

SKYRING

Skyring Fixed Income Fund **Product Disclosure Statement** December 2025



“Preservation of our investors’ capital is the cornerstone of the Skyring investment philosophy. Our comprehensive processes and policies are designed specifically to provide our investors with the confidence that we will deliver the income and investment outcomes they require. Doing so consistently and with the utmost care and consideration.”

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Important Information

Responsible Entity and Issuer

This Product Disclosure Statement (**PDS**) is for the offer of fully paid ordinary units (**Units**) in the Skyring Fixed Income Fund ARSN 622 775 464 (**Fund**).

The name and contact details of the responsible entity are:

Skyring Asset Management Limited

Registered Office

Level 2/2 Gardner Close

Milton QLD 4064

Phone: 1300 73 72 74

Email: investor@skyring.com.au

Web: www.skyring.com.au

Skyring Asset Management Limited ACN 156 533 041 (**Skyring, Responsible Entity, us, we and our**) is the issuer of, and solely responsible for, this PDS. This document is dated 25 December 2025. We hold Australian financial services licence (**AFS Licence**) 422902, issued by the Australian Securities and Investments Commission (**ASIC**), which authorises us to act as responsible entity of the Fund.

Custodian

MSC Certane (Certane CT Pty Ltd) has been appointed as an independent sub-custodian / nominee to hold the assets of the Fund on behalf of Melbourne Securities Corporation as custodian under the terms of the Custodian Agreement.

Both MSC Certane and Melbourne Securities Corporation, respectively, have given written consent to be named in this PDS in the form and context in which they are named and have not withdrawn that consent prior to the date of this PDS. Neither MSC Certane nor Melbourne Securities Corporation make, or purport to make, any statement that is included in this PDS and there is no statement in this PDS which is based on any statement by MSC Certane, Melbourne Securities Corporation (collectively or individually). To the maximum extent permitted

by law, MSC Certane, Melbourne Securities Corporation, respectively, expressly disclaim and take no responsibility for any part of this PDS other than the references to each of their names, respectively. Neither MSC Certane nor Melbourne Securities Corporation guarantee the repayment of capital or any particular rate of capital or income return.

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 offices, 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.

In particular, some of the risks involved with an investment in the Fund are considered in section 6.2.

Reliance on PDS only

No person is authorised by us to give any information or to make any representation in connection with the offer of Units to you that is not contained in this PDS, or in Updated Information provided by us.

Any information or representation not contained in this PDS or Updated Information cannot be relied upon as having been authorised by us.

The issue of this PDS is authorised solely by us and none of our subsidiaries or related bodies corporate are responsible for any statement or information contained in this PDS.

Important Information (cont.)

PDS Available Electronically

If you are printing an electronic copy of this PDS please ensure you print **all** pages, including the Application Form. If you make this PDS available to another person, you must give them the entire electronic file or print-out, including the Application Form. A paper copy of this PDS can be obtained free of charge on request by calling us on 1300 73 72 74.

Units cannot be issued unless you use the Application Form attached to either a paper or electronic copy of this PDS. The Application Form contains a declaration that you have personally received the complete and unaltered PDS prior to completing the Application Form. You should read this PDS in its entirety before completing the Application Form.

Offering Restrictions

The Offer under this PDS is available to persons receiving the PDS within Australia only. The distribution of this PDS in jurisdictions outside Australia may be restricted by law and persons who come into possession of it should seek advice on and observe any such restrictions. This PDS does not constitute an offer to any person to whom, or in any place in which, it would be illegal to make that offer.

No Financial Product Advice

The information contained in this PDS is general information only and does not take into account your individual objectives, financial situation or needs. You should review this PDS carefully and assess whether the information is appropriate for you and talk to a financial adviser before making an investment decision.

Investors to Provide Certain Information

We may require further information from you from time to time to comply with our obligations under the *Anti-Money Laundering and Counter-Terrorism Financing Act 2006* (Cth) (**AML/CTF Act**).

By applying for Units under this PDS, you undertake to provide us with all additional information and assistance that we may reasonably require. We reserve the right to apply our absolute discretion and without notice, to take any action we consider appropriate including blocking or delaying transactions or refusing to provide services, to comply with our obligations under the AML/CTF Act.

If requested by the Responsible Entity, you agree and it is a condition of the issue of Units, to provide certain information required by us or the Custodian in order to comply with any applicable law, including the United States Foreign Account Tax Compliance Act (FATCA) and the Common Reporting Standards under the CRS laws.

Privacy

Please read the privacy statement in section 10.10. By signing and returning the Application Form you consent to the matters outlined in that statement.

Glossary, Illustrations and Currency

Defined terms and abbreviations used in this PDS are explained in the Glossary. All references in this PDS to '\$' are references to Australian dollars unless stated otherwise.

Enquiries

If you have any questions or require assistance with completing the Application Form or additional copies of the PDS, please contact us using the details in the Corporate Directory.



“We believe by placing our investors’ interests before our own, we are creating an investment environment that does not breed complacency”

Welcome to Investors

Skyring would like to welcome you to what we believe to be an exciting income investment.

With the Skyring Fixed Income Fund, you will be able to participate in an investment opportunity which fulfils an income solution for your portfolio by providing consistent monthly distributions.

Skyring's success has been built on three core principles.

1. We put our Investors' interests first.

By doing this, we believe we are creating an investment environment that avoids complacency.

Our team strives each day to achieve their best and improve your portfolio results.

2. The belief that businesses, residential and commercial property, remain the central form of personal wealth creation for the majority of Australians.

This offer provides investment exposure to secured loans on a first mortgage basis to businesses and to facilitate residential and commercial property investment or development across Australia.

We work hard to uphold our reputation as a reliable investment and capital partner, helping Australians achieve their goals of financial independence.

3. Economic cycles change continually.

Our Board's experience supports the agility we need to adapt to this change, and it is one of the key qualities that sets us apart.

By providing our investors with transparent investment opportunities, we believe we are generating a powerful portfolio of capital-stable assets that will meet our investors' long-term security, and income needs.

If you have invested in one of our Funds already, you will know we take these principles very seriously, working in close partnership with you to help you reach the financial goals you are striving for.

We look forward to welcoming you as a member of the Skyring Fixed Income Fund.

1. Key Investment Features

The following table summarises the key features of an investment in the Fund and provides section references for further information. You should read this PDS in full to properly understand your investment in the Fund.

Description	Summary	Refer to Section
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Investment Strategy and Structure

Responsible Entity	Skyring Asset Management Limited ACN 156 533 041, holder of AFS Licence 422902.	5.1
Investment Strategy	<p>The Fund seeks to raise funds from the issue of Units to investors for the purpose of acquiring secured notes (Notes) issued by Skyring Capital Pty Ltd (Skyring Capital). Skyring Capital will use these funds primarily to provide loans for a wide range of purposes including property acquisition or development, construction, and business growth and acquisition, across Australia.</p> <p>Skyring Capital was established to conduct a lending business using funds raised from the issue of Notes to the Fund.</p> <p>The Notes carry a variable coupon rate determined by us and notified to Skyring Capital from time to time, with the coupon amount calculated daily and payable monthly in arrears. Notes are secured by a first ranking security interest over the assets of Skyring Capital. The terms and conditions of the Notes are summarised in section 3.1.</p>	2.1

Offer Details

Offer open date	25 December 2025.	
Offer close date ¹	There is no closing date. However, we may withdraw this offer at any time without prior notice.	
Issue price	The issue price of each Unit is \$1. Units for successful applications will be issued within 7 days of application being accepted.	N/A
Minimum investment	Generally, \$1,000 and then in increments of \$1,000.	N/A
Maximum investment	There is no maximum investment amount, subject to our right to refuse to accept any application at our sole discretion or to accept any application for an amount less than the amount indicated on the Application Form.	N/A

1. We reserve the right to close the Offer early, extend the Closing Date or withdraw the Offer without prior notice.

1. Key Investment Features (cont.)

Description	Summary	Refer to Section
Investment Details		
Distribution Rate to Investors	<p>The distribution rate for Units is variable and is equal to the coupon rate payable by Skyring Capital less our management fee (and less extraordinary Fund expenses, if any are incurred). The distribution rate will change from time to time as the coupon rate on Notes is a variable rate.</p> <p>The current distribution rate is available on our website, www.skyring.com.au, or by contacting us on 1300 73 72 74. However, past performance is not necessarily a guide to future performance and the distribution rate will vary.</p>	2.3
Distributions	<p>Distributions will, where available, be paid monthly in arrears within five Business Days after the last day of each month by direct debit to your nominated account.</p> <p>Distributions will be paid by electronic funds transfer into your nominated financial institution account.</p>	2.3
Distribution Reinvestments	<p>The Distribution Reinvestment Plan (DRP) is a convenient way for you to increase your holding of Units in the 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.</p> <p>The DRP is available to unitholders in the Fund (Unitholders) with registered addresses in Australia.</p> <p>If you wish to participate in the DRP, select the DRP election in the Application Form or at any other time by completing the Reinvestment Instruction Form available from Skyring.</p> <p>You may nominate part or all of your unit holding in the Fund for participation in the DRP. Your nominated participation will apply to all subsequent Distributions until varied by you.</p>	2.3
Withdrawals	<p>The Fund is a non-liquid managed investment scheme which means investors will not be able to withdraw their investment in the Fund unless we make a Withdrawal Offer.</p> <p>We intend to reserve sufficient cash to facilitate the making of a Withdrawal Offer to investors each Quarter. The cash will be generated from the redemption of Notes (which will be funded by Skyring Capital from the repayment of loans it has made to borrowers), funds from investors or a combination of both.</p> <p>Details of the process and the conditions for participating in a Withdrawal Offer (including that you must have held Units for 3 months prior to the date of the Withdrawal Offer) are summarised in section 2.4.</p> <p>We do not guarantee that Withdrawal Offers will be made each Quarter. Further, if a Withdrawal Offer is made, we do not guarantee that you will be able to withdraw the full amount requested. This is because if the amount of withdrawal requests exceeds the amount available under the Withdrawal Offer, withdrawal requests from investors will be satisfied on a pro rata basis.</p>	2.4
Transfer	<p>You may transfer your Units to another person but there will be no established secondary market (e.g. stock exchange) for the Fund.</p>	2.5

1. Key Investment Features (cont.)

Description	Summary	Refer to Section
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Benefits and Risks

Benefits	<p>Benefits of investing in the Fund include:</p> <ul style="list-style-type: none"> (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. 	6.1
Risks	<p>All investments involve risks. There are a number of risks associated with an investment in the Fund. Some of the significant risks include:</p> <ul style="list-style-type: none"> (a) reliance on Skyring Capital; (b) Skyring Capital default; (c) inadequacy of security; (d) lack of diversification; and (e) illiquid investment. 	6.2

Fees and Other Costs

Establishment fee	Nil	7.2
Contribution fees	Nil	7.2
Withdrawal fees	Nil	7.2
Management fee	We will charge a management fee of 0.77% per annum (incl GST) of the gross asset value of the Fund, payable monthly in arrears. 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.	7.2
Fund expenses	We will pay ordinary Fund expenses from our management fee or our other resources.	7.3
Removal fee	We may also be entitled to be paid a fee if we are removed as responsible entity in recognition of the work performed in the establishment and management of the Fund prior to removal.	7.3
Adviser remuneration	<p>If your licensed or authorised financial adviser recommends you invest, or facilitates your investment, in the Fund you may, at your discretion elect to pay them an upfront advice fee, of up to 1.1% (including GST) of the amount you invest in the Fund (Upfront Advice Fee) and/or an ongoing advice fee of up to 0.55% p.a. (including GST) of your initial investment amount (Ongoing Advice Fee), by marking the appropriate box on the Application Form.</p> <p>If you instruct us on the Application Form to pay an Upfront Advice Fee to your adviser on your behalf we will deduct such amount from your application monies and pay it to your adviser at the time Units are issued.</p> <p>If you instruct us on the Application Form to pay an Ongoing Advice Fee to your adviser on your behalf we will deduct such amount from the distributions payable to you and pay it to your adviser at the time the distribution is paid.</p> <p>Refer to section 7.3 for further information about adviser remuneration.</p>	7.3

1. Key Investment Features (cont.)

Description	Summary	Refer to Section
Additional Information		
Cooling-off	No cooling-off period applies to investments in the Fund.	10.7
Tax	Investing in the Fund may have taxation consequences for you. We recommend you seek professional tax advice before investing in the Fund.	8
Reporting to investors	<p>You will receive:</p> <ul style="list-style-type: none"> (a) confirmation of your investment; (b) monthly Distribution statements; (c) quarterly performance updates; (d) an annual taxation summary; and (e) an annual periodic statement. <p>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.</p>	2.7
Target market determination	The target market determination for the Fund is available at www.skyring.com.au .	N/A
Complaints resolution	<p>Any complaints can be made:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>(a) by post:</p> <p>Complaints Manager Skyring Asset Management Limited PO Box 615 Kenmore QLD 4069</p> </div> <div style="width: 45%;"> <p>(b) by phone: 1300 73 72 74</p> <p>(c) by email: investor@skyring.com.au</p> </div> </div>	10.4
How to contact us?	Call 1300 73 72 74 or refer to the Corporate Directory on www.skyring.com.au .	Corporate Directory



2. Investment Objectives and How to Invest

2. Investment Objectives and How to Invest

2.1 Investment Objective

The Fund's objective is to provide investors with regular income via monthly distributions from investing in Notes. The Notes are secured by a first ranking security interest over the assets of Skyring Capital. The terms and conditions of the Notes are summarised in section 3.1.

Skyring Capital was established to operate a lending business using proceeds from the issue of Notes to the Fund to provide loans for residential, commercial, retail and industrial property development, construction or acquisition, and for business growth and acquisition.

Each loan is secured by a first ranking mortgage over real property or, for business loans, a first ranking general security interest over the borrower's assets. Skyring Capital primarily sources loans where the corresponding security is over properties and business located throughout Australia.

Skyring Capital's lending policy is summarised in section 4 and details of Skyring Capital, including its management, are provided in section 3.3.

We can notify Skyring Capital of changes to the coupon rate from time to time, but not more frequently than monthly.

Our Board reviews the coupon rate on a monthly basis based on various factors such as market conditions, the Reserve Bank of Australia official cash rate (Cash Rate) and the amount which we consider provides an appropriate return to the Fund (and therefore Investors) for the investment risk of the Notes.

If we consider the coupon rate should be varied we will notify Skyring Capital of the revised coupon rate, which will apply to all Notes on issue at that time (and to any Notes issued until the coupon rate is next varied). If we determine not to vary the coupon rate, we

are not required to notify Skyring Capital and the prevailing coupon rate will continue to apply until we determine to change the coupon rate and notify Skyring Capital.

We, and our officers, associates and their related entities, do not guarantee the payment of income on, or return of capital of, an investment in the Fund.

2.2 How do I invest in the Fund?

To invest in the Fund, please read this PDS and complete and submit the online Application Form, or complete and lodge an original signed paper copy of the Application Form, and pay your application monies, in accordance with the instructions on that form.

When you apply to invest in the Fund, your money is held in trust in an applications account until we accept your application. We have absolute discretion to decline an application and are not required to give a reason.

If your application is declined, your application money will be returned promptly, with interest (if any) earned on your application money less any fees charged by the bank and any taxes we are required to withhold from the interest paid to you. However, you will not receive less than the amount of your application monies.

Any interest earned on the application money for which Units are issued will form part of the assets of the Fund.

