

About the Fund

The Gippsreal Mortgage Investment Scheme (“the Fund”) aims to deliver regular income at a pre-determined rate. The Fund offers attractive returns¹ whilst seeking capital stability through robust risk management measures combined with prudent lending standards.

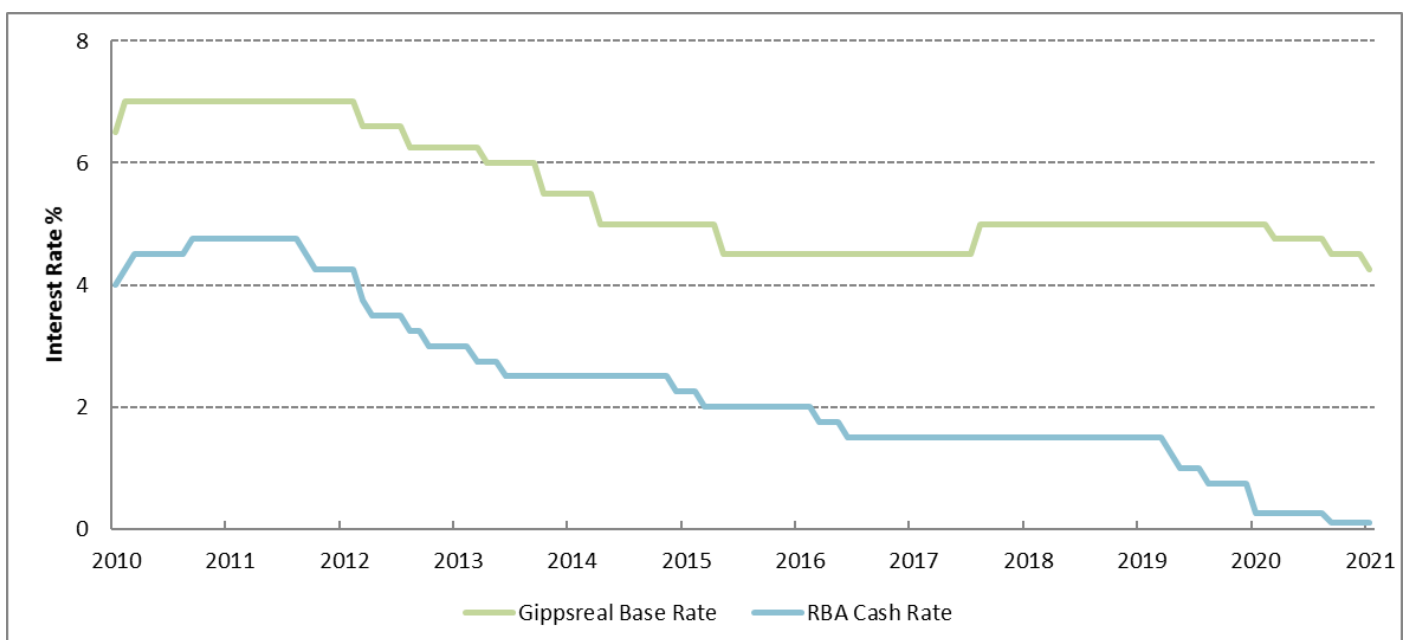
The Fund provides for investments in loans secured by registered first mortgages over real estate property including residential, commercial, rural and vacant land. Loans are approved in accordance with Gippsreal’s lending policy principles and loan to value ratios that do not exceed a maximum 66.66% of the security property value.

The Fund and its predecessors have been managing mortgage investments on behalf of investors for over 40 years.

This fund may be suitable for investors who are looking:

- ◆ to diversify their Australian sourced income and diversify within the Fund through separate loans;
- ◆ for a pre-determined rate and fixed investment term;
- ◆ for a less volatile asset class;
- ◆ for a passive income to replace or supplement their salary and or pensions;
- ◆ for transparency and choice with their investments;
- ◆ for direct access to the investment managers.

Fund Performance



*Source: Reserve Bank of Australia - Statistical Tables & Gippsreal Limited as at 31 March 2021

¹To comparable investments

Key Facts

Fund Manager	Gippsreal Limited
Inception date	30 March 2000
Investment Type	Contributory Mortgage Fund (not pooled) where all funds invested in loans are secured by first mortgages in Australia
Who can invest	Individuals, SMSFs, Trusts, Companies, Partnerships, NFP Organisations
Initial Minimum Investment	\$5,000.00
Investment Term¹	Fixed - typically 12 month terms
Investment Return¹	Variable or Fixed rate - currently between 4.50% and 6.00%
Income Distribution	Monthly in arrears (on or before the 27th day of the month)
Entry & Exit Fees	Nil - there are no entry, ongoing or exits fees payable by the investor
Indirect Cost Ratio (ICR)²	1.89% is the anticipated ICR for the 2020/21 financial year
Maximum Loan to Value Ratio	66.66% (two thirds) of the value of the security property
Weighted Loan to Value Ratio	44.39% as at 31 March 2021
Average Loan Size	\$1,022,402.08 as at 1 March 2021
Insurance	Property insurance protection over buildings and improvements of all security properties as well as professional indemnity insurance for the Fund Manager and Valuers
Regulation	A Constitution protecting scheme member rights is registered with the Australian Securities and Investments Commission (ASIC) together with a registered Compliance Plan and Product Disclosure Statement (PDS)
Compliance	Bi-annual financial audits by independent auditor Burke Bond Partners Audit Annual compliance audit by independent auditor LD Audit

¹As disclosed in the Certificate of Investment

²The ICR is the ratio of the management costs (that are not deducted from the member's funds) to the Fund's total assets as at the 30 of June 2020. All management fees and administrative fees of the Scheme are paid by the Borrower

Important note: Investors should consider the current Generic Form Product Disclosure Statement ("PDS") together with the Certificate of Investment and Offer to Invest available from Gippsreal Limited (ACN 005 443 292, AFSL 219612) before making any decision regarding the Gippsreal Mortgage Investment Scheme (ARSN 081 849 482) ("the Fund"). The PDS contains important information about investing in the Fund and it is important investors read the PDS before making a decision about whether to invest, and continue to invest, in the Fund. Gippsreal Limited is the responsible entity and custodian of the Fund. Returns on investments are not guaranteed and there is a risk that the investment may achieve lower than expected returns. Gippsreal is not a Bank and Investments in the Fund are not a bank deposit or a term deposit. Past performance is not a reliable indicator of future performance. Gippsreal Limited does not guarantee the repayment of capital and investors risk losing some or all of their money. Various considerations and risk factors related to an investment in the Fund are described in the PDS and the Certificate of Investment issued with each mortgage investment. This document has been prepared for the purpose of providing general factual information only, without taking account of any particular investor's objectives, financial situation or needs. Investors should, before making any investment decisions, consider the appropriateness of the information in this document and the PDS, and seek professional advice, having regard to their objectives, financial situation and needs.