

OAK HILL

SECURED LOAN SERIES



Investment Strategy

Sterling & Freeman Capital Management is a leading asset manager with a focus on credit strategy. We understand investors are seeking reliable returns with capital assurance.

The Oakhill Secured Loan Fund provides investors exposure to a portfolio of registered first and second lien mortgages designed to deliver attractive to moderate income.

The Fund aims to deliver lower risk return to investors by:

- Diversification of secured loans across a variety of property types, borrowers and locations.
- Short dated loans with a maximum term of 24 months.
- Conservative LVRs

Our mission is to provide secure return on investment from well-structured products, a robust risk framework and insurances.

Objectives

The Fund's investment approach is based on providing capital preservation and a committed return on investment.

- Safeguard invested capital through a robust risk-mitigation framework alongside specialist insurance protecting against downstream risk.
- Deliver low risk return on investment to our investors.

Key Terms	Description
Structure	Australian wholesale unit trust series
Target Return	Series A: 4.50%* p.a. (net of fees) Series B: 6.50%* p.a. (net of fees)
Fund Term	Open-ended fund
Target Distribution	Biannually subject to the distributable income of the Fund and the Trustee's discretion
Eligibility	Wholesale investors
Minimum investment	\$100,000
Management Fees	1.5675%p.a. of the Fund's Gross Asset Value (NAV), payable monthly out of the assets of the Fund to the Manager
APIR Code	APIR: SFA3119AU ISIN: AU60SFA31193

Year	Annual Performance (net of fees)
2015	0.875% [^]
2016	10.50%
2017	10.50%
2018	10.50%
2019	10.50%
2020	5.25% ^{^^}

Historical performance are a blend of the two series which operate independently from April 2021.

Reasons To Invest

- Low correlation to equity markets
- Investment Capital secured against prime Australian real estate
- Conservative LVRs
- Diversification of investment across a variety of property types, borrowers and locations
- No Entry or Exit fees
- No buy/sell spread
- Continued performance through all market cycle

Key Features

- Capital assurance via robust risk-mitigation framework and specialist insurance to protect downstream risk
- All loans secured by mortgage-backed Australian real estate
- Portfolio of multiple quality loans
- Targeted returns* 4.50%p.a. or 6.50%p.a.
- Choice of risk return profile
- Open to wholesale or sophisticated investors

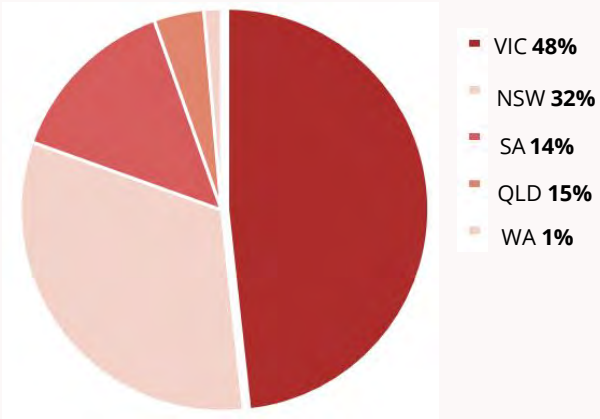
Series of Investment Classes

Both underlying investment classes include registered first mortgages with a maximum 24-month term (target average of 6 months) but each providing a different risk structure and profile. Accordingly, each class targets a different net return.