Indirect Investors

If you invest through an IDPS, such as investor directed portfolio services, wrap accounts and master trusts, your rights and liabilities will be governed by the terms and conditions of the disclosure document given to you by the relevant IDPS Operator (IDPS Guide). Indirect investors should carefully read the IDPS Guide before investing in the Fund.

2. Investment Objectives and How to Invest (cont.)

Indirect investors should note that they are directing their IDPS Operator to arrange for their money to be invested in the Fund on their behalf. Indirect investors do not become investors in the Fund or have rights of investors. The IDPS Operator becomes the investor in the Fund and acquires these rights. The IDPS Operator can exercise or decline to exercise the rights on an indirect investor's behalf according to the arrangement governing the IDPS. Indirect investors should refer to their IDPS Guide for information relating to their rights and responsibilities as indirect investors, including information on any fees and charges applicable to their investment.

Information about how indirect investors can apply for Units (including an application form where applicable) will also be contained in the IDPS Guide. We accept no responsibility for IDPS Operators or any failure by an IDPS operator to provide indirect investors with a current version of this PDS as provided by us or to withdraw the PDS from circulation if required by us.

If you are Investing through an IDPS:

- (a) your IDPS Operator will complete the Application Form for you. Do not complete the Application Form attached to this PDS. Your IDPS Operator will be able to advise you of the minimum investment amounts that relate to you; and
- (b) if we make a withdrawal offer, you will need to provide your withdrawal request directly to your IDPS Operator. You will need to contact the relevant IDPS Operator regarding their withdrawal request cut-off times for pricing purposes. The time to process a withdrawal request will depend on the particular IDPS Operator. You should refer to the IDPS Guide for the minimum withdrawal amount; and
- (c) you are able to access our complaints procedures (see section 10.4) for complaints

about any aspect of your investment in the Fund. If investing via an IDPS and your complaint concerns the operation of the IDPS then you should contact the IDPS operator directly.

We authorise the use of this PDS by investors investing in the Fund indirectly through an IDPS Operator.

2.3 Distributions

The current distribution rate is available on our website, www.skyring.com.au, or by contacting us on 1300 73 72 74. However, past performance is not necessarily a guide to future performance as the distribution rate is variable and is equal to the coupon rate payable by Skyring Capital less our management fee (and less extraordinary Fund expenses, if any are incurred).

The distribution rate will change from time to time as the coupon rate on Notes is a variable rate determined by us and notified to Skyring Capital from time to time. The coupon amount is calculated daily and payable monthly in arrears. We determine the coupon rate based on various factors such as market conditions, the Reserve Bank of Australia official cash rate (**Cash Rate**) and the amount which we consider provides an appropriate return to the Fund (and therefore Investors) for the investment risk of the Notes. The distribution rate will also be impacted by the incurrence of any extraordinary Fund expenses and by the non-payment of the monthly coupon on Notes by Skyring Capital.

The payment of Distributions will be dependent upon Skyring Capital meeting its obligations under the Notes and making coupon payments in full and on time. Therefore, an investment in the Fund is subject to investment risk, including the loss of capital invested. You should refer to section 6.2 for a discussion of the risks of investing in the Fund.

2. Investment Objectives and How to Invest (cont.)

Subject to the availability of funds, Distributions will be paid by electronic funds transfer into your nominated financial institution account.

The transfer of Distributions to your account will typically occur within 5 Business Days of the end of each Distribution Period (being monthly).

Distributions by the Fund to investors will be sourced from coupon payments made by Skyring Capital and not from Fund borrowings (as the Fund will not borrow).

Coupon payments from Skyring Capital to the Fund will primarily be sourced from interest payments from borrowers and not from Skyring Capital borrowings (as Skyring Capital does not intend to have any borrowings other than the Notes).

2.4 Withdrawals

The Fund operates as a non-liquid scheme and you can only withdraw from the Fund in response to a Withdrawal Offer made by us. We cannot guarantee the offer or payment of withdrawals at any particular time. We intend to make Withdrawal Offers on a Quarterly basis.

To participate in a Withdrawal Offer, you must:

- (a) have held Units for at least 3 months prior to the date of the Withdrawal Offer; and
- (b) lodge a valid notice of your intention to participate in the Withdrawal Offer (**Participation Notice**) with us at least 60 days prior to the end of the relevant Quarter. The form of notice is available at www.skyring.com.au.

If we have not received any Participation Notices for a Quarter, we will not make a Withdrawal Offer for that Quarter.

The Participation Notice requires investors to identify the amount they are seeking to withdraw from the Fund. This information assists us to

budget the amount to make available under the Withdrawal Offer.

However, we do not represent or guarantee that the amount available under a Withdrawal Offer will be equivalent to the total amount which investors have indicated in the Participation Notices that they are seeking to withdraw from the Fund as the amount available for a Withdrawal Offer will primarily depend upon the receipt of proceeds from the redemption of Notes (and the redemption of Notes by Skyring Capital will depend upon the repayment of loans by borrowers) and investor subscriptions.

A Withdrawal Offer will only be made to investors (**Eligible Investors**) who satisfy the above requirements. We will provide a Withdrawal Request Form to Eligible Investors which will specify:

- (a) the period during which the offer will remain open which will be at least 21 days after the offer is made (**Offer Period**);
- (b) the assets that will be used to satisfy Withdrawal Requests;
- (c) the amount of money that is expected to be available when those assets are converted into cash; and
- (d) the method of dealing with Withdrawal Requests if the money available is insufficient to satisfy all requests.

Eligible investors may request written withdrawal of part or all of their eligible Units by giving a notice that must be received no later than 5.00pm AEST on the last business day of the Offer Period.

As required by the Corporations Act the Withdrawal Requests must be satisfied within 21 days of the end of the Offer Period. No fee is payable for a withdrawal. If satisfaction of a Withdrawal Request will result in the value of an Eligible Investor's investment being less than

2. Investment Objectives and How to Invest (cont.)

\$1,000, we may treat the Withdrawal Request as applying to their entire investment.

No withdrawals can be made outside of an Offer Period.

If the Fund suffers a loss on its investment in Notes, there may be a reduction in value of the assets in the Fund on which the withdrawal value is based. This may result in a reduced withdrawal price payable to the investors who are redeeming Units.

We do not guarantee Withdrawal Offers will be made each Quarter, as this will be dependent on having sufficient funds available which is primarily determined by the redemption of Notes by Skyring Capital. Further, if a Withdrawal Offer is made, we do not guarantee that you will be able to withdraw the full amount requested as we are required to satisfy Withdrawal Requests pro-rata if the amount requested for withdrawal by participating Eligible Investors exceeds the amount of the Withdrawal Offer.

We also reserve the right to cancel a Withdrawal Offer before the closing date.

2.5 Transfer of Units

You should consider your investment as illiquid as there is no established secondary market (e.g. stock exchange) for the Fund. However, you may transfer your Units to another person subject to the Constitution.

We will maintain a list of proposed buyers and sellers of Units, and investors can be added to, or obtain a copy of, the list by contacting us. If you wish to sell your Units, you will need to contact a potential buyer and privately agree the terms of any transfer, including price, as we will not list buy or sell prices or facilitate the sale or purchase of Units. To transfer your investment, you must find a buyer and send us a valid transfer request signed by both parties. You can obtain

transfer forms by contacting us, using the details in the Corporate Directory.

2.6 Nature of Units

This PDS relates to an offer of ordinary units in the Fund and other classes of units will be on issue in the Fund from time to time. All classes of units issued in the Fund will have the same rights and restrictions but may have different distribution rates.

Further, all Notes will be issued under the Note Subscription Deed, have the same terms and conditions and be secured by the Note Security Deed.

Different classes of units in the Fund will not have an interest in specific Notes and Notes issued by Skyring Capital will not correspond to specific loans advanced by Skyring Capital.

2.7 Reporting

You will receive written confirmation of your investment in the Fund as well as the following regular updates:

- (a) monthly Distribution statements;
- (b) quarterly updates on the performance of your investment;
- (c) an annual taxation statement; and
- (d) an annual periodic statement.

The Fund's annual financial statements can, when available, be downloaded from the Skyring Investor Portal, accessed from our website at www.skyring.com.au.

Alternatively, if you wish to receive annual financial statements by mail or email, please tick the appropriate box on the Application Form.



3. Notes and Skyring Capital Details

3. Notes and Skyring Capital Details

3.1 Summary of Note Terms

The key terms of the Notes to be issued by Skyring Capital to the Fund are set out in Figure A.

3.2 Note Security

Repayment of the Notes is secured, pursuant to a note security deed (Note Security Deed), by a registered first ranking general security interest granted by Skyring Capital over all of its current and future assets and undertakings.

The main terms of the Note Security Deed to be entered into between the Fund and Skyring Capital are set out in section 9.5.

3.3 Skyring Capital

Skyring Capital Pty Ltd is a related body corporate of the Responsible Entity as both are wholly owned subsidiaries of the same parent company. All directors of Skyring Capital are also directors of the Responsible Entity. Profiles for our directors are contained in section 5.2.

3.4 Equity Interests in Borrowers

Skyring Capital may agree to reduce or waive the loan establishment fee it typically charges to a borrower, or agree not to require a guarantee from a director or owner of a borrower, in exchange for taking an equity position in a borrower. Skyring Capital will not use Note issue proceeds to make equity investments in borrowers and loans made by Skyring Capital to borrowers in which it obtains an equity interest must meet the requirements of Skyring Capital's Lending Policy.

Equity interests in borrowers may provide Skyring Capital with a further source of funds, in the form of dividends or proceeds from the realisation of such investments, to assist Skyring Capital meet its coupon payment and redemption obligations on Notes. Skyring Capital will typically enter into a shareholders' agreement or similar document to govern its relationship with other shareholders of a borrower in which it has an equity interest.

FIGURE A

Matter	Details
Face Value	Each Note will be issued with a face value of \$1.
Classification	The Notes are secured redeemable notes in the capital of Skyring Capital. The Notes are not convertible into shares or any other securities.
Use of Funds	Funds raised from the issue of Notes may only be used by Skyring Capital to: (a) provide loans for existing property, acquisition of property, property development and construction, and business growth and acquisition, and Skyring Capital will provide loans relating to properties and business located throughout Australia; or (b) fund the redemption of existing Notes.
Coupon Rate and Payments	Notes carry an entitlement to receive coupon payments based on a variable rate determined by the Fund and notified to Skyring Capital from time to time. Accordingly, the coupon rate will vary from time to time as the Fund changes the variable rate and modifications to the coupon rate apply to all Notes on issue. The Fund and Skyring Capital may also agree that a higher or lower coupon rate will apply to Notes issued during a certain period and apply for such duration as agreed between the parties. Coupon payments are calculated daily and must be paid monthly in arrears within two Business Days of the end of the month.

3. Notes and Skyring Capital Details (cont.)

FIGURE A (cont.)

Matter	Details
Minimum Subscription	The fund must subscribe for Notes in increments of \$1,000 or at the discretion of the Directors.
Maturity	Each Note matures on the fifth anniversary of the issue date of the Note. On maturity, the Notes must be redeemed by Skyring Capital.
Early Redemption	Notes may be redeemed by Skyring Capital prior to their maturity upon Skyring Capital giving at least 30 days prior written notice to the Fund specifying the date of redemption and the number of Notes to be redeemed.
Transfer	Either party may transfer Notes to a third party with the prior written consent of the other party.
Security	The Notes are secured by a registered first-ranking security interest over the assets and undertaking of Skyring Capital.
Covenants and Default	<p>If an event of default occurs in respect of Skyring Capital, the Fund may immediately require Skyring Capital to redeem all of the Notes. Events of default include:</p> <ul style="list-style-type: none"> (a) Skyring Capital fails to pay a coupon payment or the redemption amount on a Note when due; (b) Skyring Capital becomes insolvent or is unable to pay its debts; (c) Skyring Capital stops paying its debt or ceases to carry on business; and (d) any representation or warranty provided by Skyring Capital being incorrect or misleading in a manner the Fund considers material. <p>For so long as one or more Notes remain on issue, Skyring Capital is required to (among other things):</p> <ul style="list-style-type: none"> (a) maintain its corporate existence; (b) carry on and conduct its business in the ordinary and usual course; and (c) not issue any other notes which rank in priority to the Notes and/or grant security over its assets to another entity, without the Fund's prior written consent.



4. Lending Policies

4. Lending Policies

All loans advanced by Skyring Capital must satisfy a range of risk management and lending guidelines as set out in its Lending Policy, as varied from time to time. Skyring Capital's key lending parameters are as follows:

Lending Parameters	
Loan Purpose	<p>Skyring Capital provides loans for residential, commercial, retail and industrial property development, construction or acquisition, and for business growth and acquisition, where the loan will be secured by a first ranking mortgage over real property or, for business loans, a first ranking general security interest over the borrower.</p> <p>Skyring Capital will primarily source loans for property development, construction and acquisition, and business growth and acquisition, and Skyring Capital will provide loans relating to properties and business located throughout Australia.</p> <p>Skyring Capital will only provide first-ranking or senior debt loans and will not provide second-ranking or mezzanine loans.</p>
Lending Valuation Ratio (LVR)	<p>Prior to the advance being made, a borrower must demonstrate to Skyring Capital's satisfaction, that it has adequate property or assets to secure the loan.</p> <p>Loans which are advanced for property development or construction purposes will have a maximum LVR of 70% on both an 'as is' and 'as if complete' basis. All other loans secured over real property will also have a maximum LVR of 70%. For loans secured over assets other than real property, we may lend on an LVR of up to 70% of the value of the assets securing the loan (for example, for a loan to fund the acquisition of a business which is secured over the assets of that business).</p>
Interest Rates	<p>Skyring Capital will determine the interest rates and fees payable by a borrower having regard to prevailing market rates, the borrower's borrowing history, the purpose of the loan and any other matter which Skyring Capital considers relevant on a case by case basis.</p> <p>Interest rates will be set at rates which provide an appropriate risk margin over the cost of funds and enable Skyring Capital to meet its coupon payments on the Notes. Loans will typically carry a variable interest rate.</p>
Acceptable Security	<p>All loans will be secured by:</p> <ul style="list-style-type: none"> (a) a registered first mortgage over real property; and/or (b) a registered first ranking general security interest over the assets and undertaking of the borrower. <p>Loans may be supported by additional security such as guarantees from the directors or owners of the borrower.</p>

4. Lending Policies (cont.)

Lending Parameters (cont.)	
Valuations	<p>Skyring Capital will obtain an independent valuation over any real property and the Lending Policy requires:</p> <ul style="list-style-type: none"> (a) a valuer to be a member of an appropriate professional body in the jurisdiction in which the relevant property is located; (b) a valuer to be independent; (c) any real or potential conflict of interest to be dealt with in accordance with Skyring Capital's conflict policy; (d) the rotation and diversity of valuers. <p>Additionally, independent valuations must be obtained:</p> <ul style="list-style-type: none"> (a) before the issue of a loan; (b) on renewal or extension of a loan (if applicable) for a period of more than 6 months or on renewal or extension for a period of less than 6 months where Skyring Capital considers that there has been a material decline in value of the security property; (c) for loans secured by a mortgage over real property, where the security property is a development property, on both an 'as is' and 'as if complete' basis and, for all other real property security, on an 'as is' basis; and (d) within two months after Skyring Capital forms a view that there is a likelihood that a decrease in the value of security property may have caused a material breach of the relevant loan agreement. <p>For loans secured over assets other than real property, Skyring Capital's Lending Policy requires it to obtain an assessment of the value of those assets from an accountant, business broker or other person who it considers has suitable expertise to assess the value of the assets having regard to the type of asset, and, in each case, who is independent from the borrower.</p> <p>Skyring Capital will obtain an assessment of the value of such secured assets in respect of a loan before the issue of the loan, on renewal or extension of the loan (if applicable) for a period of more than 6 months or where Skyring Capital considers that there has been a material decline in the value of the security property, and within two months after Skyring Capital forms a view that there is a likelihood of a decrease in the value of security property which may cause a material breach of a covenant of the relevant loan agreement.</p>
Loan Term	Loans will generally be of a term of 12 months to 18 months.
Loan Approvals	All Loans require the approval of the board of Skyring Capital.
Loan Servicing	Skyring Capital must take into account a borrower's ability to service the loan having regard to their forecast and historical cash flow statements, access to liquid assets, and any retention of funds advanced to meet interest payments.

