

SKYRING

Investment Overview Skyring Fixed Income Fund

Bonus Class

SKYRING FIXED INCOME FUND ARSN 622 775 464 RESPONSIBLE ENTITY: SKYRING ASSET MANAGEMENT LIMITED
ACN 156 533 041 AFSL 422902 | V_IO_150925D_1





David Mardell
Chief Executive Officer / Founder
Skyring

Dear Valued Investors,

I am thrilled to write to you today as you embark on an exciting journey with your interest in the Skyring Fixed Income Fund. As the CEO of Skyring, it brings me great pleasure to introduce you to one aspect of our diverse portfolio, and one that aligns perfectly with our commitment to delivering unparalleled financial opportunities for our esteemed clients.

The Skyring Fixed Income Fund underscores our unwavering dedication to providing innovative investment solutions tailored to your evolving needs. We have meticulously crafted this Fund to offer a compelling mix of stability, reliability, and attractive returns in the ever-changing landscape of financial markets.

The primary goal of our Skyring Fixed Income Fund is to maximise returns while simultaneously managing risk effectively. To achieve this, our expert team of fund managers, lending committee and analysts will diligently assess and only invests in Skyring Capital Notes, not a range of investments. All carefully chosen to optimise the Fund's performance while minimising exposure to market fluctuations.

At Skyring, we pride ourselves on our comprehensive research, disciplined investment approach, and the strong relationships we have built over the years. These factors, coupled with our in-depth knowledge, will ensure that the Skyring Fixed Income Fund remains a robust investment vehicle, designed to withstand various economic conditions.

As we embark on this new venture together, we remain committed to transparency and open communication. Our investors' trust is paramount, and we pledge to keep you informed of the Fund's progress, performance, and any market insights that could impact your investment decisions.

I invite you to join us on this exciting journey with Skyring Fixed Income Fund. Together, we can navigate the complexities of the financial world and capitalise on lucrative opportunities while mitigating risks. Your trust and confidence in Skyring are at the core of everything we do, and we are committed to continuing our tradition of excellence.

Thank you for being a valued part of our Skyring family. Should you have any questions or require further information, please do not hesitate to contact our team. We look forward to forging a successful and rewarding partnership with you.

Sincerely,
David Mardell
Chief Executive Officer / Founder
Skyring



Future Growth with Skyring

Skyring Asset Management Limited is a fixed income manager with a difference.

At Skyring, we believe strongly in working side by side with our investors and borrowers, helping both achieve the best results possible. As a boutique, unlisted company, we are directly accountable to you for results and returns.

The Skyring Fixed Income Fund was established to provide investors the opportunity to partner with an experienced, proven fixed income manager, and to participate in quality investment opportunities throughout Australia fulfilling an income solution for investor's portfolios.

By providing capital to borrowers, Skyring's clients generate long-term income streams for their portfolios that are backed by high quality,

first mortgage's secured against investment-grade properties and businesses within Australia.

Skyring Asset Management Limited holds an Australian Financial Services Licence (422902), which allows us to operate ASIC-registered, Managed Investment Schemes (MIS) for investors. In addition to our high standards of personalised service, our Australian Financial Services Licence gives you peace of mind that your investments are being prudently managed by a professional organisation that maintains the highest standards of due diligence and reporting transparency.

Snapshot and Purpose of the Offer

The Investment strategy of the Fund is to issue Units to investors for the purpose of acquiring secured notes (Notes) issued by Skyring Capital Pty Ltd (Skyring Capital).

Skyring Capital has been established for the purpose of conducting a first mortgage lending business by providing loans for a wide range of purposes including property acquisition or development, construction funding and business finance across Australia to a wide range of suitable borrowers.

RESPONSIBLE ENTITY/ISSUER

Skyring Asset Management Limited (SKYRING)
AFSL 422902

OFFER OPENED

15 September 2025

OFFER CLOSES

24 December 2025

WHO CAN INVEST?

Individuals, Companies, Trusts and Self-Managed Superannuation Funds (SMSF).



What returns can I expect as an Investor?

The Fund's indicative distribution rate is **6.55% p.a.** (after fees) plus a **1.50% p.a.**

Bonus Distribution payable until 30 April 2026.

This income is derived from interest paid on the capital you invested.

It is paid monthly in arrears.

Refer to skyring.com.au for updated rates and historical performance.



What we look for when Assessing Opportunities

Our Lending Committee completes a comprehensive due diligence research process on all potential loans and borrowers that are presented to Skyring Capital.

Skyring Capital is bound by its investment mandate and lending policy guidelines when assessing suitable loans for the Fund.

Preservation of our investors capital is the cornerstone of our lending policy. The loan assessment process includes, but not limited to; Independent valuations, geographic location assessment, Independent Quantity Surveyor reports, maximum Loan to Valuation Ratio positions along with the borrowers experience and an acceptable security position for Skyring's investors.

