# Privy Capital



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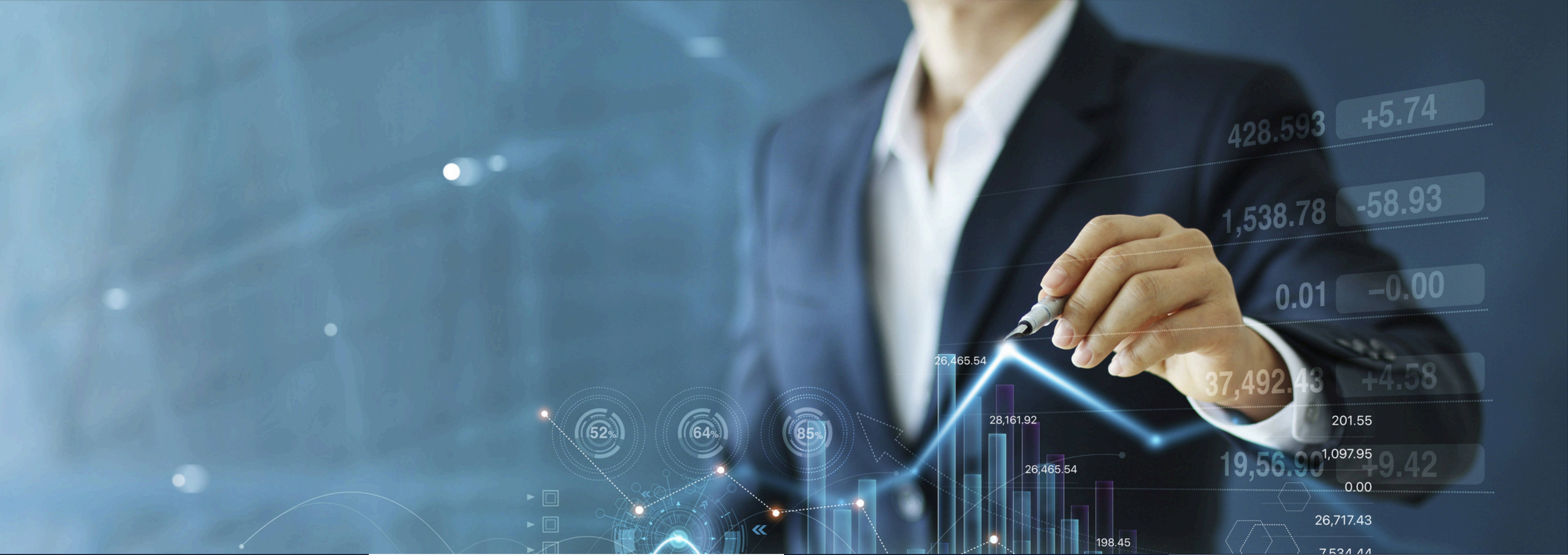
Privy Capital




# 01 Company introduction

Privy Capital's management team comprises of seasoned professionals with over ten years of experience in the mortgage industry. With a steadfast dedication to our mission, we diligently seek out lucrative mortgage investment opportunities while prioritizing the protection of investor capital and delivering favourable risk-adjusted returns.

Specializing in the transformation of high-risk opportunities into profitable endeavors, Privy Capital possesses the expertise and foresight necessary to collaborate with pertinent stakeholders.

We are adept at formulating innovative and effective commercial fundraising solutions that go beyond conventional approaches.

We firmly believe that through relentless effort, we can continuously create exceptional investment value for our clients!

## Our business model

Privy Capital provides flexible lending solutions to borrowers who own registered Australian real estate and can offer mortgage security. As a non-bank lender, we introduce these lending opportunities to our private investor network, making them attractive investment options.

Our investment model is structured as managed investments, where investors lend their funds to borrowers seeking short-term financing through a mortgage fund. By investing with Privy Capital, investors can diversify their funds across various opportunities. This investment approach ensures capital security, saves investors time on fund management, and allows them to earn stable passive income through lending.

## Investment funds and management

Most investment opportunities are offered through Megacap Pty. Ltd, a trustee-managed fund.

**Fund Management:** Megacap Pty. Ltd acts as the trustee of the fund and holds an Australian Financial Services License (No. 538821) issued by the Australian Securities and Investments Commission (ASIC).

**Company Credentials:** Megacap Pty. Ltd is a privately held company responsible for managing the entire investment process for investors, from loan screening to fund allocation.

