

Australia Capital Investments Fund

Consolidated Units Key Persons and Term Sheet

Trustee & Registrar	Acapital AIG Pty Ltd ABN 40 630 416 465
Investment Manager	Australia Capital Financial Management Pty Ltd ABN 58 153 058 489
Appointor	Australia Capital Investment Pty Ltd ABN 42 159 355 763
Legal Consultants for Trustee	Ernst & Young
Legal Consultants for Investment Manager & Appointor	Piper Alderman
Fund Objective	<p>The Fund aims to:</p> <ul style="list-style-type: none"> • Invest in a portfolio of Australian corporate notes, Australian equities, Australian cash, debt instruments which are backed by mortgages over Australian real property, Australian real property (both direct and indirect investments) and Australian projects; • Preserve capital through diversifying across a range of sectors within Australian investments; and • Achieve a positive return on invested funds over the medium to longer term.
Target Returns	For the ACIF Consolidated Unit, the Fund expects to predominantly derive income from assets which are capable of generating stable returns (such as Australian corporate notes, debt instruments which are backed by mortgages over Australian real property and rental income from Australian real property).

	<p>In addition, the Fund also expects to invest a limited portion of the assets referable to the ACIF Consolidated Unit into Australian real property and Australian projects with the potential for longer term capital growth.</p> <p>The Fund is targeting a total net return of 8% p.a. with respect to the assets applicable to the ACIF Consolidated Unit over the longer term. This is inclusive of targeted income distributions of 5% p.a. See “Distributions” below for details regarding distributions.</p>
Recommended Investment Period	Long term 5—7+ years.
Minimum Initial Investment	\$500,000 with additional increments of \$10,000
Distributions	The Fund will generally pay an interim distribution in respect of the period up to 31 December each year, and a final distribution in respect of the period up to 30 June each year (where distributions are available).
Transfers	Investors may, subject to the Fund Constitution, transfer the ACIF Consolidated Units to third parties at any time. However, the Investor must first offer the ACIF Consolidated Units to the holder of the Appointor Unit. If the holder of the Appointor Unit declines the offer, then the Investor can transfer the ACIF Consolidated Units to another person at the same value and on the same condition offered to the holder of the Appointor Unit.
Redemptions	There is no redemption right per se for the ACIF Consolidated Unit. Investors may, after the date which is 2 years from the date on which the ACIF Consolidated Unit was issued, request the Trustee to redeem its ACIF Consolidated Units but the Trustee is under no obligation to fulfil such redemption request.