# Secured Property Investment

268 FUND OVERVIEW 2025

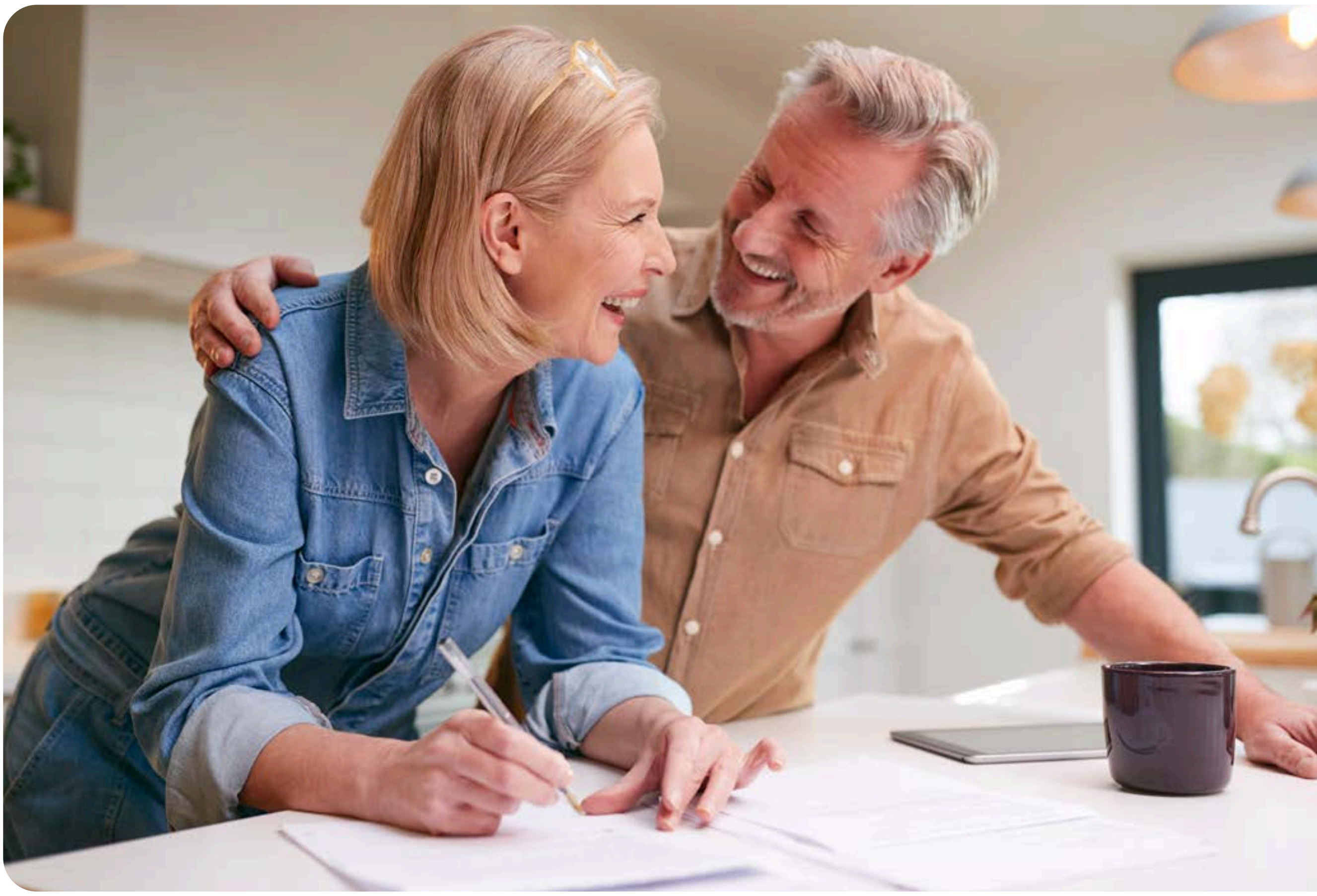
268 FUND

268FUND.COM.AU

# Take Control
# We Lend.
# You Choose.

## Consistent Long-Term Results.

*268 Growth Fund (the Fund) is available solely for wholesale investors. 268 Growth Fund Pty Ltd (268 Fund) ACN 643 507 519 (Issuer) is the issuer of the Fund and the Issuer is a corporate authorised representative No.001315628 for Wellkins Capital Limited ABN 12 608 424 488 Australian Financial Services Licence (AFSL) 482375. The information contained in this brochure is of a general nature only and does not address your personal financial objectives. Past performance is not indicative of future performance. For more information please contact 268 Fund.



