Fund Fact Sheet

Labassa Capital Australian Real Estate Credit Fund



About the Fund

The Labassa Capital Australian Real Estate Credit Fund (LC Fund) is managed by Labassa Capital Pty Ltd, an investment manager specialising in the real estate asset class. Labassa Capital has a seasoned team of professionals experienced in executing and managing real estate investments. The LC Fund seeks to provide investors with a defensive investment, utilising portfolio diversification and reliable monthly income distribution. The underlying investments within the LC Fund are loans secured by mortgages over Australian real assets, including land, sub-divisions, developments, and established income producing real assets. LC Fund provides investors with compelling risk adjusted returns targeting a 9.0% annual net return to investors.

Distribution Frequency
Subscription Frequency
Monthly
Redemption Frequency
Monthly
Entry & Exit Fee
0%
Performance Fee
0%

Type of Fund Unregistered Wholesale Unit Trust

Investment Manager

Labassa Capital Pty Ltd

Fund Administrator

Premier Compliance
Solutions Pty Ltd

9.00% p.a.

TARGET RETURN

10.76% p.a.

12 MONTHS ROLLING

0.50% p.a.

MANAGEMENT FEE

*Information as at 31 October 2024

Why Labassa Capital?

We build long term structured wealth for our investors through real estate. From raising capital to deploying it, we create tailored structured financial solutions for our clients. We take a conservative approach, while at all times seeking to deliver superior risk adjusted returns for our investors and strategic partners. Labassa Capital's team of exceptional and experienced people is our most valuable asset.

Why Invest?

- **Diversification** Expand your investment portfolio within the Australian property market to reduce risk.
- Regular Income Earn regular income through interest payments.
- Risk Diversification Gain security through asset-backed Australian investments.
- Customisation Carefully constructed investment portfolio by an experienced investment manager to meet the investment objectives of the fund.



DEFENSIVE



DIVERSIFIED



INCOME

Key Contact



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Risk and Mitigation

(R) Loan Repayment Risk- When the borrower is unable to repay the principal or interest of the loan.

(M) Labassa rigorously evaluates properties through thorough due diligence, considering location, borrower, and developer factors. Our commitment to low LVRs mitigates risk, and we've consistently returned 100% of investors' capital, demonstrating our financial prudence and commitment to investor satisfaction.

Disclaimer

This report does not offer financial product advice and should not be relied upon as such. It presents our opinions only, without making any future value predictions or investment recommendations. Past performance does not determine future performance and this is not a term deposit product. Before making any investment decisions, seek independent advice tailored to your specific circumstances. This report provides general information and does not consider your personal needs, circumstances, financial position, or investment objectives.



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Real Estate Private Credit Investment



Labassa Capital is a specialist real estate fund manager and non-bank lender. We specialise in funding real estate development, primarily through loan facilities to fund construction, subdivision or land acquisition. We have an extensive origination network generating continued debt and equity investment opportunities. Our high-calibre team delivers outstanding risk-adjusted returns. Our name originates from Labassa Mansion in Melbourne, built upon secure foundations, it reflects Labassa Capital's core strengths.

What is Private Credit?

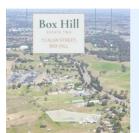
Real Estate Private Credit refers to nontraditional lending and investment in real estate projects by private entities, often in the form of debt financing. This method of financing provides alternative capital sources outside of traditional banks or public markets, specifically tailored to the Australian real estate market.



CASE STUDY

MOSMAN NSW

65% Max LVR 6 Months Senior Residual Stock Facility



CASE STUDY

BOX HILL NSW

65% Max LVR 12 Months Senior Construction Facility

Facility Types

Labassa Capital provides a range of facilities, including Senior and Mezzanine Facilities, catering to construction, land acquisition, and commercial/residential projects.



Every investment is secured by the underlying property.



CONSISTENT

Distributions are paid monthly to investors.



Our team manages and maintains the investments.

Higher Risk & Return

The Capital Structure

Equity

Bear the highest risk but hold the potential for

Mezzanine Debt

Between senior debt and equity, mezzanine lenders accept greater risk for the potential of higher returns.

greater returns if the project performs well.

Senior Debt

First claim on assets and cash flows, providing lower risk but offering more conservative returns.

Lower Risk & Return





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Managing Director