4. Lending Policies

Lending Parameters (cont.)

Default Management	<p>The mandatory default management procedures in the event of default by a borrower under a loan agreement are as follows:</p> <ul style="list-style-type: none">(a) Skyring Capital will immediately contact the borrower to ascertain the reason for the default and determine whether the borrower can rectify the default in a reasonable time;(b) if the default remains outstanding for 10 days, the default is escalated to Skyring Capital's board;(c) if the default is not rectified within 28 days, Skyring Capital will consider instructing lawyers to commence legal proceedings to recover the loan;(d) a decision by Skyring Capital on whether to instruct lawyers will be based on what it believes is in the best interest of investors; and(e) Skyring Capital will immediately advise us of any default which remains outstanding for 10 days and of the status of the loan, including any enforcement action taken.
Co-Lender	<p>Skyring Capital may partner with another lender, on a first mortgage basis to jointly provide a loan to a borrower. In which case Skyring Capital will enter into an agreement with the co-lender which sets out how the parties, as co-lenders, will exercise their rights under the loan agreement and security documents with the borrower and which requires interest payments and principal repayments from the borrower to be allocated between the co-lenders in proportion to their contribution to the loan.</p>



5. Responsible Entity and Custodian

5. Responsible Entity and Custodian

5.1 Skyring Asset Management Limited

Skyring Asset Management Limited is an unlisted public company incorporated in Queensland which holds AFS Licence 422902.

Our AFS Licence authorises us to operate the Fund as a registered management investment scheme. As responsible entity, we are responsible for the day to day operation of the Fund in accordance with our AFS Licence, the Constitution, Compliance Plan and Corporations Act.

Our key driver is that our job is to help our investors to grow their wealth through a professionally managed investment strategy by a company that upholds the same investor values and continues to innovate.

5.2 Directors and Key Personnel

David Mardell

Chief Executive Officer

David Mardell is one of the founding directors of Skyring Asset Management Limited.

He and his co-founders established the company in 2011, at which time David brought more than 15 years' experience in financial services, industry leadership and management experience —expertise that he has since honed further, for the very tangible benefit of his clients and associates.

David is also a Director of Skyring Capital.

Cathryn Howard

Chief Financial Officer

Cathy Howard is also one of the founding directors of Skyring Asset Management Limited. Cathy is a Chartered Accountant and Registered Tax Agent.

Cathy has a BA in Psychology from the University of Queensland, and a Master of Professional Accounting from The University of Southern Queensland.

Cathy manages the strategic financial management of Skyring's Funds and individual projects on investors' behalf, and of Skyring Asset Management Limited itself.

As Chief Financial Officer, Cathy oversees the corporate direction and strategy for Skyring's operations. This includes the acquisition and delivery of investor assets through Skyring Asset Management's Property and Income Funds.

Cathy's commitment to achieving Skyring's vision for investors, partners, shareholders and stakeholders alike is demonstrated in her determination to help them grow their wealth through the Skyring Fixed Income Fund.

Cathy is also a Director of Skyring Capital.

Peter Howard

Director

Peter Howard has a solid background in information technology with over 20 years' experience across a number of roles, including senior development and project management positions in Queensland's public sector.

Along with his leadership and IT management expertise, Peter's 'outside the box' thinking adds further depth to an already impressive team. He brings a fresh perspective, and can rally people from different disciplines to overcome challenges and bring new opportunities to life.

Peter is also a Director of Skyring Capital.

5. Responsible Entity and Custodian^(cont.)

5.3 Compliance Committee

In accordance with the Corporations Act, we have appointed an independent Compliance Committee for the Fund to assist us to meet our compliance responsibilities. In particular, the Compliance Committee's role is to monitor our compliance with the Compliance Plan and Constitution in operating the Fund. The Compliance Committee reports directly to the Board and, in certain circumstances, to ASIC.

The Compliance Committee is required to have a minimum of three members, the majority of whom must be external to the Responsible Entity.

5.4 Custodian

Although we manage all assets of the Fund, we have appointed an independent sub-custodian to hold the assets of the Fund.

MSC Certane (Certane CT Pty Ltd) has been appointed as an independent sub-custodian / nominee to hold the assets of the Fund on behalf of Melbourne Securities Corporation as custodian under the terms of the Custodian Agreement.

MSC Certane and Melbourne Securities Corporation are part of the **MSC Group**, an established Australian, independent provider of corporate trust, custodial, fund administration and financial intermediary services for domestic and international fund managers, corporates and financial services industry participants. Neither MSC Certane nor Melbourne Securities Corporation have any supervisory role in relation to the operation of the Fund and have no liability or responsibility to any unit holder for any act done or omission made in accordance with the Custodian Agreement.

The sub-custodian's role is to hold the assets in its name and act on the direction of the Responsible Entity to effect cash and investment transactions.

MSC Certane's role as sub-custodian is limited to holding the assets of the Fund.



6. Benefits and Risks of Investing

6. Benefits and Risks of Investing

6.1 Benefits of investing in the Fund and this Offer

Some key benefits of investing in the Fund are summarised below.

Regular Distributions

Distributions will be paid monthly in arrears.

Direct Deposit of Distributions

Distributions are automatically deposited to your nominated financial institution account via electronic funds transfer.

Distribution Reinvestment Plan (DRP)

Distributions can be reinvested.

Regular Reporting

You can keep track of your investment with regular Distribution statements and annual tax statements.

Fund Assets held by Custodian

The independent Custodian will hold legal title to all Fund assets, in its capacity as agent of the responsible entity of the Fund.

Expertise and Experience of our Key Management

You will benefit from the expertise and experience of our key management personnel. Section 5.2 provides information about our Board.

6.2 Investment Risks

Before deciding whether to invest in the Fund, it is important that you understand the risks that can affect your investment. All investments are subject to risk, and investments may not perform as expected resulting in a loss of capital or income to investors or may not ultimately meet an investor's objectives.

You should give consideration to the following risk factors, as well as the other information contained in this PDS before investing in the Fund.

Skyring Capital unable to make Coupon Payments or repay Notes upon redemption

The key risk is that Skyring Capital is not able to make coupon payments or repay the face value of the Notes upon redemption. Skyring Capital is reliant on borrowers to make interest payments and repay the loan principal in accordance with the loan terms in order to meet its obligations under the Notes.

Further, the loans made by Skyring Capital as at the date of this PDS are a combination of fixed and variable rate loans and Skyring Capital anticipates future loans will also be a combination of fixed and variable rate loans. For variable rate loans, increases in the variable rate will increase the borrower's interest rate payments and may result in higher levels of non-payment of interest and loan defaults. Such circumstance would adversely impact Skyring Capital's ability to make coupon payments on the Notes.

As the coupon rate on Notes is a variable rate determined by us from time to time, frequent and/or significant increases in the coupon rate on Notes may impact Skyring Capital's ability to make coupon payments on the Notes even where borrowers are paying interest on their loans in accordance with their obligations, if the coupon payments payable by Skyring Capital on the Notes exceed the interest payments it receives from borrowers. This is because, for fixed rate loans, Skyring Capital will not be able to increase the interest rate charged to borrowers to reflect increases in the coupon rate and, for variable rate loans, Skyring Capital may not be able to increase the interest rate charged to borrowers to reflect increases in the coupon rate where such increases occur independently of, or are higher than, increases in the variable rate applicable to loans.

If Skyring Capital does not meet its obligations under the Notes, it will adversely impact the Distribution rate paid to investors and may result in investors not receiving a return, suffering a capital loss or both.

6. Benefits and Risks of Investing (cont.)

Reliance on Skyring Capital

The Fund is reliant on Skyring Capital to source, approve, manage and recover loans and to operate in accordance with its Lending Policy. If Skyring Capital fails to diligently and appropriately perform these functions and makes inappropriate loans, does not manage loans effectively or does not take appropriate and timely enforcement action, it will increase the risk of Skyring Capital defaulting on its obligations under the Notes and impact the value and performance of an investment in the Fund.

Inadequacy of Note Security

The Notes will be secured by a first-ranking general security interest over the assets and undertaking of Skyring Capital. However, Skyring Capital's assets will predominantly comprise the loans it makes to borrowers and security obtained to enforce those loans. If a borrower defaults on its obligations and Skyring Capital is unable to recover the entire amount owing by the borrower upon enforcement of the security resulting in Skyring Capital defaulting on its payment obligations under the Notes, it is unlikely the Fund will recover the shortfall from enforcing its security over Skyring Capital.

Further, no valuation will be undertaken of Skyring Capital prior to the Fund investing in Notes or the time of any subsequent subscription for Notes and we are not responsible for the ensuring the adequacy of valuations of security property for loans made by Skyring Capital.

Variable Coupon Rate

The coupon rate of each Note is a variable rate which is determined by us and notified to Skyring Capital from time to time. Changes to the coupon rate payable on the Notes will impact the distribution rate payable to investors.

Note Increments

The Fund can subscribe for Notes in increments of \$1,000 and Skyring Capital is required to issue Notes subscribed for by the Fund. The

minimum loan amount for loans made by Skyring Capital is expected to be no less than \$200,000. As the Note increments are smaller than the loans which Skyring Capital will make, Skyring Capital may hold Note proceeds upon which it is required to pay the coupon rate but will not advance these funds to a borrower. Consequently, Skyring Capital will need to fund the coupon payments on those Notes from its own resources (such as fees charged to borrowers).

There is a risk Skyring Capital may not have sufficient financial resources to fund such payments which will constitute an event of default and adversely impact the payment of distributions to investors.

Lack of Diversification

The Fund will only invest in Notes, and hold cash held pending investment in Notes, distribution to investors or payment of our fees. Therefore, an investment in the Fund will not offer diversification. While Skyring Capital aims to achieve a diversified loan portfolio, as the Fund's only investment (other than a cash holding) will be the Notes, if the Notes fail to perform as expected it will adversely impact the performance in the Fund.

Lending Risk

Skyring Capital is primarily a lending business and, consequently, the Fund, via its investment in Notes, is subject to the risks of providing secured loans to borrowers. These risks include inadequacy of security, independent valuations may be flawed, the costs of enforcing security and taking action to recover loan principal and outstanding interest, and concentration of loan portfolio. Construction and development loans pose additional risks such as costs overruns and the potential for changes in market conditions during the construction period.

6. Benefits and Risks of Investing (cont.)

Related Party and Conflict of Interest Risk

The key risk posed by investing in Notes issued by a related party is that we may fail to sufficiently:

- (a) the performance of obligations by;
- (b) take action against; or
- (c) in the event of a default, enforce our security against,

Skyring Capital, to the detriment of investors.

We manage such risks and potential conflicts of interest by adhering to our Conflict Policy and with the assistance of our Compliance Committee (which has a majority of independent members).

Liquidity Risk

An investment in the Fund should be treated as an illiquid medium to long-term investment because there is no secondary market for Units. If you wish to exit your investment prior to doing so through making a Withdrawal Offer, you will need to find a buyer for your Units.

We will maintain a list of proposed buyers and sellers of Units and investors can be added to, or obtain a copy of, the list by contacting us using the details in the Corporate Directory. If you wish to sell your Units, you will need to contact a potential buyer and privately agree the terms of any sale, including price, as we will not list buy or sell prices or facilitate the sale or purchase of Units.

Compliance Risk

If we fail to comply with our AFS Licence conditions, the Constitution, Compliance Plan or Corporations Act it will likely have an adverse impact on you and the value of your investments. This may result in:

- (a) the Fund being wound up; or
- (b) ASIC taking action to remove us as the responsible entity.

Key Personnel Risk

This is the risk that changes in our management or the loss of key personnel may result in us not adequately monitoring and overseeing the approval, management and enforcement of loans thus increasing the risk of policies and procedures not being adhered to.

Regulatory Risk

There is a risk that changes to the regulatory environment or the financial services industry may, either directly or indirectly, affect the value of an investment in the Fund.

Taxation Risk

Australian tax laws are constantly in a state of flux with the introduction of various taxation amendments which may affect you.

Tax liability is your responsibility. We are not responsible for the taxation consequences of an investment in the Fund. You should consult your own taxation adviser to ascertain the tax implications of your investments. See section 8 for further information.

Macro Economic Risk

The general state of the Australian and international economies, as well as changes in taxation, monetary policies, interest rates and statutory requirements may affect:

- (a) a borrower's ability to meet its obligations under the loan agreement and, consequently, Skyring Capital's ability to meet its obligations under the Notes; or
- (b) the Fund's performance negatively and thus the value of your investment.



7. Fees and Costs

7. Fees and Costs

7.1 Consumer Advisory Warning

The Corporations Regulations 2001 requires us to include the following standard consumer advisory warning. This warning is required to be inserted into all product disclosure statements and is not specific to this PDS.

Did you know?

Small differences in both investment performance and fees and costs can have a substantial impact on your long term returns.

For example, total annual fees and costs of 2% of your investment balance rather than 1% could reduce your final return by up to 20% over a 30 year period (for example, reduce it from \$100,000 to \$80,000).

You should consider whether features such as superior investment performance or the provision of better member services justify higher fees and costs.

You may be able to negotiate to pay lower fees. Ask the fund or your financial adviser.

To Find Out More

If you would like to find out more, or see the impact of the fees based on your own circumstances, the Australian Securities and Investments Commission (ASIC) website (www.moneysmart.gov.au) has a managed funds fee calculator to help you check out different fee options.

7. Fees and Costs (cont.)

7.2 Fees and other Costs

This section shows fees and other costs that you may be charged. These fees and costs may be deducted from your money, from the returns on your investment or from the Fund assets as a whole.

Information about taxes is set out in section 8.

You should read all the information about fees and costs because it is important to understand their impact on your investment.

Type of Fee or Cost	Amount	How and When Paid
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Fees when your money moves in or out of the Fund¹

Establishment Fee The fee to open your investment	Nil	N/A
Contribution Fee The fee on each amount contributed to your investment	Nil	N/A
Withdraw Fee The fee on each amount you take out of your investment	Nil	N/A
Exit Fee The fee to close your investment	Nil	N/A
Investment Switching Fee The fee for changing investment options	Nil	N/A
Buy-Sell Spread An amount deducted from your investment representing costs incurred in transactions by the scheme	Nil	N/A

Ongoing Annual Fees and Costs

Management Costs The fees and costs for managing your investment ² .	Management Costs The management fee is 0.77% per annum of the gross asset value of the Fund. We pay ordinary Fund expenses from our management fee or our other resources.	The management fee is calculated and payable monthly in arrears and deducted from the Fund. The management fee will typically be paid from the coupon payments paid by Skyring Capital prior to the payment of Distributions to investors. Extraordinary expenses are paid from the Fund assets where applicable. Please refer to 'Management fees' and 'Fund expenses' in the 'Additional explanation of fees and costs' section below for further details.
Performance Fees Amounts deducted from your investment in relation to the performance of the product.	Nil	N/A
Transaction Costs The costs incurred by the scheme when buying or selling assets	Nil	N/A

1. You can elect to pay your adviser an Ongoing Advice Fee. Please refer to 'Adviser remuneration' in the 'Additional explanation of fees and costs' section below for further details.