# Simplified. Transparent.

At 268 Fund, investors gain access to exclusive property investment opportunities. These include mortgage investments and equity participation in development projects across Australia. Through our Finance Company, we are presented with a strong stream of investment opportunities, surpassing $1 billion annually, from which we meticulously assess each opportunity before presenting a diverse range of investments to potential investors. All loans have a well-defined exit strategy, such as the sale of the development property.

Operating under an Australian Financial Services Licence, you have the freedom to select your preferred investment, benefiting from higher returns and the security of property-backed mortgages.

# Why 268 Fund?

We have built a strong reputation for delivering secure investment opportunities for investors seeking a high yielding alternative income stream. 268 Fund operates as a corporate authorised representative (No.001315628) under an Australian Financial Services Licence (AFSL 482375), and all investments are secured against quality Australian real estate.

## Loan Investment Criteria

The following table highlights the key investment products of the 268 Fund. There are two types of investment products available, second mortgage and preferred equity mortgage-backed investments. More than 90% of our investment options feature two or more properties serving as added mortgage security, adding another layer of protection for our Investors.

| | Second Mortgage Debt Investment | Property Development Equity Investment |
|---|---|---|
| Investor Rate of Return * | From 12% pa ** | 16% pa - 23% pa ** |
| Security Type | Secured 2nd Mortgage plus additional Securities | Secured against the development |
| Max LVR (Loan to Value Ratio) *** | 68% - 72% LVR | N/A |
| Investor Entry and Exit Fee | Nil | Nil |
| Minimum Investment Term | 6 - 18 Months | 1 - 2 years |

*Past Performance is not indicative of future performance.

**Investor Distributions paid monthly. See SIM for specific details.

***LVR means 268 will loan up to 72% of the property's value (this includes any first mortgage loans) while the borrower will contribute the remaining 28% as a deposit or equity.

# Investing With Ease

## Take control: We Lend. You choose.

**All our investments are backed by mortgages on properties, offering you added security and peace of mind knowing that your investment is secured by tangible assets.**

**Every investment opportunity is stress tested via a rigorous internal due diligence process. Our team conducts a deep analysis on each opportunity to ensure the developers balance sheet and securities meet our stringent assessment criteria for investment and project completion. Once approved, 268 investors will be presented with a range of quality opportunities.**

For each selected opportunity, 268 investors receive a customised Supplementary Information Memorandum (SIM) which provides comprehensive details about their investment, enabling them to make a well-informed decision.

Each investment opportunity is unique in size, location, LVR, loan term, return, risk and is always located in cities or key regions throughout Australia.

At 268 Fund, investors have the freedom to select where they allocate their funds. We empower investors to select opportunities which align to their investment objectives.

Investment Examples:

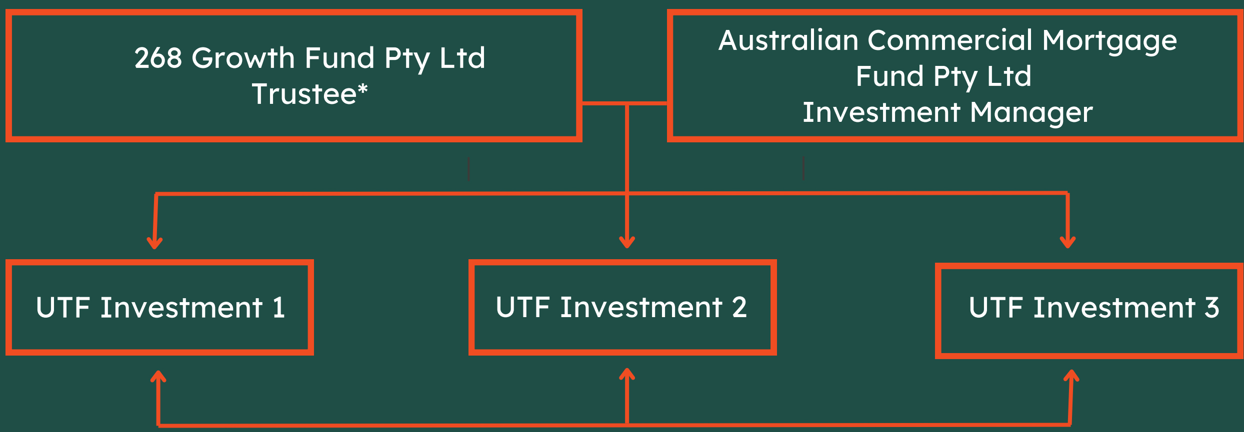
Facility: $3,000,000 | Return: 12% pa
LVR: 72% | Term: 15 Months

