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**Matrix Asset Management**

**Diversified Commercial Income Fund (DCIF)**

Matrix Funds Management seeks to deliver Institutional Grade Investments to investors; providing access to the best risk adjusted returns in the Australian marketplace. With a strong balance sheet and a portfolio of A- Grade commercial assets; investors will have peace of mind knowing that their capital is in safe hands.

**Fund Allocation**

Fund is allocated 100% to Commercial Properties; this includes:

* Luxury International Hotel Brands
* Shopping Centres
* Mixed-Use Retail
* Office Buildings

Stability of future income is achieved through strong covenants and an average WALE expiry of 15 years.

**Investment Criteria**

* Post-DA/Under Construction
* Executed contractual agreements in place
* Local Institutional funding in place

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| Fund Summary | |
| Fund Category | Unlisted Property Fund |
| Fund Cap | $50,000,000 |
| Projects End Value | $500,000,000 |
| Highlights | Corporate Guarantee  Income Guarantee  Redeemable Preference Units (RPU) |
| Investment Term | 1 Year Minimum |
| Rate (Net of Fees) | 1 Year Lock-in: 8% p.a.  2 Year Lock-in: 10% p.a. |
| Distribution Frequency | Every 6 Months |
| Pricing | 1 Dollar Units |
| Management Fee | 1.5% p.a. |
| Expense Recovery Fee | 0.5% p.a. |
| Entry/Exit Fee | Nil |
| Minimum Investment1 | $500,0002 |
| Redemption | Within 45 business days after investment term |

 1Fund manager reserves the right to accept amounts below the Minimum Investment

2 Must be Wholesale/Sophisticated Investors under ASIC definition