# 02

## Why choose Privy Capital?

### Professional Management

Professionally managed by investment managers with years of experience in investment decision-making and fund operations, dedicated to delivering sustainable growth for investors.

### Real Estate Mortgage

Backed by real estate mortgage, providing solid security for the investment. If the borrower fails to repay the loan or interest, we will engage professional lawyers to exercise the right to sell the secured property, ensuring the recovery of the full principal and interest for investors.

### Investment Opportunities

With professional insight, we uncover and share unique investment opportunities with our investors, helping them navigate the market's fluctuations and achieve exceptional returns.

### Periodic Distributions

Managing investments to generate monthly distributions (dividends or interest) based on the performance of the underlying assets.

### Economies of Scale

Leveraging a pooled fund, executing bulk transactions, resulting in cost savings and reduced competition for investors.

# Data presentation

### 8 Years of Experience

With extensive expertise in the Australian credit industry, our business covers the entire country. Our team is fluent in English and Mandarin and has a deep understanding of the needs and cultural background of Chinese clients.

### 65+ Completed Transactions

We offer a variety of investment solutions and personalized 1-on-1 consultation services to meet the diverse needs of our investors.

### $85M in Completed Transactions

We are committed to providing our investors with secure and efficient investment opportunities. Our team closely monitors the entire investment process to ensure each investment delivers satisfactory returns.

### 100% Successful Repayment

We carefully select each investment, focusing on providing professional and reliable financial services. Additionally, our robust legal safeguards ensure strong support and protection for our investors.

To date, all of our loan transactions have been successfully repaid, and we have consistently delivered timely returns to our investors. This outstanding achievement is due to our extensive industry experience, professional risk management capabilities, and the high level of trust we have earned from both investors and borrowers.

Our team provides each investor with efficient and stable investment opportunities through a rigorous screening process and meticulous fund management, ensuring that every transaction meets the expected outcomes.

# 03 Manager Introduction

## Andrew Chen 陈奕行

Director

### 1. Extensive industry experience and professional background.

- Andew has 19 years of experience in Australian property investment, the career began in property sales and development, gradually expanding into commercial real estate investment, and eventually extending into fund management and investment.
- With extensive experience in the Australian residential and commercial real estate markets, Andrew has become a highly respected advisor and investment management strategist in the industry.

### 2. Achievements in Project Management

- Successfully developed multiple major projects in New South Wales, leaving a lasting impact on the local real estate industry.
- With Andrew's extensive experience and expertise in management, financing, and market analysis, he currently manages real estate projects with a total value exceeding AUD 100 million, including 97 residential apartments and 8,000 square meters of commercial land.

### 3. Business Leadership and Strategic Vision

- As a co-founder, Andrew is primarily responsible for fundraising, driving business performance, and leading strategic client relationships.
- As an experienced negotiator, he has the keen ability to identify profitable investment opportunities, delivering exceptional returns for investors.

### 4. Multilingual Advantage

- Andrew is fluent in Mandarin, Cantonese, and English, enabling him to communicate effectively with clients from diverse cultural backgrounds.

Andrew with his exceptional leadership skills, deep expertise, and extensive management experience, has created significant value for Privy Capital and its clients, helping the company reach new heights of success.

## Oscar Zhuo 卓宏

Executive Director

### 1. Professional Expertise and Wide Recognition

- Oscar has gained widespread recognition in the industry for its expertise in investment management, AFS licensing and regulatory requirements, as well as fund structures.
- With over 10 years of experience in loan and fund management, Oscar has participated in numerous well-known investment projects in Australia, becoming a trusted advisor and strategist for many clients.

### 2. Extensive Experience in the Loan Industry

- As a loan specialist, Oscar has over 10 years of experience in loan approval.
- He has processed loan projects totaling over 300 million AUD, handling more than 30 loan applications each month on average.

### 3. Academic Background and Unique Perspective

- Oscar holds dual master's degrees in Information Technology and Finance, providing him with a unique professional perspective at the intersection of technology and finance.
- He earned an Executive MBA from the Australian Graduate School of Management (AGSM) at the University of New South Wales, equipping him with the essential skills and knowledge to lead teams and drive company performance.

### 4. Multilingualism and Communication Skills

- Oscar is fluent in Mandarin and English, with exceptional professional skills in sales, credit, technology, and team management.
- Skilled at communicating complex strategic ideas and building long-term collaborative partnerships with clients and colleagues.