2. The amounts shown are necessarily estimates only of management costs. Actual amounts will differ from this estimate.

7. Fees and Costs (cont.)

7.3 Example of Annual Fees and Costs

This table gives an example of how the ongoing annual fees and costs for the Fund can affect your investment over a one-year period. You should use this table to compare this Fund with other products offered by managed investment schemes.

Example		Balance of \$50,000 with total contributions of \$5,000 during the year
Contribution Fees	Nil	For every additional \$5,000 you put in you will be charged \$0. ¹
PLUS Management Fees and Costs	0.77% per annum	And , for every \$50,000 you have in the Fund, you will be charged or have deducted from your investment \$385 each year. ²
PLUS Performance Fees	Nil	And , you will be charged or have deducted from your investment \$0 in performance fees each year.
PLUS Transaction Fees	Nil	And , you will be charged or have deducted from your investment \$0 in transaction costs.
Equals Cost of Fund		If you had an investment of \$50,000 at the beginning of the year and you put in an additional \$5,000 ¹ during that year, you would be charged fees and costs of \$385. What it costs you will depend on the fees you negotiate. ³

1. It is a requirement of the Corporations Regulations that the above example assumes a balance of \$50,000 and an additional contribution made at the end of the period of \$5,000.

2. Management fees of \$385. This fee is typically deducted from the coupon payments made by Skyring Capital and not deducted from the amount you invest.

3. The management costs for the Fund are not negotiable for retail clients.

7.4 Additional Explanation of Fees and Costs

Management Fee

This is the fee payable to us for operating the Fund. This fee will typically be paid from Skyring Capital's coupon payments and not deducted from the amount you invest. However, if Skyring Capital defaults and we enforce the Fund's rights under the Notes we may pay our management fee from amounts (if any) the Fund recovers from Skyring Capital.

We will pay ordinary Fund expenses associated with the Fund from our management fee or our other resources.

Under the Constitution, we are entitled to a maximum management fee for managing the Fund of up to 5.5% per annum of the value of the gross asset value of the Fund.

We reserve the right to delay or waive payment of the above fees at our discretion.

Fund Expenses

Generally, we will pay the expenses incurred in connection with the Fund (including the fees payable to the Custodian) from our own resources and they will not form part of the management costs.

However, if extraordinary or unusual expenses are incurred we may choose to recover these costs from the Fund. Examples of this type of expense include the costs involved in:

- (a) convening a meeting of investors;
- (b) termination of the Fund;
- (c) amending the Fund constitution;
- (d) defending or bringing of litigation proceedings; or
- (e) replacement of the responsible entity.

The management fees and costs amount in the table in section 7.2 above does not include any extraordinary expenses as none were incurred in the financial year ended 30 June 2025.

7. Fees and Costs (cont.)

Removal Fees

Under the Constitution, we are entitled to a fee of 2.2% of the value of the Fund's assets if we are removed as the responsible entity of the Fund (other than as a result of a determination by ASIC or an Australian Court, or an acknowledgement by us, of gross negligence in the management of the Fund or a material fiduciary breach). For example, if the Fund's gross asset value was \$10 million, we would be entitled to receive a removal fee of \$220,000 if removed as responsible entity. The management fee estimate in the table in section 7.2 does not include any removal fee.

Adviser Remuneration

If your adviser recommends you invest, or facilitates your investment, in this Offer, you can elect to pay them an advice fee of:

- (a) up to 1.1% of your application amount **(Upfront Advice Fee)**;
- (b) up to 0.045% per month of your investment balance with such amount payable from the distributions you receive on your investment **(Ongoing Advice Fee)**; or
- (c) both (a) and (b), by marking the appropriate boxes on the Application Form.

You can also authorise the payment of the Upfront Advice Fee to your adviser in relation to any further investments in the Fund. The Ongoing Advice Fee will apply to any further investments as it is calculated by reference to the total value of your investment in the Fund.

You can also authorise your adviser to pay all or part of the Upfront Advice Fee and/or Ongoing Advice Fee to your personal financial planner, being the individual who advises you and who is an authorised representative or a representative of your adviser.

The Upfront Advice Fee, up to 1.1% of your application amount, is negotiated by you with

your adviser and you authorise us to pay that amount to your nominated adviser out of your application moneys at the time Units are issued to you. This fee is not paid by the Responsible Entity or the Fund.

For example, if the application amount you paid to us is \$20,000, and you have directed us on your Application Form to pay an Upfront Advice Fee of 1.1% of your application moneys, we will pay your nominated adviser an amount of \$220 from your application amount and the remaining \$19,780 will be invested in the Fund and 19,780 Units issued to you.

The Ongoing Advice Fee, up to 0.045% per month of your investment balance and calculated monthly in arrears, is negotiated by you with your adviser, and you authorise us to pay that amount to your nominated adviser out of your monthly distributions (if any) at the time they are payable to you. This fee is not paid by the Responsible Entity or the Fund.

For example, if your investment balance at the end of a month was \$20,000 and you requested we pay your adviser an Ongoing Advice Fee of 0.045% per month of your investment balance, your adviser would be entitled to an Ongoing Advice Fee of \$9 for that month.

We would deduct this amount from your Distribution for that month and pay it to your adviser on your behalf. If no Distribution was payable for that month, we would deduct the fee from your next Distribution and pay it to your adviser on your behalf.

We will continue to pay the Ongoing Advice Fee to your adviser until you instruct us to stop. You can also change the amount of your Ongoing Advice Fee (up to the maximum fee of 0.045% per month). Instructions to cease, or to change, your Ongoing Advice Fee must be notified to us in writing and the cessation or change will apply from the month following the month in which we receive your notification. If you withdraw all of your investment, no further Ongoing Advice Fee is payable.

7. Fees and Costs (cont.)

Skyring Capital Fees

Skyring Capital may also charge fees to borrowers, such as loan establishment fees and loan repayment fees. These fees will be retained by Skyring Capital and are not payable to the Fund or Responsible Entity.

Differential Fee Arrangements

We may negotiate different fee arrangements, such as fee rebates, waivers or reductions, for wholesale clients. Such differential fee arrangements will be by individual negotiation with us.

Fee Entitlement

Notwithstanding anything else contained in this PDS, we are entitled to be paid our fees and reimbursed for Fund expenses from the assets of the Fund, prior to Distribution payments being made to investors.

GST and Stamp Duty

All fees stated in this PDS include (if applicable):

- (a) GST less any reduced input tax credits; and
- (b) stamp duty.

Incidental Fees

We may charge fees where provided for under the Corporations Act. For example, a \$10 fee to provide a copy of the Constitution.

Referral Fees

We may, at our discretion, pay individually negotiated referral fees to introducers of wholesale clients (as per section 761G of the Corporations Act) or sophisticated investors (as per section 761GA of the Corporations Act) to the Fund. These fees will be paid by us from our own resources and not from the assets of the Fund.



8. Taxation

8. Taxation

8.1 General Information Only

Australian tax laws are complex and are subject to constant change. The views in this PDS are based on law and announcements current in Australia as at the date of this PDS. It does not take into account or anticipate any changes in the tax law or future judicial interpretations of the law after this time, nor does it take into account the tax law of countries other than Australia.

The taxation comments in this section are general in nature by necessity and the taxation implications may vary for each investor depending on their particular circumstances. Accordingly, we recommend you seek your own professional advice regarding the taxation implications associated with an investment in the Fund.

In this respect, the taxation comments below are only relevant for Australian resident investors. They are not relevant for investors who may be subject to special tax rules such as banks, insurance companies, managed investment trusts, tax exempt organisations and dealers in securities.

You may be required to pay tax in relation to your investment in the Fund (generally income tax). However, you may be able to claim some tax offsets or have the benefit of some tax concessions.

Some tax information has been provided for you below. However, although every care is taken, it is never possible to rule out the risk that on a subsequent review, taxation liabilities for the Fund could be increased or the benefit of concessions reduced.

8.2 Distributions

Under current legislation the Fund will not be subject to taxation provided its taxable income (including assessable realised capital gains) is distributed in full to investors.

The Fund will fully distribute its distributable income, calculated in accordance with the Constitution and applicable taxation legislation, to investors who are entitled to the income under the Constitution. Should realised capital losses arise, they are not distributed to investors but are retained in the Fund to be offset against any future realised capital gains.

8.3 Income Tax

You may be liable to pay income tax on Distributions received from the Fund depending on your total taxable income and your income tax rate.

The tax impact for you in relation to Distributions from the Fund will depend on:

- (a) your personal tax position;
- (b) your marginal tax rate; and
- (c) the composition of the Distribution, i.e. the proportion of income or tax offsets making up the Distribution.

We will send you an annual statement indicating the taxable and non-taxable component of Distributions (including any tax offsets) for the financial year, to assist in the preparation of your income tax return.

8.4 Capital Gains Tax

There should be no capital gains tax liabilities for investors as the capital amount returned to investors will generally equal the amount initially invested, except if the Fund suffers a loss.

8.5 Transfer Duty

Depending on the application of relevant State and Territory laws, transfer duty may be payable upon the transfer of Units. Investors should seek professional advice in relation to the application of transfer duty prior to transferring Units.

8. Taxation (cont.)

8.6 Tax File Numbers – Australian Residents

You can choose whether to provide your Tax File Number (TFN) on your Application Form. If you do not provide your TFN or claim an exemption, we are required to deduct tax at the highest marginal rate, plus the Medicare Levy (currently 47%), from your Distributions. We are authorised to collect TFNs under Australian tax law.

If you are a business taxpayer you may provide us with an ABN instead of a TFN.

8.7 Goods and Services Tax (GST)

The issuing and redemption of Units will not be subject to GST.

GST is not payable on a transfer of Units. However, GST may be incurred on services that you acquire in relation to the acquisition, disposal or redemption of Units (such as legal or accounting advice). You should seek advice about whether you are entitled to claim input tax credits in respect of GST on those costs.

GST is not payable on Distributions made to you.

8.8 Withholding Tax (overseas investors)

We may be required to withhold amounts from Distributions paid to overseas investors. Overseas investors should seek independent advice as to the application of withholding tax to their particular circumstances.

8.9 Foreign Account Tax Compliance Act (FATCA)

FATCA is United States (US) tax legislation that enables the US Internal Revenue Service (IRS) to identify and collect tax from US residents that invest in assets through non-US entities.

If you are a US resident for tax purposes, you should note that the Fund is a 'Foreign Financial Institution' under FATCA and complies with its FATCA obligations, as determined by the inter-governmental agreement entered into by Australia and the US for the purposes of implementing FATCA. Under these obligations, the Fund must

obtain and disclose information about certain investors to the Australian Taxation Office (ATO).

In order for the Fund to comply with its obligations, we require that you provide certain information about yourself, including your US Taxpayer Identification Number. We will determine whether the Fund is required to report your details to the ATO based on our assessment of the relevant information received.

8.10 Common Reporting Standard (CRS)

The CRS is a tax reporting regime developed by the Organisation for Economic Co-operation and Development (OECD). Australia has committed to implementing the CRS by signing the Multilateral Competent Authority Agreement with the OECD and passing appropriate supporting legislation enabling tax information to be exchanged between tax authorities.

The CRS requires financial institutions to identify and report foreign resident account holder information to their local tax authority, which will in turn exchange the information with the tax authorities of participating foreign jurisdictions.

8.11 Not Tax Advice

This tax summary is not tax advice. It is provided by us as a general statement relating to high level Australian tax implications for an investor in the Fund. It does not address all tax consequences of an investment in the Fund, or investments by the Fund. Investors should seek their own independent advice as to how an investment in the Fund might affect their personal tax position.

We are not licensed under the tax agent services regime and cannot provide tax advice to investors. This section is intended to be a general guide only and is not intended to be definitive advice, nor relied upon as such. As the taxation outcomes will depend on individual investors' personal circumstances, it is recommended that all investors consult with their taxation adviser in relation to how these outcomes may apply to them.



9. Material Documents

9. Material Documents

9.1 Background

We consider that certain documents are material to the operations of the Fund and may be relevant to you. A description of material documents, together with a summary of the more important details of each of these documents, is set out below.

9.2 Constitution

The Constitution establishes the Fund and governs your rights and obligations as an investor in the Fund. Investors are bound by the provisions of the Constitution. The Constitution and the Corporations Act regulate the operation of the Fund and set out the rights and liabilities of investors and of our responsibilities and duties as the responsible entity. The Constitution includes provisions which relate to:

- (a) the responsible entity's powers, duties and obligations;
- (b) the rights and obligations of investors;
- (c) the ability of investors to remove the responsible entity
- (d) the issue of Units and the procedure for the redemption of Units;
- (e) the transfer and transmission of Units;
- (f) the valuation of the Fund;
- (g) fees payable to the responsible entity;
- (h) the responsible entity's right to be indemnified by the Fund for expenses, losses and liabilities arising in its capacity as responsible entity providing it has properly performed its duties;
- (i) the winding up of the fund;
- (j) meetings of investors;
- (k) complaints and procedures in relation to the Fund; and
- (l) the responsible entity's limitation of liability (subject to the Corporations Act).

We may amend the Constitution without investor consent where we reasonably believe the amendment will not adversely affect investors' rights. Otherwise, the Constitution can only be amended where at least 75% of votes cast by investors (at a meeting convened in accordance with the Constitution and the Corporations Act) vote in favour of the amendment.

We may retire, or be removed as responsible entity by investors, in accordance with the Corporations Act.

Investors may view a copy of the Constitution at our registered office during business hours. A copy of the Constitution may be obtained by searching ASIC records or by written request to us and a payment of a fee (currently \$10).

9.3 Compliance Plan

We have prepared a Compliance Plan which has been lodged with ASIC. The Compliance Plan is a document that outlines the principles and procedures in relation to the conduct of the Fund that we follow to ensure we comply with the provisions of the Corporations Act, ASIC policies and the Constitution.

The Compliance Plan deals with a wide range of issues including:

- (a) that the assets of the Fund are identified as assets of the Fund;
- (b) ensuring the Compliance Committee functions properly; and
- (c) that accurate records of the Fund's operations are kept.

Each year, adherence to the Compliance Plan is audited by an external Compliance Plan auditor and the audit report is lodged with ASIC.

The Compliance Plan may be viewed at our offices during normal business hours.

9. Material Documents (cont.)

9.4 Note Subscription Deed

A Note Subscription Deed has been entered into between the Fund and Skyring Capital. A summary of the key terms of the Note Subscription Deed is set out below. This summary is not a comprehensive statement of the parties' rights and obligations which apply under the Note Subscription Deed.

Classification of Notes

The Notes are redeemable secured notes issued by Skyring Capital. Each Note has a face value of \$1. The Notes are not convertible into shares or any other securities. The Notes will not be quoted on any stock exchange.

Purpose and use of Funds

Funds raised from the issue of Notes to the Fund must be used by Skyring Capital to:

- (a) provide loans for existing property, acquisition of property, property development and construction, and business growth and acquisition, and Skyring Capital will provide loans relating to properties and business located throughout Australia; or
- (b) fund the redemption of existing Notes.

Minimum Subscriptions

Subscriptions for Notes must be in increments of \$1,000.