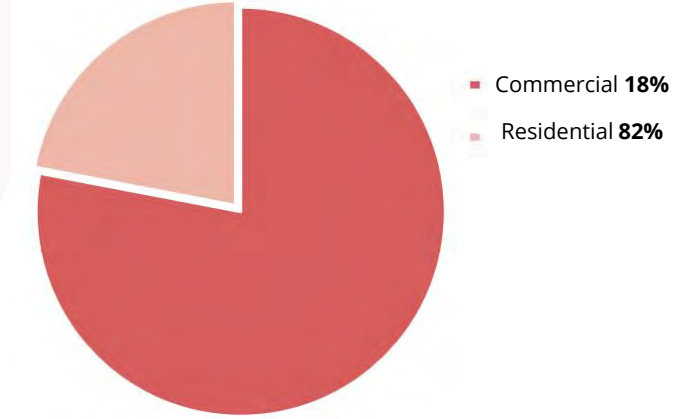
	Max LVR	Target LVR	Target Return*	Max Term	Target Term	Security
Class A	60%	55%	4.50% p.a.	24 months	<6 months	Registered first mortgage
Class B	70%	65%	6.50% p.a.	24 months	<6 months	Mix registered first and second mortgage

Mortgage Profile

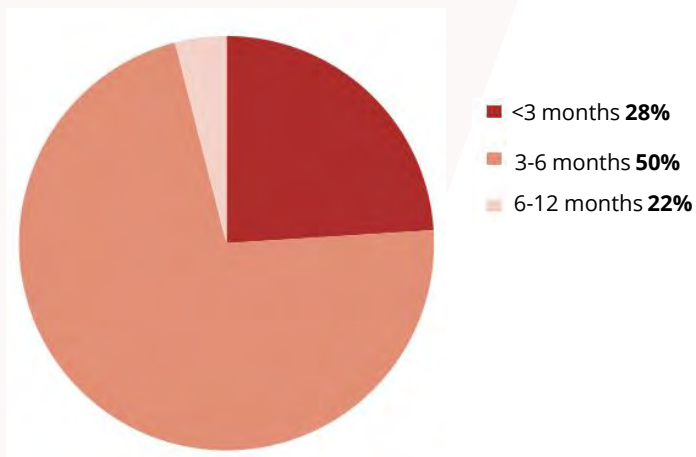
Mortgage Security Location (State)



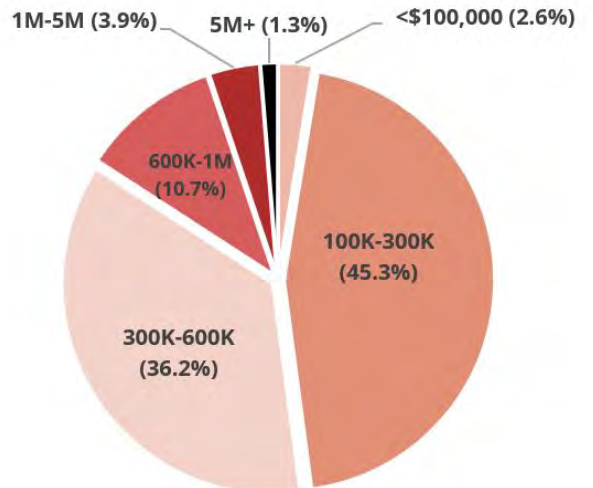
Mortgage Security Asset Profile



Loan Maturity Profile



Loan Amount Profile



How to Invest

Request for more information

For inquiries and information please contact our investment team on:

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Contact Us

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Complete an Application

Investors can request for an Information Memorandum or download one from the website. All completed application can be sent to:

admin@sterlingandfreeman.com

Disclaimer

This information refers to investments in the Oakhill High Income Fund. Any person seeking to make an investment should review the Information Memorandum and seek legal, financial and taxation advice. The fund manager is Sterling & Freeman Capital Management Pty Ltd ACN 608 135 137 AFSL Authorised Representative Number 1238051. The trustee of the fund is Sterling & Freeman Advisory Pty Ltd ACN 606 745 340 AFSL 479 38. This product is not a bank deposit. An investment may achieve a lower than expected returns. Past performance is no indication of future performance.

*Target Rate is only the indicative rate of return on investment, terms and conditions apply, Early-exit fee may be payable if an investor redeems their units from the Fund before the expiry of the minimum investment period.
^Fund Inception December 2015 ^^2020 Temporary COVID relief legislative measures introduced by the Australian Federal Government regarding loan relief and recovery strategy.