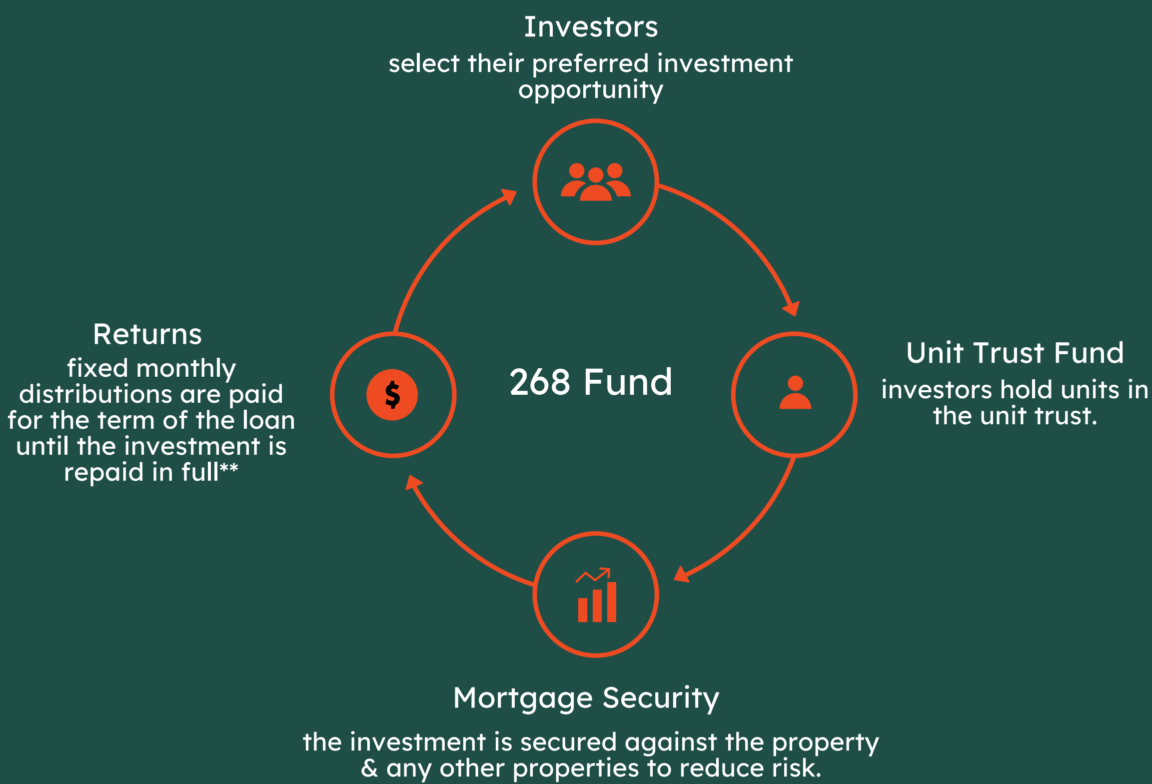
Facility: $10,000,000 Equity
Return: 23% pa | Term: 24 Months

Facility: $2,000,000 | Return: 12% pa
LVR: 68% | Term: 14 Months

# Investment Structure

A unit trust fund (UTF) is established for each investment giving our investors the opportunity to select the investment that best aligns with their own personal financial objectives.




*268 Growth Fund Pty Ltd (268 Fund) ACN 643 507 519 is the corporate authorised representative No.001315628 for Wellkins Capital Limited ABN 12 608 424 488 (Australian Financial Services Licence 482375).

