

Introducing APMI Mortgage Income Fund*

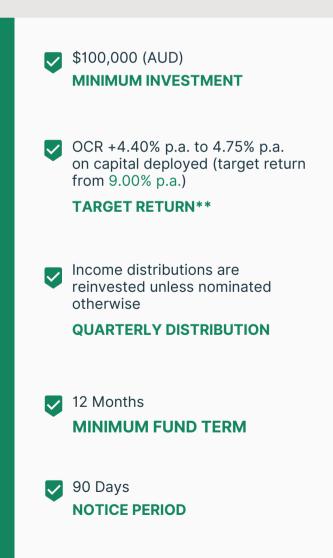
Outpace the ordinary with APM CRED Investments - an alternative income solutions

Australian Private Mortgages Investments Mortgage Income Fund (APMI-MIF) is a unique wholesale Fund that offers investors an attractive rate of return along with consistent, risk-managed income.

Our Fund's strategy for achieving its desired returns involves a calculated blend of elevated loan-to-value ratios and extended senior loan agreements within its First Mortgage Loan Portfolio. We aim to achieve this by carefully investing in a selection of credit-approved, mortgage-backed loans.

By investing in the APMI-MIF, wholesale investors can access opportunities not readily available to private investors directly while benefiting from the investment manager's specialist knowledge and skills.

CRED-based investments delivery consistent and stable income. With a target return of 9.00% p.a.



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Australian Private Mortgages Investments Pty Ltd ACN 670 308 788 (APMI) is the manager of this investment under an Investment Management Agreement entered into between APMI and Australian Private Mortgages Pty Ltd ACN 157 984 819 as trustee of APM Unit Trust ABN 93 456 240 422 (APM). Zagga Market Pty Ltd (Australian Credit Licence 490904) ACN 611 662 401 acts as the Servicer of loans acting on behalf of the credit provider, Zagga Investments Pty Limited (AFSL 492354) ACN 615 154 786, the trustee of the Zagga Investments Lending Trust. APM is an authorised representative of Zagga Market Pty Ltd.



Lending & Investment Solutions Made Easy



The APMI-MIF enables investors to access the commercial real estate market through debt financing, eliminating the need to directly source and manage individual loans.



Consistent Income: We aim to provide regular and predictable interest income, offering an alternative for investors seeking income.



Diversification: It can provide investors with the benefits of spreading their exposure across different loan types, purposes, and underlying assets.



Defensive Strategy: This approach prioritises safeguarding capital, strategically allocating investments for diversification, and implementing measures to minimise risk.



Experience Management: Supervised by a team of skilled investment professionals with a combined experience of over 80 years in credit, real estate, and investment management.



\$0 Loss Track Record: Since our inception, we have maintained a \$0 loss history for investors, repaying over \$220 million in more than 108 commercial real estate loan transactions.

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*This offering material is only available to Wholesale clients as defined in the Corporations Act.

**Past performance is not a reliable indicator of future performance, and investments are subject to investment risk, fees and costs. Returns are not guaranteed

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