Offer Details

RESPONSIBLE ENTITY	Skyring Asset Management Limited ACN 156 533 041, holder of AFS Licence 422902
OFFER OPEN DATE	15 September 2025
OFFER CLOSE DATE	24 December 2025
ISSUE PRICE	The issue price of each unit is \$1
MINIMUM INVESTMENT	Generally, \$1,000 to open an account and then minimum increments of \$1,000.
MAXIMUM INVESTMENT	There is no maximum investment amount.
MINIMUM SUBSCRIPTION	N/A
INDICATIVE DISTRIBUTION RATE TO INVESTORS	6.55% per annum Plus 1.50% pa Bonus Distribution payable until 30 April 2026
DISTRIBUTIONS	Distributions will be paid monthly in arrears within five Business Days after the last day of each month by direct credit to your nominated account.
DISTRIBUTION REINVESTMENT	The Distribution Reinvestment Plan (DRP) is a convenient way for you to increase your holding of Units in the Skyring Fixed Income Fund, by allowing you to automatically reinvest all or part of your monthly Distributions in additional Units, without incurring any fees or other transaction costs.
WITHDRAWALS	The Fund is a non-liquid managed investment scheme. Investors may make a withdrawal requests each quarter providing that you have held Units for 3 months prior to the date of the Withdrawal Offer.
BENCHMARK PERFORMANCE	The benchmark used for the Fund is the RBA Cash Rate Index plus 200 bps across the economic cycle.
BENEFITS	Benefits of investing in the Fund include: (a) regular income via monthly Distributions; (b) Skyring Capital has a conservative lending policy aimed at reducing the risk of capital loss; (c) diversification across property and industry sectors in the underlying assets; and (d) benefiting from the expertise and experience of our Board and the management of Skyring Capital.

RISKS	Refer to the Product Disclosure Statement for full list of Risks associated for the Fund.
ESTABLISHMENT FEE	Nil.
CONTRIBUTION FEES	Nil.
WITHDRAWAL FEES	Nil.
MANAGEMENT FEE	We will charge a management fee of 0.77% per annum (including GST). Typically, our management fee is paid from the coupon payments made by Skyring Capital prior to the payment of distributions to investors and is not deducted from the amount you invest.
ADVISOR RENUMERATION	The following charges may be applied at investors discretion if you were advised by a financial adviser. Upfront Adviser Fees: Up to 1.1% (including GST) of the amount invested in the Fund Ongoing Adviser Fees: Up to 0.55% p.a. (including GST) Refer to Section 7 Fees and Costs within the PDS for more information.
TAX	Investing in the Fund may have taxation consequences for you. We recommend you seek professional tax advice before investing in the Fund.
CLIENT PORTAL	Access to all updates via the client portal at www.skyring.com.au
REPORTING TO INVESTORS	You will receive: (a) confirmation of your investment; (b) monthly Distribution statements; (c) quarterly performance updates; (d) an annual taxation summary; and (e) an annual periodic statement. You can elect to be sent, either by post or electronically, annual financial statements for the Fund by marking the appropriate box in the Application Form.
HOW TO CONTACT US?	Call 1300 73 72 74 (within Australia) or +61 7 3363 1200 (outside Australia) or email investor@skyring.com.au

Capital and Investment Risk

An investment in the Fund is an investment in a registered Managed Investment Scheme.

An investment in the Fund is not a bank deposit, bank security or bank liability, and is subject to investment risk, including the loss of, or delays in the payment of, income or capital.

Neither Skyring, its related bodies corporate or any of their respective directors or officers, guarantee the repayment of capital from the Fund, or the investment performance of the Fund. Investments in the Fund are not guaranteed or underwritten by the Responsible Entity, its related bodies corporate or any of their respective directors or officers.

Investor Services

Ph: 1300 73 72 74
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Email: investor@skyring.com.au
Web: www.skyring.com.au

DISCLAIMER

You should consider whether the investment is suitable for you, or seek personal advice from a licensed financial planner, before making any investment decisions. Printed copies of the Product Disclosure Statement for this product are available from Skyring Asset Management Limited (Skyring). Call us on 1300 73 72 74 or request one from your Financial Adviser. Investments may only be made by completing the application form attached to the Product Disclosure Statement which is due to be released 15 September 2025. Skyring Asset Management Limited ACN 156 533 041 holds Australian Financial Services Licence (AFSL) 422902. Skyring has registered the Skyring Fixed Income Fund ARSN 622 775 464 with ASIC and is the issuer of interests in the Skyring Fixed Income Fund.



SKYRING

How do I apply?

1. Complete your Quick App which is available at www.skyring.com.au/apply
2. Call Skyring on **1300 73 72 74** or email investor@skyring.com.au
3. [Click here](#) to download a copy of the Skyring Fixed Income Fund Product Disclosure Statement.

Address

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MILTON QLD 4064

www.skyring.com.au

Watch this short video to learn more about the Skyring team, and how we can make a difference to your financial future.