**Past performance is not indicative of future performance.

# The 268 Difference

- Quarterly internal audits and monthly investor statements.
- 268 Fund is a co-investor in every investment.
- High volume of investment opportunities through our finance company.
- Independent annual audit conducted on each investment.
- Minimum 6 months prepaid interest set aside.*
- All loans must have a clear repayment path and exit ie. sale of project.

*Prepaid interest refers to the upfront payment of interest on a loan. The SIM details how interest is collected from the borrower and distributions made to investors.

# Why Choose Us?

- No Loss of Investor Capital*
- High Level of Service
- Rigorous Due Diligence Process
- Our Large Deal Flow
- Our Flexibility
- Proven Track Record

We are a team of former bankers, financiers, real estate development experts and legal consultants. With over two decades of experience and a proven track record, we are unwavering in our dedication in providing secure investments and quality service for our valued investors. The group have been able to provide investors with consistent targeted returns since inception.*

## Transparency

We provide all 268 investors with monthly statements and quarterly investment reports, including property ownership and mortgage verification.

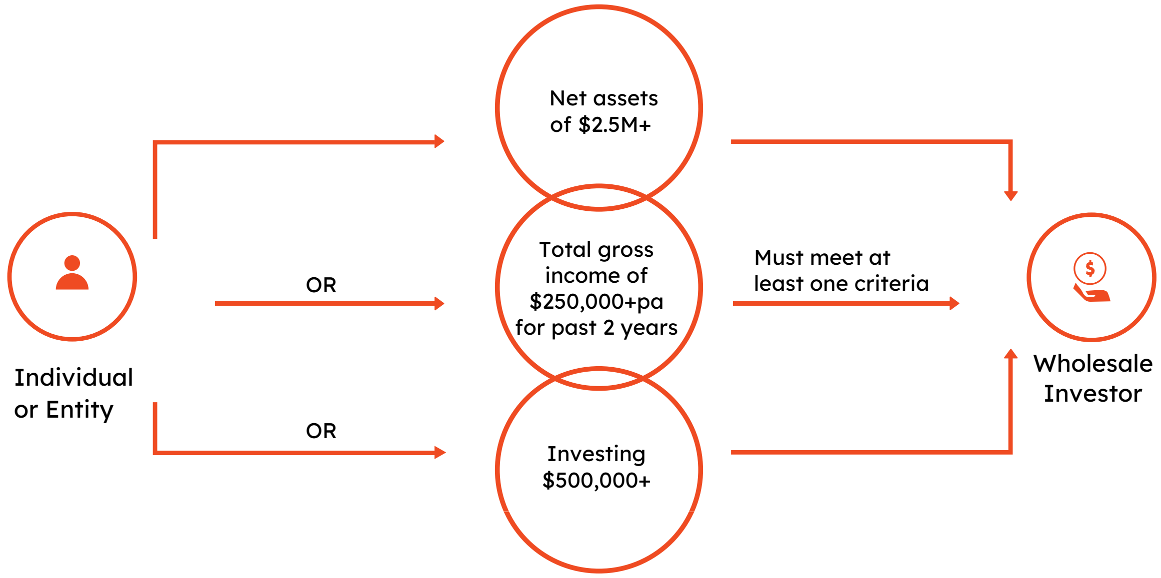
- Fixed Mortgage Investments: From 12% pa return paid monthly.*
- Property Development Investments: 16% pa - 23% pa return.*
- Minimum Investment $200,000 (a lower amount may be considered for new investors on a case-by-case basis).

*Past performance is not indicative of future performance.