Coupon Rate and Payments

The coupon rate on Notes is a variable rate which is determined by the Fund and notified to Skyring Capital from time to time, but not more frequently than monthly. Any changes to the coupon rate apply to all Notes on issue. The coupon rate is expressed as a percentage per annum of the face value of Notes and is calculated daily.

Coupon payments must be made to the Fund monthly in arrears within two Business Days of the end of the month.

The Fund and Skyring Capital may also agree that a higher or lower coupon rate will apply to Notes issued during a certain period and apply for such duration as agreed between the parties.

Maturity

Each Note matures on the fifth anniversary of the issue date of the Note. On maturity, the Notes must be redeemed by Skyring Capital.

Early Redemption and Cancellation

Notes may be redeemed for their face value by Skyring Capital prior to their maturity upon Skyring Capital giving at least 30 days prior written notice to the Fund specifying the date of redemption and the number of Notes to be redeemed.

Any redemption must be for Notes with a minimum combined face value of \$1,000.

Covenants

Skyring Capital covenants with the Fund that, for so long as one or more Notes are outstanding, Skyring Capital will maintain its corporate existence and carry on and conduct its business in the ordinary and usual course and will not:

- (a) issue any notes or grant a security interest that ranks in priority to the Notes; or
- (b) do anything which may give rise to a security interest over Skyring Capital to any party other than the Fund.

Events of Default

The Fund may immediately require Skyring Capital to redeem all of the Notes outstanding or exercise its rights under the Note Security Deed if an event of default occurs in relation to Skyring Capital. Events of default include:

- (a) Skyring Capital failing to pay any amount in relation to Notes when due;
- (b) where any of the following occur;
 - i) Skyring Capital fails to make a coupon payment or pay the redemption amount on a Note when due;

9. Material Documents (cont.)

- ii) Skyring Capital becomes insolvent, is unable to pay its debts or enters into an arrangement with its creditors;
 - iii) Skyring Capital stops paying its debts or ceases to carry on business;
 - iv) any representation or warranty provided by Skyring Capital is incorrect or misleading in a manner the Fund considers material;
 - v) if, without the Fund's prior written consent
 - A) Skyring Capital disposes of or encumbers its assets other than in the ordinary course of business; or
 - B) any financial accommodation obtained by Skyring Capital becomes due and payable prior to the due date for repayment; or
 - vi) there is a change of control or ownership of Skyring Capital without the Fund's prior written consent; and
- (c) an event occurs which, in the Fund's opinion, prejudices Skyring Capital's ability to meet its obligations under the Notes.

Skyring Capital must immediately notify the Fund if an event of default occurs under the Notes.

Assignment

Skyring Capital may not assign or transfer its rights under the Notes without the Fund's prior written consent.

The Fund may assign or transfer its rights under the Notes by giving notice to Skyring Capital.

Power of Attorney

Skyring Capital irrevocably appoints the Responsible Entity, or any two directors of the Responsible Entity, as its agent and attorney to execute all documents and do all things necessary to give effect to the Notes.

9.5 Note Security Deed

Skyring Capital has granted, in favour of the Fund, a registered first-ranking general security interest

over current and future assets and undertaking of Skyring Capital pursuant to a Note Security Deed (**Secured Property**).

The following is a summary of the terms and conditions of the Note Security Deed. The summary is not a comprehensive statement of each party's rights and obligations which apply under the Note Security Deed.

Restrictions on Dealing with Secured Property

Skyring Capital must not create any other security interest in relation to the Secured Property. Skyring Capital must not dispose of The Secured Property' without the Funds prior written consent.

Event of Default

Any monies owing by Skyring Capital to the Fund will be immediately due and payable upon demand and the Note Security Deed enforceable upon the occurrence of an event of default. Events of default include:

- (a) Skyring Capital failing to pay the secured money when due;
- (b) Skyring Capital failing to perform any obligation contained in the Note Subscription Deed or Note Security Deed;
- (c) any representation or warranty provided by Skyring Capital in connection with the Note Subscription Deed or Note Security Deed being incorrect or misleading in a manner that the Fund considers material;
- (d) any security over any asset of Skyring Capital becoming enforceable;
- (e) an application being made or resolution passed for the winding up of Skyring Capital or to appoint a receiver, liquidator or manager to Skyring Capital;
- (f) Skyring Capital granting any security interest which ranks in priority to, or equally with, the Note Security Deed;

9. Material Documents (cont.)

- (g) Skyring Capital alters its constitution in a manner which the Fund believes is detrimental to its interests without the Fund's prior written consent;
- (h) there is a change in control at either board or shareholder level of Skyring Capital without the Fund's prior written consent; and
- (i) any other event or situation occurring which, in the Fund's opinion, prejudices Skyring Capital's ability to perform its obligations under the Note Subscription Deed or Note Security Deed.

Application of Money Received

The money the Fund receives in enforcing its rights under the Note Security Deed must be applied in the following order:

- (a) firstly, in payment of any loss incurred by the Fund for which it is indemnified by Skyring Capital under the Note Security Deed;
- (b) secondly, in payment of the costs of appointing the receiver and of the Fund's, or the receiver's, expenses relating to the exercise of any power under the Note Security Deed; and
- (c) thirdly, in payment to the receiver of its remuneration.

Expenses

Skyring Capital agrees to pay or reimburse:

- (a) the costs of variation and discharge of the Note Security Deed;
- (b) the enforcement or waiver of any rights under the Note Security Deed; and
- (c) any taxes or fees and penalties which may be payable in connection with the Note Security Deed.

Continuing Security

The Note Security Deed is a continuing security and remains in full force and effect until released by the Fund and applies to all present and future monies owing to the Fund.

Power of Attorney

Skyring Capital irrevocably appoints the Responsible Entity, or any two directors of the Responsible Entity, as its agent and attorney to do anything necessary to give effect to the Note Security Deed.

Assignment

Skyring Capital may not assign its rights under the Note Security Deed, except with the Fund's prior written consent. The Fund may assign its rights and obligations under the Note Security Deed, without the consent of, or the giving of prior notice to, Skyring Capital.

9.6 Custody Agreement

MSC Certane (Certane CT Pty Ltd) has been appointed as an independent sub-custodian / nominee to hold the assets of the Fund on behalf of Melbourne Securities Corporation as custodian under the terms of the Custodian Agreement.

MSC Certane is an independent sub- custodian/ nominee who will hold the assets of the Fund. The Custodian acts on our instructions and the duties of the Custodian pursuant to the agreement include:

- (a) holding assets of the Fund as our agent in our capacity as responsible entity of the Fund;
- (b) acting on the specific instructions given by us or our authorised representatives; and
- (c) ensuring that the Custodian acts, insofar as its duties are concerned, in accordance with the Corporations Act.

Under the Custody Agreement, we, as responsible entity, indemnify the Custodian in relation to its properly performed services as custodian of the Fund.



10. Additional Information

10. Additional Information

10.1 Nature of Investment

The Fund is a unit trust established by the Constitution. When you invest in this Offer you acquire Units that, at the time of acquisition under this PDS, are priced at \$1 each. Your investment in the Fund entitles you to share proportionately in the income generated by the Fund. When you redeem your investment we will redeem the Units you hold in the Fund.

10.2 Skyring Indemnified

To the extent permitted by the Corporations Act and the law, we, as responsible entity, are indemnified out of the Fund against any claim, action, damage, loss, liability, cost, expense or payment which we incur or are liable for, provided that it does not arise from our failure to properly perform our duties.

10.3 Investor's Liability Limited

The Constitution seeks to limit the liability of investors to the amount of their investment plus other monies payable to us or the Fund pursuant to the Constitution (if any). However, because this is a matter which can only ultimately be determined by the courts, no assurance or guarantee is given that investors' liability will be limited in a manner discussed above.

10.4 Complaints

If you have a complaint about any aspect of your investment in the Fund, please write to us at:

Complaints Manager
Skyring Asset Management Limited
PO Box 615
Kenmore QLD 4069

Alternatively, you can phone us on 1300 73 72 74 or email investor@skyring.com.au.

We are a member of, and participate in the Australian Financial Complaints Authority (AFCA) an independent complaints resolution organisation. If an issue has not been resolved to your satisfaction, you can lodge a complaint with AFCA, using the contact details below. AFCA provides fair and independent financial services complaint resolution that is free to consumers.

Website: www.afca.org.au

Email: info@afca.org.au

Phone: 1800 931 678 (free call)

In writing to: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

10.5 Labour Standards and Social, Ethical and Environmental Considerations

Neither we nor Skyring Capital explicitly take into account these considerations in investing assets and do not have a specific methodology for the extent to which these factors are considered.

10.6 Updated Information

Where there is a change to information which is not material to investors this updated information will be made available on our website at www.skyring.com.au (Updated Information). If you require a paper copy of any Updated Information please contact us using the details in the Corporate Directory and it will be provided without charge on request.

While this PDS and any Updated Information are up to date at the time of preparation, changes may be made to the Fund from time to time. Investors should ensure that they keep up to date with the latest information on the Fund.

To obtain this information either:

- (a) visit our website at www.skyring.com.au; or
- (b) phone us on 1300 73 72 74

A paper copy of the most recent information will be sent to you free of charge on request.

10.7 Cooling-Off Period

No cooling-off period applies in relation to applications made under the Offer.

10.8 Unit Pricing Policy

We have a policy for unit pricing discretions we use in relation to the Fund. Our unit pricing policy for the Fund and documents relating to the discretions we exercise are available, free of charge, on request and can be obtained by contacting us by email at investor@skyring.com.au or by phone on 1300 73 72 74.

10. Additional Information (cont.)

10.9 Disclosing Entity

As a disclosing entity, the Fund is subject to regular reporting and disclosure obligations. Copies of documents lodged with ASIC may be obtained from, or inspected at, an ASIC office. You have the right to obtain various financial reports lodged with ASIC for the Fund.

We satisfy our continuous disclosure obligations for the Fund by publishing material information on our website at www.skyring.com.au.

Any material information affecting the Fund will be placed on our website.

Accordingly, given the disclosure of material information will be made on our website, we are not required to lodge continuous disclosure notices for the Fund with ASIC.

10.10 Privacy

The privacy of your personal information is important to us. We collect personal information directly from you through the Application Form and from third parties who assist us with our business. The purpose of collecting your information on the Application Form is to process your application and manage your investment in the Fund. If the personal information you provide to us is incomplete or inaccurate, we may not be able to work with you effectively, or at all, and may be delayed in performing our business functions.

If you invest in the Fund on the recommendation of your financial adviser, details of your investment and information about you will be provided to your financial adviser.

From time to time, we may wish to advise you about other services and products which could suit your needs. By making an application, you agree that we may disclose your personal information to other corporations specifically, but not solely, for marketing purposes. We are not likely to disclose your personal information overseas.

All personal information collected will be collected, used and stored by us in accordance with our privacy policy, a copy of which is available on request or at our website listed below.

However, if you do not want this information to be used for this purpose, you must exercise your right to instruct us not to disclose any information concerning your personal information. You may do this by contacting us using the details in the Corporate Directory. However, we may still disclose personal information where required by law.

You are entitled to request reasonable access to, and correction of, your personal information. We reserve the right to charge an administration fee for collating the information requested.

For a copy of our privacy policy and for information about how we deal with personal information, including how you can complain about privacy-related matters and how we respond to complaints, please visit our website at www.skyring.com.au.

MSC Certane and Melbourne Securities Corporation may collect your personal information for primarily purpose of providing custodial services to Skyring Asset Management Limited and for ancillary purposes detailed in the Privacy Policy.

MSC Certane and Melbourne Securities Corporation may disclose your personal information, such as, your name and contact details, along with your account information to its related bodies corporate, the trustee, manager, professional advisers, the land titles office and/or as otherwise instructed by the manager. They are also permitted to collect and disclose your personal information when required or authorised to do so by law.

MSC Certane and Melbourne Securities Corporation are not likely to disclose your personal information to overseas recipients. Your personal information will be used in accordance with MSC Group's Privacy Policy. The Privacy Policy contains information about how you may access or correct your personal information held by MSC Certane and Melbourne Securities Corporation and how you may complain about a breach of the Australian Privacy Principles.

You can obtain a copy of MSC Group's Privacy Policy at Privacy Policy – MSC Group.

10. Additional Information (cont.)

10.11 Related Party Transactions

Skyring Capital has made loans to related parties. Any loans to related parties are on the same commercial basis as loans to unrelated parties and made in accordance with its Lending Policy (refer to section 4). We regularly monitor Skyring Capital's compliance with its Lending Policy.

Skyring Capital is a related party of the Responsible Entity, as both are wholly owned subsidiaries of the same parent company, and the Fund invests in Notes issued by Skyring Capital. We consider the Fund's investment in Notes is on arm's length terms and therefore approval of the Fund's members was not required. The risks associated with related party arrangements are discussed in section 6.2.

10.12 Electronic PDS

This PDS is available in electronic form at www.skyring.com.au. We will send, on request, any person receiving this PDS electronically, a paper copy of the PDS (and attached Application Form) free of charge during the period of the Offer. Applications must be made by completing a paper copy of the Application Form.

We will not accept a completed Application Form if we have reason to believe that the applicant has not received a complete paper copy or electronic copy of the PDS or if we have reason to believe that the Application Form or electronic copy of the PDS has been altered or tampered with in any way.

While we believe that it is extremely unlikely that during the period of the Offer the electronic version of this PDS will be tampered with or altered in any way, we cannot give any absolute assurance that this will not occur. If you are in doubt about the validity or integrity of an electronic copy of the PDS you should immediately request a copy of the PDS directly from us or your adviser.

10.13 Investment by our Officers and Employees

Pursuant to the Constitution, our employees and officers are entitled to apply for Units. It is our policy to review any such application, which must be on the same basis as that of other applicants.

10.14 Consents

Skyring Capital Pty Ltd has given, and not withdrawn, its consent to be named as the issuer of the Notes in the form and context in which it is named and for the inclusion of the information about it and its directors in section 3.3, the information in section 3.4 regarding arrangements with borrowers, details of its Lending Policy in section 4, information about its lending, valuation and operational practices in section 6.2, information regarding the fees it may charge to borrowers in section 7.4 and disclosure regarding loans to related parties in section 10.11 in the form and context in which these details are included.

Skyring Capital Pty Ltd has not caused or authorised the issue of, and takes no responsibility for, the PDS other than the inclusion of information referred to above.

MSC Certane has not withdrawn its consent to be named in this PDS as sub-custodian of the Fund in the form and context in which it is named. MSC Certane does not make, or purport to make, any statement that is included in this PDS and there is no statement in this PDS which is based on any statement by MSC Certane.

To the maximum extent permitted by law, MSC Certane expressly disclaims and takes no responsibility for any part of this PDS other than the references to its name. MSC Certane does not guarantee the repayment of capital or any particular rate of capital or income return.