Oscar with his extensive expertise, academic background, and multidisciplinary skills, brings immense value to the success of projects and the growth of clients, making him an indispensable member of the Privy Capital management team.

**Alan Wang** 王佳伟

Co-Founder

## 1. Extensive legal knowledge and industry experience

- As a practicing solicitor at the Supreme Court of New South Wales, Alan Wang possesses exceptional legal knowledge and extensive industry experience. He is responsible for the company's legal matters and is well-versed in family, construction, property, and immigration law.
- Alan previously led the commercial and litigation team at a law firm in Sydney's Central Business District. His deep understanding of cases and his diligent approach to clients have earned him an excellent reputation in the industry.

## 2. Business Insight and Case Management

- He is well-versed in commercial law and capable of effectively handling a range of cases, from business contracts to complex litigation. He obtained his Bachelor of Laws from East China University of Political Science and Law and furthered his studies at the University of New South Wales, where he earned a Doctor of Juridical Science.
- His extensive knowledge of commercial law and rich practical experience help clients navigate complex and changing legal environments, earning widespread recognition and appreciation from them.

## 3. Multilingual Communication and Cross-Disciplinary Development

- As a bridge for cross-cultural communication, Alan is fluent in both English and Mandarin, allowing him to better understand client needs and provide tailored legal services, whether addressing complex legal issues or offering professional advice.
- In addition, Alan possesses extensive knowledge in the lending field and holds an ACL (Australian Credit License), making him a multifaceted expert in both law and credit in Australia.

Alan Wang has established an outstanding position in the industry through his expertise in law, exceptional leadership skills, and client-centric service philosophy, ensuring the company's growth and success.

# 04 Fund Product Introduction

Annual net returns of up to **10%**
with monthly distributions, providing investors with moderate liquidity.

| Megacap Credit Income Fund Investment Offering | |
|---|---|
| **Key Parties** | **Trustee**: Megacap Pty. Ltd<br>ACN 657 804 174, ABN 29 657 804 174, AFSL 538821<br>**Investment Manager:** Privy Capital Pty. Ltd<br>ACN 661 967 497, ABN 83 661 967 497,<br>Authorized Representative Number 1298787 |
| **Minimum Investment** | **$200,000** |
| **Investment Term and Target Return** | **ClassA** – 12 months，8% per annum<br>**ClassB** – 24 months，9% per annum<br>**ClassC** – 36 months，10% per annum |
| **Distributions** | Distributions will be made monthly in arrears. |
| **Redemption** | Investor may request to withdraw some or all of their associated investment at the end of an Investment Term by submitting a request no less than 3 months prior to the end of the relevant Investment Term. |
| **Management Fee** | 1% + GST p.a. |
| **Performance Fee** | A performance fee in circumstances where the Fund achieves the targeted rate of return for each of the Classes of Units over an agreed period of time. Please see Information Memorandum Chapter 5 for more information. |
| **Risks** | Please refer to the Information Memorandum Chapter 4 for more information. Investors should carefully consider the risks of making an investment and should take their own financial advice before making an investment. |
| **Collateral** | Residential or commercial property |

Wholesale investors only.
Please refer to the Megacap Credit Income Fund Information Memorandum for details.

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## Product Advantages

### Low Risk

Based on the extensive experience of our management team, we employ a selective strategy when choosing properties, opting only for those with lower and manageable risks for investment. This cautious selection approach helps minimize potential risks to the greatest extent, providing investors with a more reliable safeguard.

### High Returns

Compared to similar investment products offered by conventional non-bank institutions, our offerings provide higher investment returns. Typically, our rates are 1-2% higher than comparable products (such as Latrobe and Liberty). This means investors can enjoy greater returns while still benefiting from lower risk.

### 1st Mortgage and Low LVR

Our funding guidelines stipulate that investments are secured by first mortgages (1st mortgage) with a maximum loan-to-value ratio (LVR) of no more than 75%. This policy further mitigates risk, as the collateral holds the top position, allowing investors to maintain priority during market fluctuations. Such a conservative lending structure helps ensure the stability of the assets.

Our products offer investors a solid investment choice. By selecting quality collateral and maintaining a conservative loan structure, we aim to minimize risk. At the same time, we provide returns that exceed market levels, creating attractive investment opportunities for our investors.

