



Mortgage Fund Investment Opportunities

19 March 2018 / ARSN 146 451 792

Trustee – Melbourne Securities Corporation Limited

ACN 160 326 545

AFS Licence 428 289

Fund Manager – Eastwood Securities Pty Ltd

ACN 143 030 540

Eastwood Securities Mortgage Fund

Eastwood Securities Mortgage Fund is a conservative, non-pooled, property mortgage-based investment scheme. The Eastwood Securities Mortgage Fund is designed to provide investors with an opportunity to obtain consistent returns for the period of investment and receive monthly income distributions from registered first mortgages. The Fund's objective is to maximise investment returns from first mortgage lending while ensuring a continuous level of appropriate capital security.

The Fund offers investors the opportunity to invest in mortgages over real estate located throughout Australia. Each Mortgage is registered in the investor's name with Eastwood Securities noted as the Mortgage Manager.

The security property will incorporate real estate from the following categories: Residential Housing, Commercial Property, Retail Property, Industrial Premises and Vacant Land in Urban, Regional and Rural areas.

Investing In A Mortgage

Investments secured by a first mortgage over real estate

Investors select the security property for their investment

One year term with option to renew

Indicative returns 7% p.a. to 10% p.a.

Interest is fixed for the term

No fees

Standalone Investment (we are not a pooled fund and each investment is unaffected by other investments made in the fund)

Past performance is no indication of future performance and actual returns will be particular to individual investments as described in transaction specific Supplementary Product Disclosure Statements.

PROPERTY EXAMPLE

ADELAIDE

COMMERCIAL

LVR 75% - Return 8.00% p.a.



PROPERTY EXAMPLE

MELBOURNE

RETAIL

LVR 51% - Return 7.50% p.a.



RESIDENTIAL

LVR 59% - Return 7.50% p.a.



COMMERCIAL

LVR 70% - Return 8.00% p.a.



PROPERTY EXAMPLE

PERTH

VACANT LAND

LVR 50% - Return 10.00% p.a.



PROPERTY EXAMPLE

BRISBANE

RESIDENTIAL

LVR 40% - Return 8.00% p.a.



Disclaimer

This information refers to investments facilitated by the Eastwood Securities Mortgage Fund ARSN 146 451 792. Any person seeking to make an investment should review the Product Disclosure Statement and seek legal, financial and taxation advice. The manager of the Fund is Eastwood Securities Pty Ltd ACN 143 030 540, an Authorised Representative (number 386369) of MSC Advisory Pty Ltd (ACN 607 459 441, AFSL 480649). The Responsible Entity and Trustee of the fund is Melbourne Securities Corporation Ltd ACN 160 326 545 AFSL 428289. This product is not a bank deposit nor is it a pooled mortgage fund. An investment may achieve a lower than expected return and investors risk losing some or all of their principal investment. Past performance is no indication of future performance and actual returns will be particular to individual investments as described in transaction specific Supplementary Product Disclosure Statements.



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