Glossary

AFS Licence	an Australian Financial Services Licence issued by ASIC.
Application Form	the application form attached to this PDS.
ASIC	Australian Securities and Investments Commission.
Board	the Responsible Entity's board of directors.
Business Day	a day other than a Saturday, Sunday or public holiday in Brisbane, Queensland.
Cash Rate	means official cash rate as determined from time to time by the Reserve Bank of Australia.
Compliance Committee	the committee established by the Responsible Entity in accordance with the Corporations Act, as described in section 5.3.
Compliance Plan	the compliance plan for the Fund.
Constitution	the constitution for the Fund.
Corporations Act	the Corporations Act 2001 (Cth).
Custodian or MSC Certane	MSC Certane means Certane CT Pty Ltd ACN 106 424 088 as sub-custodian / nominee for Melbourne Securities Corporation Limited ACN 160 326 545 AFSL 428289 (Melbourne Securities Corporation).
Custody Agreement	the agreement between us and Custodian referred to in section 9.6.
Distribution	the distributable amount that is distributed to investors holding Units during a distribution period.
Distribution Period	means the period to which a distribution relates, namely a calendar month (subject to availability of distributions).
Eligible Investor	means an investor who is eligible to participate in a withdrawal offer as they have given us a participation notice and have held Units for 3 months prior to the date of the withdrawal offer.
Fund	Skyring Fixed Income Fund ARSN 622 775 464.
Lending Policy	the manual documenting of Skyring Capital's policies and procedures for the making, monitoring, administration, discharge and enforcement of loans, as summarised in section 4.
Note	means a secured redeemable promissory note issued by Skyring Capital to the fund on the terms summarised in section 3.1.
Note Security Deed	means the agreement entered into between the fund and Skyring Capital in relation to the security for the notes, referred to in section 9.5.

Glossary

Note Subscription Deed	means the subscription agreement entered into between the fund and Skyring Capital pursuant to which the Fund subscribes for, and Skyring Capital issues, Notes, referred to in section 9.4.
Offer	means the offer of Units under this PDS.
Participation Notice	means a notice given to us by an investor of their intention to participate in a Withdrawal Offer.
PDS	this Product Disclosure Statement.
Quarter	means a three month period ending 30 September, 31 December, 31 March or 30 June.
Responsible Entity, Skyring, Us, Our and We	Skyring Asset Management Limited ACN 156 533 041 AFS Licence 422902.
Unit	a fully paid ordinary Unit in the Fund.
Updated Information	is explained in section 10.6.
Withdrawal Offer	means an offer to Eligible Investors to redeem Units made in accordance with the withdrawal provisions of the Corporations Act applying to non-liquid schemes.

Corporate Directory

Responsible Entity

Skyring Asset
Management Limited
ACN 156 533 041
AFS Licence 422902

Registered Office

Level 2/2 Gardner Close
Milton QLD 4064

Postal Address

PO Box 615
Kenmore QLD 4069

Contact Details

Phone:

1300 73 72 74

Email:

investor@skyring.com.au

Website:

www.skyring.com.au

Responsible Entity's Solicitor

McCullough Robertson Lawyers
Level 11, Central Plaza Two
66 Eagle Street
Brisbane QLD 4000

SKYRING

Skyring Fixed Income Fund

Application Form

Skyring Fixed Income Fund

ARSN 622 775 464

APIR SKY9005AU

Skyring Fixed Income Fund

Investor Services contact details

Phone: 1300 73 72 74

Email investor@skyring.com.au

Legal notices

This Application Form relates to the Product Disclosure Statement (PDS) dated 25 December 2025 relating to units in the Fund. The PDS contains important information about investing in the Fund and you should read it before applying for units.

Skyring Asset Management Limited
ABN 92 156 533 041 AFSL 422902
(Skyring) is the issuer of units in the Fund.

Skyring is committed to ensuring the confidentiality and security of your personal information. We and our Custodian, MSC Certane (Certane CT Pty Ltd), handle your personal information in accordance with the Privacy Act 1988 and our respective privacy policies, which can be accessed at www.skyring.com.au.

Paper application forms should always be accompanied by a paper copy of the current PDS. Electronic application forms (such as downloaded and emailed copies) should always be attached to the current PDS (in the same file). If the PDS is missing, do not complete this form. Instead, contact us or your financial adviser and you will be sent the current PDS. Prior to its completion and signing, this application form must not be handed to any person unless accompanied by the PDS.

Please use this form if you wish to invest in this fund by making an application.

A

Read and ensure you understand the Product Disclosure Statement (PDS) and Target Market Determination (TMD). The PDS and TMD are available at www.skyring.com.au or from your financial adviser. The law prohibits any person passing this Application Form on to another person unless it is accompanied by a complete PDS. We will provide on request and without charge a paper or electronic copy of the current PDS and any document which updates the PDS.

B

Complete all relevant sections of this application form in block letters and using a black pen. If you make an error while completing this form, do not use correction fluid. Cross out your mistakes and initial your changes.

Individuals: complete section 1, section 2 and then section 5 onwards.

Companies: complete section 1, section 2, section 3 and then section 5 onwards.

Trusts/superannuation funds:

- if you are an individual trustee - complete section 1, section 2, section 4 and then section 5 onwards.
- if you are a trust with a company as a trustee - complete section 1, section 2, section 3, section 4 and then section 5 onwards.

C

Certify and provide the identification documents.

Please refer to section 9 'Identification and verification' and complete the relevant identification document attached to this Application Form.

D

Declarations.

Please complete the FACTA, CRS & PEP form attached to this Application Form.

E

Send your documents to Skyring.

You can return your forms by post to:

Skyring
Reply Paid 88076
Kenmore Qld 4069

F

Make your payment.

Please refer to section 5 'Payment of application amount'.

Your application cannot be processed until all relevant identification documents and cleared funds are received.

Payments are to be made to:

EFT

Account name: CERTANE CT PTY LTD ACF SKYRING FIXED INCOME FUND APPLICATIONS ACCOUNT

BSB: 082 067

Account number: 36 969 3337

Your reference: [please use the name of the investor]

Cheque

Make your cheque payable to: Skyring Fixed Income Fund

Please cross it "not negotiable". Australian dollar cheques only.

Complete all relevant sections of this application form in block letters and using a black pen. If you make an error while completing this form, do not use correction fluid. Cross out your mistakes and initial your changes.

1 Do you have an existing investment operated by Skyring?

No, complete section 2 onwards.

Yes, the account number is

Please complete from section 5 onwards

2 Individuals / Directors

Please complete if you are investing individually, jointly, Director of a Company or are an individual or joint trustee.

Investor 1 – Personal Details / Director 1

Title Full given names

Surname

Date of birth (DD/MM/YYYY)

/ /

Usual occupation

Residential address

A PO Box/RMB/Locked Bag is not acceptable.

Property/Building name (if applicable)

Unit Street number

Street name

Suburb

State

Post code Country

Postal address (if different to residential address)

A PO Box/RMB/Locked Bag is acceptable.

Property/Building name (if applicable)

Unit Street number

Street name

Suburb

State

Post code Country

Contact Details

Home number (include country and area code)

Business number (include country and area code)

Mobile number (include country code)

Email address

This email address is the default address for all investor correspondence (such as transaction confirmations, statements, reports and other material).

Sole trader?

No Yes

If you are a sole trader, what is your business name

ABN

Tax details - Australian residents

If you are an Australian resident for tax purposes please provide your Tax File Number (TFN) or reason for exemption. If you are an Australian resident and do not provide your TFN, or reason for exemption, you will be taxed at the highest marginal tax rate plus the Medicare levy.

TFN

Reason for exemption

Tax details - Non Australian residents

If you are not an Australian resident for tax purposes, please indicate your country of residence for tax purposes.

Investor 2 – Personal Details / Director 2

Title Full given names

Surname

Date of birth (DD/MM/YYYY)
/ /

Usual occupation

Residential address

A PO Box/RMB/Locked Bag is not acceptable.

Property/Building name (if applicable)

Unit Street number

Street name

Suburb State

Post code Country

Postal address (if different to residential address)

A PO Box/RMB/Locked Bag is acceptable.

Property/Building name (if applicable)

Unit Street number

Street name

Suburb State

Post code Country

If there are more than two individual trustees, please attach additional completed copies of this page to your application.

Contact Details

Home number (include country and area code)

Business number (include country and area code)

Mobile number (include country code)

Email address

All correspondence will be sent to the address provided for investor 1

Sole trader?

No Yes

If you are a sole trader, what is your business name

ABN

Tax details - Australian residents

If you are an Australian resident for tax purposes please provide your Tax File Number (TFN) or reason for exemption. If you are an Australian resident and do not provide your TFN, or reason for exemption, you will be taxed at the highest marginal tax rate plus the Medicare levy.

TFN

Reason for exemption

Tax details - Non Australian residents

If you are not an Australian resident for tax purposes, please indicate your country of residence for tax purposes.

3 Companies

Please complete if you are investing as a company or as a trust with a company as trustee.

Company details

Full name of company (as registered by ASIC if incorporated in Australia)

ACN or ABN (for foreign companies, provide your Australian Registered Body Number (ARBN) if you have one)

Australian Tax File Number (TFN)

Country of residency (if a foreign company)

If you are a foreign company and have appointed a local agent, what is their name?

Registered office address

A PO Box/RMB/Locked Bag is not acceptable. If you are a foreign company that is registered in Australia write your registered Australian address.

Property/Building name (if applicable)

Unit Street number

Street name

Suburb State

Post code Country

Postal address (if different to residential address)

A PO Box/RMB/Locked Bag is acceptable.

Property/Building name (if applicable)

Unit Street number

Street name

Suburb State

Post code Country

Contact person at company

Name

Home number (include country and area code)

Mobile number (include country code)

Email address

This email address is the default address for all investor correspondence (such as transaction confirmations, statements, reports and other material).

4 Trusts or Superannuation Funds

Please complete if you are investing as a trust or superannuation fund. The trustee(s) must also complete section 2 or section 3.

Trust or superannuation fund details

Name of trust or superannuation fund

ABN (applicable if you are a trust or a self managed superannuation fund registered with the Australian Tax Office)

Australian Tax File Number (TFN)

5 Payment of Application Amount

Please select your payment method and complete the relevant section if applicable. All payments must be made in AUD.

I am making my payment by:

EFT

Cheque

EFT

Account name: CERTANE CT PTY LTD ACF SKYRING FIXED INCOME FUND APPLICATIONS ACCOUNT

BSB: 082 067

Account number: 36 969 3337

Your reference: [please use the name of the investor]

Cheque

Make your cheque payable to: Skyring Fixed Income Fund
Please cross it "not negotiable". Australian dollar cheques only.

6 Financial Institution Account Details

Please provide the Financial institution account details in order to receive your distribution payments and/or future redemption payments. Payments will only be made to an account held in the name of the investor/s. Payments will not be made into third party accounts.

Financial institution

Bank name

Branch name

BSB number Account number

Account name

7 Distribution Reinvestment Plan (DRP)

The DRP allows you to reinvest your monthly income, in acquiring additional units in your account. Please complete the below if you would like to have your distribution payments reinvested.

I would like to participate in the DRP

FULL PARTICIPATION – Including any further applications

Please specify the number of units to participate in the DRP

PARTIAL PARTICIPATION

You can amend this at any time by contacting Skyring Investor Services.

8 Reporting Preferences

Automatic online account access

Online access enables you to view details of your investments (account balance, investment details and account statements). We will send you the necessary registration details by email once your application is processed.

Annual and semi-annual report options

The annual and any semi-annual financial statements of the Fund are available free on our website. If you would like to receive a copy by post or email, please indicate below.

By email

By post

Marketing material

Please ensure no marketing material is sent to me

9 Identification and Verification

Please tick one box only:

I have not before invested in any Fund operated by Skyring and will complete the relevant investor identification forms located at the end of this application form.

I am already an investor in a Skyring Fund. There is no need to complete the investor identification forms located at the end of this application form.

10 Investment Details

Please specify your initial application amount:

AUD

11 Appointment of Financial Adviser

Use this section to tell us about your financial adviser. If you change your financial adviser, it's important to let us know in a timely way. You can also use this section to authorise us to pay your financial adviser their fees.

Financial adviser details

Dealer group name

Company name

Adviser name

AFSL number Authorised representative number (if any)

Postal Address

Property/Building name (if applicable)

Unit Street number

Street name

Suburb State

Post code Country

Contact details

Business number (include country and area code)

Mobile number (include country code)

Email address

Financial adviser must complete the following questions:

The applicant(s) named in this application are in the target market specified in the TMD for the Fund:

Yes No

If no, please provide details why:

The applicant(s) named in this application have been provided with personal advice about investing in the Fund:

Yes No

Notice to financial adviser: by completing this section of the application form, you are confirming that you hold a current Australian Financial Services Licence (AFSL), or are otherwise authorised to advise on and arrange this product.

Advisor signature

Do you want your financial adviser to receive copies of statements?

Yes No

Financial adviser fees

Complete this section if you wish your financial adviser to charge you an Upfront Advice Fee from your initial investment.

• % (including GST) of your investment amount that you wish to be paid (maximum 1.1%).

Complete this section if you wish that an Ongoing Advice Fee be paid monthly from your investment distributions.

• % per month (including GST) of your investment balance that you wish to be paid (maximum 0.045% per month.).

Fixed dollar amounts are not possible.

If you close your investment in the Fund before the end of the month, no payment will be paid for that month and your financial adviser may look for this to be paid direct by you. We will keep paying any Ongoing Advice Fee until you advise Skyring it has changed or should stop.

We pay money to the dealer group that authorises your financial adviser from time to time – if your adviser changes their dealer group arrangements, they will need to contact us so we can redirect their payments.

Operating on your account

Do you want your financial adviser to be able to operate your account?

Yes No

In general, an appointed financial adviser can do everything you can do with your investment, except appoint another person to operate your account.

It is important to tell us promptly if you no longer wish your financial adviser to operate your account, or if your financial adviser changes – we will keep accepting their instructions until you or they advise us in writing that the appointment has terminated.

We may suspend or terminate their appointment for any reason considered reasonable, and may change the terms on which they operate your account.

You indemnify us from any loss you, we or our unit registry suffer through the appointed financial adviser, and agree to ratify their actions if we ask.

Investor Signature

Date signed (DD/MM/YYYY)

/ /

12 Target Market

This section only needs to be completed if you do not have a financial adviser for this investment (i.e. section 11 of this application form has not been completed).

1. What are your investment objectives for this investment? Please select one or more of the objectives which are applicable to you.
 - Receive an income paid monthly
 - Investment exposure to a pool of loans made for a wide range of purposes secured by first mortgage security or first ranking general security interest
 - An investment managed by an experienced investment manager
 - Guaranteed return on my investment
 - Capital growth
 - The ability to select the loans which I will investment exposure to
2. Please identify approximately how much of your investable assets (excluding your home) you intend to invest in the Fund? (select one)
 - Up to 10% of my investable assets
 - Up to 25% of my investable assets
 - Up to 50% of my investable assets
 - Up to 75% of my investable assets
 - Up to 100% of my investable assets
3. In investing in this Fund, are you looking for a product that it is capital guaranteed?

A capital guaranteed product is one that is covered by the Australian Government Financial Claims Scheme which covers deposits with authorised deposit taking institutions up to \$250,000.

 - Yes
 - No
4. In investing in this Fund, are you seeking an investment that provides diversification?
 - Yes
 - No
5. What type of return are you seeking from your investment?
 - Variable (i.e. the rate of the return paid can change each month)
 - Fixed (i.e. the same rate of return paid each month)
6. Do you depend on being able to access the money you have invested at any time?
 - Yes
 - No
7. How frequently do you require the opportunity to withdraw your investment in the Fund? (select one)
 - Daily
 - Weekly
 - Monthly
 - Quarterly
 - Less frequently than quarterly
8. What is your investment time frame? (select one)
 - Less than 12 months
 - 12 to 24 months
 - More than 24 months
9. How much are you able to invest in the Fund?
 - \$1,000 or more
 - Less than \$1,000

Before proceeding with your investment, we recommend you:

- Read the PDS, and
- Seek personal advice from your financial adviser, stockbroker or another professional adviser

The TMD for the Fund can be found at www.skyring.com.au

13 Acknowledgements

When you apply to invest, you (the applicant) are telling us:

- you have received, read and understood the current PDS,
- monies deposited are not associated with crime, terrorism, money laundering or terrorism financing, nor will monies received from your account have any such association,
- you are not bankrupt or a minor,
- you agree to be bound by the constitution of the Fund and the PDS as supplemented, replaced or re-issued from time to time,
- if the 'Financial adviser fees' section is completed (see section 10), you authorise payment of the nominated adviser fees from your investment until you request that this is stopped or changed, and
- you consent to the handling of your personal information in accordance with the Privacy Act 1988 and relevant privacy policies.

