensuring a level of security for investors.

**Return on Investment:** Investors will receive a competitive return of 9.25% per annum, distributed monthly. This offers a steady income stream throughout the investment period.

**Minimum Investment:** The fund is a wholesale fund with a minimum investment of \$500,000.

**Investment Duration:** Fairway Wholesale Fund has a fixed duration of 24 months.

**Use of Funds:** The \$9,500,000 raised will be used to refinance the existing debt structure.

**Principal Repayment:** Principal will be repaid from the sales proceeds from the land lots.



# Fairway Fund – Fact Sheet & FAQs

## Questions and Answers

**Q: What is the expected return for investors in the Fairway Project Wholesale Fund?**

**A:** Investors will earn 9.25% per annum, distributed monthly.

**Q: How is my investment secured?**

**A:** Your investment is secured by a first mortgage against the land of the Fairway Project, with a maximum Loan-to-Value Ratio (LVR) of 70%.

**Q: When will I receive distributions from my investment?**

**A:** Distributions are paid monthly to investors.

**Q: What is the minimum amount required to invest in this fund?**

**A:** The minimum investment amount is \$500,000.

**Q: What happens at the end of the 24-month investment period?**

**A:** The principal will be repaid to investors upon the sales proceeds from the land lots.

**Q: How will the \$9,500,000 raised be used?**

**A:** The funds will be utilised to refinance the existing debt structure.

**Q: How are principal repayments made?**

**A:** Principal will be repaid from the sales proceeds from land lots.

**Q: What are the risks associated with investing in this fund?**

**A:** Project-specific risks such as delays in approvals and general economic conditions. It should be noted that Development Approval has been lodged. Investors should review the fund's Supplementary Information Memorandum and consult with financial advisors to understand specific risks.



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