# Who Can Invest?

268 Fund investments are open to wholesale investors only (as defined by the Corporations Act 2001).

## Are you a wholesale investor?



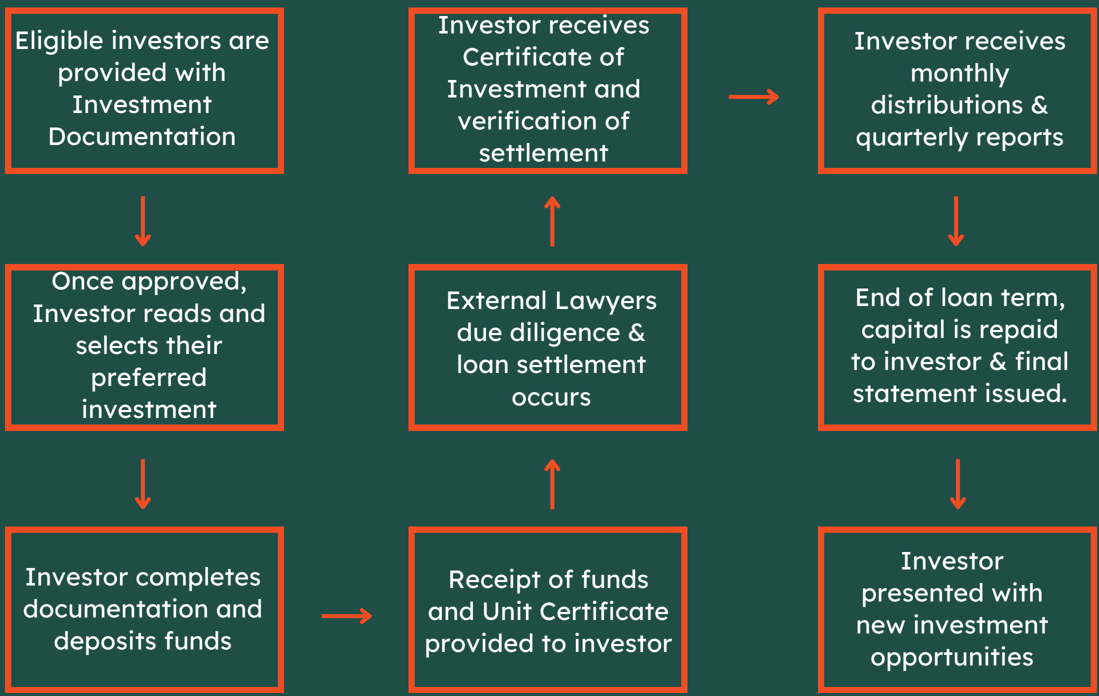

## Our wholesale investments are particularly suited to:

- Self-Managed Super Funds
- High Net Worth Investors and Family offices
- Institutional Investors
- Personal Investors who meet the above wholesale investor criteria
- Company & Trusts

Minimum investment in 268 Fund is $200,000 (a lower amount may be considered for new investors on a case-by-case basis).

# Choice. Quality. Security.

# Investment Process




## Due Diligence - Getting it right from the start

Loans are sourced from our internal finance business which has over 20 years experience in commercial property finance. We have a team of experts analysing opportunities to ensure they meet our strict credit standards. We conduct a detailed assessment of each loan including the security property, the borrower, location, presales (if a construction loan), the builder, additional security properties etc. to determine whether the loan meets our credit criteria to offer to investors. In addition we undertake a quality assurance test and have our external lawyers complete their own pre-settlement due diligence.

## Investing

Before making any investment decisions, it is crucial to fully comprehend the nature of the investment, its associated risks and potential rewards, and how well it aligns with your individual needs. You should carefully read the IM (information memorandum) & SIM (supplementary information memorandum) and seek your own financial advice prior to investing.

Contact us for the latest investment opportunities and application form.

Level 9, 488 Bourke St, Melbourne VIC 3000

+613 9002 1868

invest@268fund.com.au

268fund.com.au

Rates are subject to change. For more information please call us on 03 9002 1868 or visit our website 268fund.com.au This document has been issued by 268 Growth Fund Pty Ltd ACN 643 507 519 which operates as an corporate authorised representative Number 001315628 of Australian Financial Services Licence (AFSL) 482375 issued to Wellkins Capital Limited ABN 12 608 424 488. The information contained in this brochure is of a general nature only and does not address your personal financial objectives. Any investment is subject to risks, including loan default, security, priority and enforcement risk. Past performance is not indicative of future performance.

Photographs in this brochure unless specified as such must not be construed as an investment in the Fund. It is strongly recommended that you obtain your own personal financial advice to ascertain whether this investment is suitable for you. Investors are required to obtain an Information Memorandum (IM), Supplementary Information Memorandum (SIM) and any other supporting documentation prior to investing in the Fund. To invest, please contact us to complete an application form. This investment is not a term deposit and the SIM should be read in its entirety especially the section(s) applicable to the risks of investing in the Fund. Returns are target returns and not guaranteed (refer to the Investment Memorandum for further details).