14 Signatures

Signing instructions

Individual - where the investment is in one name, the account holder must sign.

Joint Holding - where the investment is in more than one name, all of the account holders must sign. If more than two signatures are required, please attach an additional page with the full names of each account holder, their signatures, and date.

Companies - where the company has a sole director who is also the sole company secretary, this form must be signed by that person. If the company (pursuant to section 204A of the Corporations Act 2001) does not have a company secretary, a sole director can also sign alone. Otherwise this form must be signed by a director jointly with either another director or a company secretary. Please indicate the capacity in which the form is signed.

Trust - the trustee(s) must sign this form. Trustee(s) signing on behalf of the trust confirm that the trustee(s) is/are acting in accordance with such designated powers and authority under the trust deed.

Power of Attorney - if signing under a Power of Attorney and you have not already lodged the Power of Attorney with us, please attach a certified copy of the Power of Attorney. I/We attest that the Power of Attorney has not been rescinded or revoked and that the person who gave the Power of Attorney is still living.

Signature of investor 1, director or authorised signatory

Signature of investor 2, director/company secretary or authorised signatory

Please print full name

Please print full name

Date signed (DD/MM/YYYY)

/ /

Date signed (DD/MM/YYYY)

/ /

Company officer (please indicate company capacity)

Director

Sole director and company secretary

Authorised signatory

Company officer (please indicate company capacity)

Director

Sole director and company secretary

Authorised signatory

If you are investing jointly or are a joint trustee, please indicate whether a single investor can operate your account.

Yes

No

Skyring Fixed Income Fund

ARSN 622 775 464

APIR SKY9005AU

Skyring Fixed Income Fund

Investor Services contact details

Phone: 1300 73 72 74

Email investor@skyring.com.au

Instructions

Which Form?	<p>There are three forms which follow: one each for ;</p> <ol style="list-style-type: none"> 1) Individuals 2) Companies 3) Trusts & Trustees <p>Choose the form which is applicable to you.</p> <p>If you are a partnership, an incorporated association, a co-operative or a Government body, then contact us and we will send a more appropriate form to you.</p>
Copies or Originals?	<p>This form asks you to send us certain documents. Please send us certified copies, not originals. We will keep what you send to us.</p>
Certifying Copies	<p>You must have someone certify the copies you send to us. The following people can be the certifier:</p> <ul style="list-style-type: none"> your financial adviser so long as they are an officer with, or authorised representative of, a holder of an Australian financial services licence, having 2 or more continuous years of service with one or more licensees, or your accountant so long as they are a member of the Institute of Chartered Accountants in Australia, CPA Australia or the Australian National Institute of Accountants membership, or your lawyer so long as they are a person who is enrolled on the roll of the Supreme Court of a State or Territory, or the High Court, of Australia or foreign country, as a legal practitioner (however described), or an Australian justice of the peace or notary public or foreign equivalent, or a police officer; or a post office worker so long as they are in charge of a Post Office or are a permanent employee with 2 or more years of continuous service, or a bank or financial institution officer so long as they are an officer with 2 or more continuous years of service with one or more financial institutions or companies, or a consular officer so long as they are a consular officer or diplomatic officer, or a judge, magistrate, chief executive officer of a court, or registrar or deputy registrar of a court.
What Should the Person Certifying Write?	<p>"I [name] of [address] being [capacity e.g. Justice of the Peace] certify this and the following [x] pages as a true copy of the original document." Each page should be initialled by the person certifying your documents.</p>
Not in English?	<p>Documents not in English must be accompanied by an English translation prepared by an accredited translator (contact us if you need guidance on accredited translators).</p>

Skyring Fixed Income Fund

ARSN 622 775 464

APIR SKY9005AU

Skyring Fixed Income Fund

Investor Services contact details

Phone: 1300 73 72 74

Email investor@skyring.com.au

Legal notices

Skyring Asset Management Limited
ABN 92 156 533 041 AFSL 422902 (Skyring)
is the issuer of units in the Fund.

Skyring is committed to ensuring the confidentiality and security of your personal information. We and our Custodian handle your personal information in accordance with the Privacy Act 1988 and our respective privacy policies, which can be accessed at www.skyring.com.au.

1. Individuals

Please complete this form if you have not invested previously in a Skyring Fund. A separate form is required for each investor in the case of joint holdings. If you make an error while completing this form, do not use correction fluid. Cross out your mistakes and initial your changes.

If you are a trustee, do NOT complete this form. Complete the Identification form – Trusts & Trustees instead.

1

Please complete this identification form in block letters and using a black pen.

2

Make copies of your ID document(s) and arrange for them to be certified. Please refer to the 'Instructions' page for more information on getting your documents certified.

3

Include this identification form and certified copies of your ID documents with your initial application form when you send it to us.

1 Individual 1 – Personal Details

Title Full given names

Surname

Date of birth (DD/MM/YYYY)

/ /

Please select the source and origin of funds being invested:

savings,

investment,

superannuation contributions,

commission,

donation/gift,

inheritance,

normal course of business,

asset sale, OR

other - write the source and origin of funds below:

Please select the purpose of your investment:

savings,

growth,

income,

retirement,

business account,

other (please specify)

2 Verification Procedure – Individual Investor

Please provide a certified copy of one document from Group 1 or if you can't, a certified copy of two documents from Group 2 for each individual applicant.

Group 1

Provide a certified copy of one of these:

Australian driver's licence showing your photo, and please copy the front and back OR

foreign driver's licence showing your date of birth, signature and photo OR

Australian passport a passport that has expired within the preceding two years is acceptable, and please copy the pages which identify you OR

foreign passport showing your signature and photo, and please copy the pages which identify you OR

Australian State or Territory Government issued ID card showing your date of birth, signature and photo OR

foreign Government issued ID card showing your date of birth, signature and photo.

Group 2

If you can't provide anything from Group 1, then provide a certified copy of one of the following:

Australian or foreign government issued birth certificate OR

Australian or foreign government issued citizenship certificate OR

Centrelink pension or health card please copy the front and back.

PLUS provide a certified copy of one of the following:

a Government issued notice one which shows your name and residential address, not more than 12 months old OR

a rates or utilities notice one which shows your name and residential address, not more than 3 months old OR

ATO notice one which shows any debt owing to the ATO, your name and residential address, not more than 12 months old.

1 Individual 2 – Personal Details

Title Full given names

Surname

Date of birth (DD/MM/YYYY)

/ /

Please select the source and origin of funds being invested:

savings,

investment,

superannuation contributions,

commission,

donation/gift,

inheritance,

normal course of business,

asset sale, OR

other - write the source and origin of funds below:

Please select the purpose of your investment:

savings,

growth,

income,

retirement,

business account,

other (please specify)

2 Verification Procedure – Individual Investor

Please provide a certified copy of one document from Group 1 or if you can't, a certified copy of two documents from Group 2 for each individual applicant.

Group 1

Provide a certified copy of one of these:

Australian driver's licence showing your photo, and please copy the front and back OR

foreign driver's licence showing your date of birth, signature and photo OR

Australian passport a passport that has expired within the preceding two years is acceptable, and please copy the pages which identify you OR

foreign passport showing your signature and photo, and please copy the pages which identify you OR

Australian State or Territory Government issued ID card showing your date of birth, signature and photo OR

foreign Government issued ID card showing your date of birth, signature and photo.

Group 2

If you can't provide anything from Group 1, then provide a certified copy of one of the following:

Australian or foreign government issued birth certificate OR

Australian or foreign government issued citizenship certificate OR

Centrelink pension or health card please copy the front and back.

PLUS provide a certified copy of one of the following:

a Government issued notice one which shows your name and residential address, not more than 12 months old OR

a rates or utilities notice one which shows your name and residential address, not more than 3 months old OR

ATO notice one which shows any debt owing to the ATO, your name and residential address, not more than 12 months old.

Skyring Fixed Income Fund

ARSN 622 775 464

APIR SKY9005AU

Skyring Fixed Income Fund

Investor Services contact details

Phone: 1300 73 72 74

Email investor@skyring.com.au

Legal notices

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ABN 92 156 533 041 AFSL 422902 (Skyring)
is the issuer of units in the Fund.

Skyring is committed to ensuring the confidentiality and security of your personal information. We and our Custodian handle your personal information in accordance with the Privacy Act 1988 and our respective privacy policies, which can be accessed at www.skyring.com.au.

2. Companies

Please complete this form if you are a company investing for the first time with a Skyring Fund. If you make an error while completing this form, do not use correction fluid. Cross out your mistakes and initial your changes.

If you are a trustee, do NOT complete this form. Complete the Identification form – Trusts & Trustees instead.

1 Company Details

1.1 General information

Full name of company

Please select the source and origin of funds being invested:

savings,

investment,

superannuation contributions,

commission,

donation/gift,

inheritance,

normal course of business,

asset sale, OR

other - write the source and origin of funds below:

Please select the purpose of your investment:

savings,

retirement,

growth,

business account,

income,

other (please specify)

1.2 Australian companies

Place of business (if different to registered office address).

A PO Box/RMB/Locked Bag is not acceptable.

Property/Building name (if applicable)

Unit

Street number

Street name

Suburb

State

Post code

Country

1.3 Foreign companies

Country of formation

Registered in Australia?

No

Yes - what is the ARBN:

Registered in country of formation?

No

Yes - name of regulator/exchange: Identification number issued by foreign registration body

If you are a foreign company registered in Australia write your principal place of business in Australia and the full name and address of your Australian agent.

If you are a foreign company not registered in Australia write your registered business address in country of formation or principal place of business if there is not a registered address.

Registered business address in country of formation.

A PO Box/RMB/Locked Bag is not acceptable

Property/Building name (if applicable)

Unit

Street number

Street name

Suburb

State

Post code

Country

Please provide us with certified copies of one of the following:

an ASIC or foreign regulator search OR

an ASIC or foreign regulator certificate of registration

2 Company Type

2.1 Company type

Please complete the section below

Private

Public

2.2 Director details

How many directors are there?

Provide the full name of each director:

Director 1

Title Full given names

Surname

Director 2

Title Full given names

Surname

Director 3

Title Full given names

Surname

Director 4

Title Full given names

Surname

If there are more directors, please write down details on a piece of paper and attach this to your form.

Verification details - company type

Please provide us with certified copies of one of the following:

an ASIC search OR

your certificate of registration issued by ASIC

3 Regulated/Listed Companies

Are you an Australian listed company?

No

Yes - name of market/exchange

Market/exchange

Are you a majority-owned subsidiary of an Australian listed company?

No

Yes - name that listed company and its market/exchange

Company

Market/exchange

Are you a regulated company?

One which is licensed by an Australian Commonwealth, State or Territory statutory regulator

No

Yes - name the regulator and your licence number

Regulator

Licence number

If you answered yes to any of these questions, please provide us with a certified copy of one of the following and sign the form at the end. For you, this form is then complete.

an ASIC search OR

a search of the licence or other records of the relevant regulator OR

a public document issued by the company OR

a search of the relevant market/exchange

4 Non-Regulated/Non-Listed Companies

If you answered no to all the questions in section 3, please fill in the sections 4.1, 4.2 and 4.3 below

4.1 Beneficial owner details

Please provide details of all beneficial owners who are individuals who through one or more shareholdings ultimately own 25% or more of the company's issued capital or who control (whether directly or indirectly) the company and either the date of birth or full residential address of each beneficial owner.

HELP

Control: includes control as a result of, or by means of, trusts, agreements, arrangements, understandings and practices, whether or not having legal or equitable force and whether or not based on legal or equitable rights, and includes exercising control through the capacity to determine decisions about financial and operating policies.

Beneficial owner 1

Title Full given names

Surname/ACN

Date of birth (DD/MM/YYYY)

/ /

Residential address

A PO Box/RMB/Locked Bag is not acceptable.

Property/Building name (if applicable)

Unit Street number

Street name

Suburb State

Post code Country

We will assume that you hold the same percentage of the company's issued capital as you do voting rights in the company, unless you specify otherwise:

%

Beneficial owner 2

Title Full given names

Surname/ACN

Date of birth (DD/MM/YYYY)

/ /

Residential address

A PO Box/RMB/Locked Bag is not acceptable.

Property/Building name (if applicable)

Unit Street number

Street name

Suburb State

Post code Country

We will assume that you hold the same percentage of the company's issued capital as you do voting rights in the company, unless you specify otherwise:

%

Beneficial owner 3

Title Full given names

Surname/ACN

Date of birth (DD/MM/YYYY)

/ /

Residential address

A PO Box/RMB/Locked Bag is not acceptable.

Property/Building name (if applicable)

Unit Street number

Street name

Suburb State

Post code Country

We will assume that you hold the same percentage of the company's issued capital as you do voting rights in the company, unless you specify otherwise:

%

Beneficial owner 4

Title Full given names

Surname/ACN

Date of birth (DD/MM/YYYY)

/ /

Residential address

A PO Box/RMB/Locked Bag is not acceptable.

Property/Building name (if applicable)

Unit Street number

Street name

Suburb State

Post code Country

We will assume that you hold the same percentage of the company's issued capital as you do voting rights in the company, unless you specify otherwise:

%

Verification procedure - beneficial owners

For each individual beneficial owner please provide a certified copy of one document from Group 1 or, if you can't, a certified copy of two documents from Group 2.

Group 1

Provide a certified copy of one of these:

Australian driver's licence showing your photo, and please copy the front and back OR

foreign driver's licence showing your date of birth, signature and photo OR

Australian passport a passport that has expired within the preceding two years is acceptable, and please copy the pages which identify you OR

foreign passport showing your signature and photo, and please copy the pages which identify you OR

Australian State or Territory Government issued ID card showing your date of birth, signature and photo OR

foreign Government issued ID card showing your date of birth, signature and photo.

Group 2

If you can't provide anything from Group 1, then provide a certified copy of one of the following:

Australian or foreign government issued birth certificate OR

Australian or foreign government issued citizenship certificate OR

Centrelink pension or health card please copy the front and back.

PLUS provide a certified copy of one of the following:

a Government issued notice one which shows your name and residential address, not more than 12 months old OR

a rates or utilities notice one which shows your name and residential address, not more than 3 months old OR

ATO notice one which shows any debt owing to the ATO, your name and residential address, not more than 12 months old.

4.2 Voting rights

If there are any other individuals, who have not been listed above in section 4.1, and who are entitled, either directly or indirectly, to exercise 25% or more of the company's voting rights, please write down their full names on a piece of paper and attach to this form.

4.3 Director details

Provide the full name of the senior managing official (or equivalent) of the company, if any.

Title Full given names

Surname/ACN

Verification procedure - director details

If you are unable to provide details of the beneficial owners in 4.1 above, please provide an ASIC company extract showing the name of the senior managing official, as provided in this section 4.3.