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## Investment Process

How to Invest in a Credit Fund?

The Megacap Credit Income Fund is a credit fund designed as a pooled investment specifically for seasoned investors.

You can follow the steps below to complete your investment:

1. Communicate your requirements with our fund manager
2. Read the Fund Information Memorandum
3. Complete the due diligence
4. Complete the application form
5. Transfer funds and confirm successful investment

## 07

## Customized Investment Management

We offer tailored investment management solutions specifically for high-net-worth investors.

As your investment manager, we will select investment projects from our portfolio for you and prepare detailed proposals to assist in your decision-making. Once you approve a project, we will coordinate with your designated lawyer to finalize the transaction.

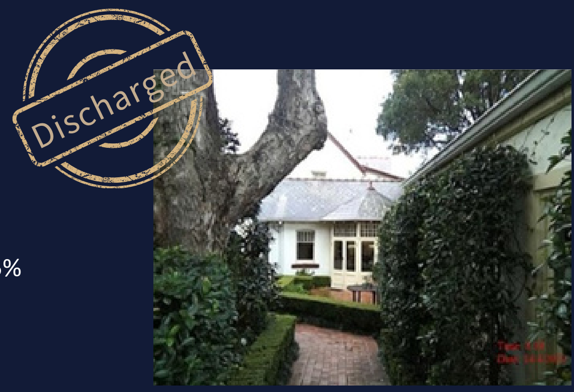
Eligible Investors:
This service is tailored for investors with substantial funds (AUD 5 million and above) who wish to maintain control over their investment projects. Additionally, investors will have the ability to manage their own cash flow.

> “ Advantages of Customized Investment Management:
>
> - We provide you with detailed investment reports for your review.
> - Choose the projects that suit you best.
> - Flexible borrowing terms.
> - Funds are held in your bank account.

# Investment Case Studies

### Neutral Bay NSW

Final annual return: 10.5%

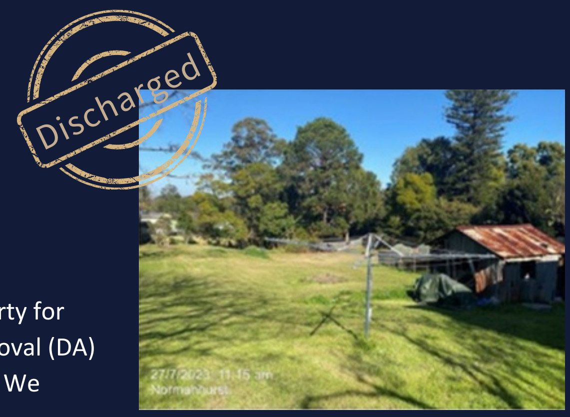



Location: Neutral Bay
Purpose: Refinance
Loan Amount: $6,110,000
LVR: 65%
Term: 6 months
Annual Net Return Rate*: 10.5%

Overview: Three properties located in Neutral Bay and North Avoca, refinanced from Macquarie Bank.

### Normanhurst NSW

Final annual return: 12%




Location: Normanhurst
Purpose: Property Purchase
Loan Amount: $2,567,700
LVR: 70%
Term: 9 months
Annual Net Return Rate*: 10.5%

Overview: Clients required funding to complete the purchase of a property for AUD 2.38 million. The property had already received Development Approval (DA) for subdivision into five lots, with a valuation reaching AUD 3.68 million. We provided the client with a loan covering 70% of the valuation.

### Kurnell NSW

Final annual return: 10%


Location: Kurnell
Purpose: Refinance
Loan Amount: $1,300,000
LVR: 65%
Term: 9 months
Annual Net Return Rate*:10%

Overview: Clients requires refinancing for a development site they own and funding for the DA (Development Application) process. The secured property covers an area of approximately 2,017 square meters and is located in a well-serviced area.

### Wetherill Park NSW

Final annual return: 22.5%


Location: Wetherill Park
Purpose: Refinance
Loan Amount: $1,800,000
LVR: ＜50%
Term: 6 months
Annual Net Return Rate*: 16%

Overview: Clients requires funding for a business cashflow loan, with the exit strategy being a refinance through CBA. The secured property, a commercial center that began operations in the 1980s, has a long-term lease agreement with the chain supermarket ALDI and hosts over 50 different tenants. The site covers 20,223 square meters with a lettable area of 8,216 square meters.

(*Past performance is not a reliable indicator of future results.)