HELP

Senior managing official: an individual who makes, or participates in making, decisions that affect the whole, or a substantial part of the company, or that may significantly affect the company's financial standing.

Skyring Fixed Income Fund

ARSN 622 775 464

APIR SKY9005AU

Skyring Fixed Income Fund

Investor Services contact details

Phone: 1300 73 72 74

Email investor@skyring.com.au

Legal notices

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3. Trusts & Trustees

Please complete this form if you have not invested previously in any Skyring Fund. If you make an error while completing this form, do not use correction fluid. Cross out your mistakes and initial your changes.

1

Complete the relevant sections of this identification form in block letters and using a black pen.

2

Make copies of your ID document(s) as applicable and arrange for them to be certified. Please refer to the 'Forms' section of our website for more information on getting your documents certified.

3

Include this identification form and certified copies of the ID documents with your initial application form when you send it to us.

1 Trust Details

Full name of trust

Business name (if any)

Country in which the trust was established

Please select the source and origin of funds being invested:

savings,

investment,

superannuation contributions,

commission,

donation/gift,

inheritance,

normal course of business,

asset sale, OR

other - write the source and origin of funds below:

Please select the purpose of your investment:

savings,

growth,

income,

retirement,

business account,

other (please specify)

HELP

Control: includes control as a result of, or by means of, trusts, agreements, arrangements, understandings and practices, whether or not having legal or equitable force and whether or not based on legal or equitable rights, and includes exercising control through the capacity to determine decisions about financial and operating policies.

2 Type of Trust

2.1 Regulated trusts

This includes complying super funds and SMSFs

Super fund - or another type of trust registered and regulated by an Australian Commonwealth statutory regulator

No Yes

If yes, please tell us:

The trust's ABN

The regulator if not APRA or the ATO

Any licence number

Registered managed investment scheme

No Yes

If yes, please tell us the ARSN

Government superannuation fund

No Yes

If yes, please tell us the name of the Act which regulates the trust

If you answered yes to any of these questions, then please provide us with either of the following:

Trust deed a full signed copy OR

certified copy of an **extract of the trust deed** showing the full name of the trust, members, schedule and signing pages

registered managed investment schemes an ASIC search of the scheme OR

Government superannuation funds an extract of the establishing legislation.

2.2 Non-regulated trusts

Including family discretionary trusts, family and other unit trusts, deceased estates and charitable trusts (but not including self-managed super funds)

Are you a non-regulated trust?

No Yes

If yes, please specify the type of trust

Please provide full names of all beneficial owners who are individuals who own 25% or more of the trust income or assets or who control (whether directly or indirectly) the trust and either the date of birth or full residential address of each beneficial owner:

Beneficial owner 1

Title Full given names

Surname/ACN

Date of birth (DD/MM/YYYY)

/ /

Residential address

A PO Box/RMB/Locked Bag is not acceptable.

Property/Building name (if applicable)

Unit Street number

Street name

Suburb State

Post code Country

Beneficial owner 2

Title Full given names

Surname/ACN

Date of birth (DD/MM/YYYY)

/ /

Residential address

A PO Box/RMB/Locked Bag is not acceptable.

Property/Building name (if applicable)

Unit Street number

Street name

Suburb State

Post code Country

Beneficial owner 3

Title Full given names

Surname/ACN

Date of birth (DD/MM/YYYY)

/ /

Residential address

A PO Box/RMB/Locked Bag is not acceptable.

Property/Building name (if applicable)

Unit Street number

Street name

Suburb State

Post code Country

Beneficial owner 4

Title Full given names

Surname/ACN

Date of birth (DD/MM/YYYY)

/ /

Residential address

A PO Box/RMB/Locked Bag is not acceptable.

Property/Building name (if applicable)

Unit Street number

Street name

Suburb State

Post code Country

If there are any other direct beneficiaries of the trust who are not beneficial owners, write down their names on a piece of paper and attach to this form.

If the trust deed describes the beneficiaries by reference to member of a class please write down on a piece of paper, the class to which the beneficiaries belong e.g. family members, unit holders, un-named charities and attach to this form.

Please provide the name of the appointor of the trust, if applicable

HELP

Appointor: the appointor has the power to appoint or remove the trustees of the trust. Not all trusts have an appointor.

Name of trust settlor

HELP

Settlor: this is the person that creates the trust. The settlor may be, for example, your accountant or solicitor.

Note: you do not need to provide the name of the trust settlor if the settlor is deceased, or has made an asset contribution of less than \$10,000 to the trust, at the time the trust was established.

If you are a non-regulated trust, please provide us with certified copies of one of the following:

Trust deed or an extract of the trust deed showing the full name of the trust and any named trust settlor

Other documentation confirming the full name of the trust and the name of the trust settlor

3 Trustee Details

3.1 Verification procedure – individual trustee

Title Full given names

Surname

Date of birth (DD/MM/YYYY)

/ /

Please provide, for one trustee only, a certified copy of one document from Group 1 or if you can't, a certified copy of two documents from Group 2.

Group 1

Provide a certified copy of one of these:

Australian driver's licence showing your photo, and please copy the front and back OR

foreign driver's licence showing your date of birth, signature and photo OR

Australian passport a passport that has expired within the preceding two years is acceptable, and please copy the pages which identify you OR

foreign passport showing your signature and photo, and please copy the pages which identify you OR

Australian State or Territory Government issued ID card showing your date of birth, signature and photo OR

foreign Government issued ID card showing your date of birth, signature and photo.

Group 2

If you can't provide anything from Group 1, then provide a certified copy of one of the following:

Australian or foreign government issued birth certificate OR

Australian or foreign government issued citizenship certificate OR

Centrelink pension or health card please copy the front and back.

PLUS provide a certified copy of one of the following:

a Government issued notice one which shows your name and residential address, not more than 12 months old OR

a rates or utilities notice one which shows your name and residential address, not more than 3 months old OR

ATO notice one which shows any debt owing to the ATO, your name and residential address, not more than 12 months old.

3.2 Verification procedure – company trustees

3.2.1 General information

Full name of company

3.2.2 Australian company trustee

Place of business (if different to registered office address).

A PO Box/RMB/Locked Bag is not acceptable.

Property/Building name (if applicable)

Unit Street number

Street name

Suburb State

Post code Country

3.2.3 Foreign company trustee

Country of formation

Registered in Australia?

No Yes

If yes, what is the ARBN

Registered in country of formation?

No Yes If yes, what is the name of regulator/exchange and the Identification number issued by foreign registration body

Registered business address in country of formation. A PO Box/RMB/
Locked Bag is not acceptable

Property/Building name (if applicable)

Unit Street number

Street name

Suburb State

Post code Country

Please provide us with certified copies of one of the following:

an ASIC or foreign regulator search OR

an ASIC or foreign regulator certificate of registration.

3.2.4 Company type

Please complete the section below

Private Public

Director details

How many directors are there?

Provide the full name of each director:

Director 1

Title Full given names

Surname

Director 2

Title Full given names

Surname

Director 3

Title Full given names

Surname

Director 4

Title Full given names

Surname

If there are more directors, please write down details on a piece of paper
and attach this to your form.

Verification details - company type

Please provide us with certified copies of one of the following:

an ASIC search OR

your certificate of registration issued by ASIC

3.2.5 Regulated/listed companies

Are you an Australian listed company?

No Yes - name of market/exchange

Market/exchange

Are you a majority-owned subsidiary of an Australian listed company?

No Yes - name that listed company and its market/exchange

Company

Market/exchange

Are you a regulated company?

One which is licensed by an Australian Commonwealth, State or Territory
statutory regulator

No Yes - name the regulator and your licence number

Regulator

Licence number

If you answered yes to any of these questions, please provide us with
a certified copy of one of the following and sign the form at the end.
For you, this form is then complete.

an ASIC search OR

a search of the licence or other records of the relevant regulator OR

a public document issued by the company OR

a search of the relevant market/exchange

3.2.6 Non-regulated/non-listed companies

If you answered no to all the questions in section 3.2.5, please fill in the
sections 3.2.6 (a), (b) and (c) below.

3.2.6 (a) Beneficial owner details

Please provide details of all beneficial owners who are individuals who
through one or more shareholdings ultimately own 25% or more of the
company's issued capital or who control (whether directly or indirectly)
the company and either the date of birth or full residential address of
each beneficial owner.

Beneficial owner 1

Title Full given names

Surname/ACN

Date of birth (DD/MM/YYYY)

/ /

Residential address

A PO Box/RMB/Locked Bag is not acceptable.

Property/Building name (if applicable)

Unit Street number

Street name

Suburb State

Post code Country

We will assume that you hold the same percentage of the company's issued capital as you do voting rights in the company, unless you specify otherwise:

%

Beneficial owner 2

Title Full given names

Surname/ACN

Date of birth (DD/MM/YYYY)

/ /

Residential address

A PO Box/RMB/Locked Bag is not acceptable.

Property/Building name (if applicable)

Unit Street number

Street name

Suburb State

Post code Country

We will assume that you hold the same percentage of the company's issued capital as you do voting rights in the company, unless you specify otherwise:

%

Beneficial owner 3

Title Full given names

Surname/ACN

Date of birth (DD/MM/YYYY)

/ /

Residential address

A PO Box/RMB/Locked Bag is not acceptable.

Property/Building name (if applicable)

Unit Street number

Street name

Suburb State

Post code Country

We will assume that you hold the same percentage of the company's issued capital as you do voting rights in the company, unless you specify otherwise:

%

Beneficial owner 4

Title Full given names

Surname/ACN

Date of birth (DD/MM/YYYY)

/ /

Residential address

A PO Box/RMB/Locked Bag is not acceptable.

Property/Building name (if applicable)

Unit Street number

Street name

Suburb State

Post code Country

We will assume that you hold the same percentage of the company's issued capital as you do voting rights in the company, unless you specify otherwise:

%

Verification procedure - beneficial owners

For each individual beneficial owner please provide a certified copy of one document from Group 1 or, if you can't, a certified copy of two documents from Group 2.

Group 1

Provide a certified copy of one of these:

Australian driver's licence showing your photo, and please copy the front and back OR

foreign driver's licence showing your date of birth, signature and photo OR

Australian passport a passport that has expired within the preceding two years is acceptable, and please copy the pages which identify you OR

foreign passport showing your signature and photo, and please copy the pages which identify you OR

Australian State or Territory Government issued ID card showing your date of birth, signature and photo OR

foreign Government issued ID card showing your date of birth, signature and photo.

Group 2

If you can't provide anything from Group 1, then provide a certified copy of one of the following:

Australian or foreign government issued birth certificate OR

Australian or foreign government issued citizenship certificate OR

Centrelink pension or health card please copy the front and back.

PLUS provide a certified copy of one of the following:

a Government issued notice one which shows your name and residential address, not more than 12 months old OR

a rates or utilities notice one which shows your name and residential address, not more than 3 months old OR

ATO notice one which shows any debt owing to the ATO, your name and residential address, not more than 12 months old.

4.2 Voting rights

If there are any other individuals, who have not been listed above in section 3.2.6 (a), and who are entitled, either directly or indirectly, to exercise 25% or more of the company's voting rights, please write down their full names on a piece of paper and attach to this form.

4.3 Director details

Provide the full name of the senior managing official (or equivalent) of the company, if any.

Title Full given names

Surname/ACN

Verification procedure - director details

If you are unable to provide details of beneficial owners in 3.2.6 (a) above, please provide an ASIC company extract showing the name of the senior managing official, as provided in this section 3.2.6 (c).

HELP

Senior managing official: an individual who makes, or participates in making, decisions that affect the whole, or a substantial part of the company, or that may significantly affect the company's financial standing.

Skyring Fixed Income Fund

ARSN 622 775 464

APIR SKY9005AU

Skyring Fixed Income Fund

Investor Services contact details

Phone: 1300 73 72 74

Email investor@skyring.com.au

Legal notices

Skyring Asset Management Limited
ABN 92 156 533 041 AFSL 422902 (Skyring)
is the issuer of units in the Fund.

Skyring is committed to ensuring the confidentiality and security of your personal information. We and our Custodian handle your personal information in accordance with the Privacy Act 1988 and our respective privacy policies, which can be accessed at www.skyring.com.au.

All Investors

Please complete this form if you are an individual, company or trust investor.
If you make an error while completing this form, do not use correction fluid.
Cross out your mistakes and initial your changes.

1

Complete the relevant sections of this identification form in block letters and using a black pen.

1 Foreign Account Tax Compliance Act ('FATCA') disclosure

Please complete Part A, below if you are investing as an individual or sole trader. Please complete Part B below if you are investing as a company or trust (including a SMSF).

A. INDIVIDUAL

Are you a US citizen or resident for tax purposes?

No Yes

If yes, provide your US Taxpayer Identification Number for all other applicants.

Applicant 1:

Applicant 2:

* Beneficial Owner means an individual who ultimately owns or controls (directly or indirectly) the investor. In the case of a company or trust these individuals who own through one or more shareholdings, unitholdings or interests more than 25% of the issued capital, equity or ruling rights.

Note: please attach a separate piece of paper listing all individuals or beneficial owners if there are more than two (2)

B. COMPANIES AND TRUSTS

Are you a US citizen or resident for tax purposes?

Yes No

If yes, provide your US Taxpayer Identification Number:

If no, Complete Non-US Entities section below.

Is the trust or company exempt for US tax purpose?

Yes No - US Citizens or Residents for Tax Purposes

Non-US Entities

Are you a (please tick ONE box from the list below):

Regulated superannuation fund (self-managed super fund, APRA regulated super fund, government super fund or pooled superannuation trust)

Government entity

Registered cooperative

Association

Non-financial public company (public companies that are not financial institutions)

Financial institution or trust with a trustee that is a financial institution, Global Intermediary Identification Number (GIIN), if applicable. If no GIIN is available, provide FATCA status¹

Please provide Global Intermediary Identification Number (GIIN):

Non-financial proprietary company

Partnership

Trust (including testamentary trust) other than a trust with a trustee that is a financial institution

Charity

¹ For example, deemed compliant foreign financial institution (FFI), exempt beneficial owner, non-participating FFI, excepted FFI.

2 Politically Exposed Persons (PEP)

A 'politically exposed person' (PEP) is an individual who holds a prominent public position or function in a government body or an international organisation.

Are you a PEP? Yes No

Is an immediate family member or close associate a PEP? Yes No

If Yes - name

3 Common Reporting Standard Disclosure – Other Foreign Countries

Is the applicant (whether an individual, company or trust) or any shareholder (when a company) or beneficial owner* (when a trust) a tax resident of a country other than Australia or the United States of America?

Yes No

If yes, please answer the following questions.

If no, this form is complete.

If the individual or entity is a tax resident of any other country outside of Australia or the United States of America, please indicate the country(ies) in which they are a resident for tax purposes and each country's associated Tax Identification Number (TIN). If a TIN is not available, please tick the appropriate reasons.

* A beneficial owner means an individual who ultimately owns or controls (directly or indirectly) the investor. In the case of a company, trust partnership or association this is any individual who owns through one or more shareholdings, unitholdings or interests more than 25% of the issued capital, equity or voting rights.

Note: Please **attach** a separate piece of paper listing all individuals or beneficial owners if there are more than two (2).

Name

Country

Tax Identification Number

Reason if no TIN provided (please tick one)

Foreign TIN not issued by this country

Individual is under age

Foreign TIN pending issue by country's tax authority

Name

Country

Tax Identification Number

Reason if no TIN provided (please tick one)

Foreign TIN not issued by this country

Individual is under age

Foreign TIN pending issue by country's tax authority

SKYRING

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