



BLUEMOUNT

CAPITAL™

FUND MANAGEMENT SERVICES

About BlueMount Capital



BlueMount Capital is a national corporate finance group with offices in Brisbane, Melbourne, Perth, Sydney and London. The group also has representative offices and executives in several countries.

The BlueMount group has launched a strategic initiative to incorporate and develop a separate funds management business in Australia co-locating with its existing corporate finance offices in Brisbane, Melbourne, Perth and Sydney. The Group's corporate finance capabilities are set out separately in a Capabilities Profile. The funds management capabilities and initiatives are summarised here.

Several of the group's investment bankers bring with them years of experience in funds management and private equity in Australia and overseas.

Investment areas of expertise include infrastructure, health and welfare, biotechnology, property, agriculture and food, water resources and fixed income.

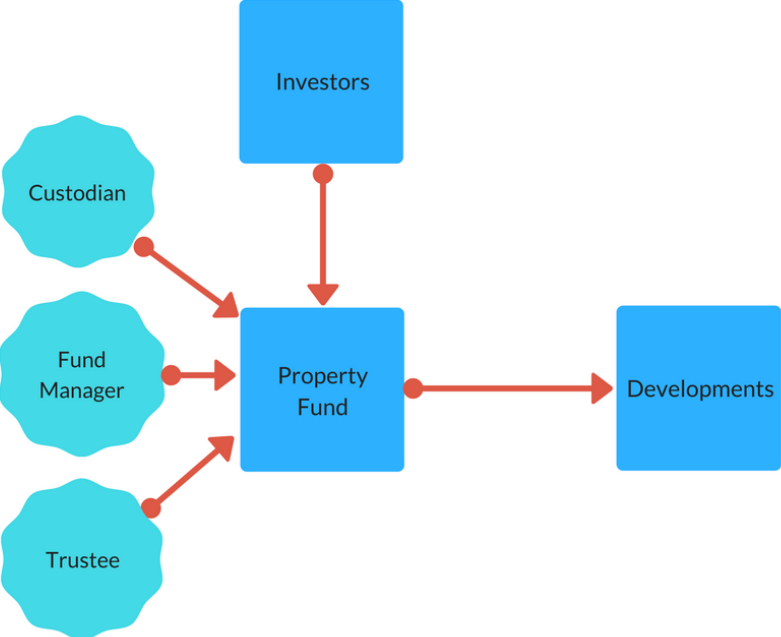


Fund Management Solutions

- Fund strategy development and options
- Fund set up, legal structuring, investment documentation
- Operational fund management and key experienced personal for key roles such as Investment Committee and Directors
- Accounting, auditing, tax, legal, trustee and custodian services
- Capital raising and investor attraction
- M&A, investment acquisitions and divestments
- Asset management and fund reporting services
- Registry, KYC/AML
- Industry specialization:
Property / Agriculture / Venture Capital / Mortgage / Debt Funds

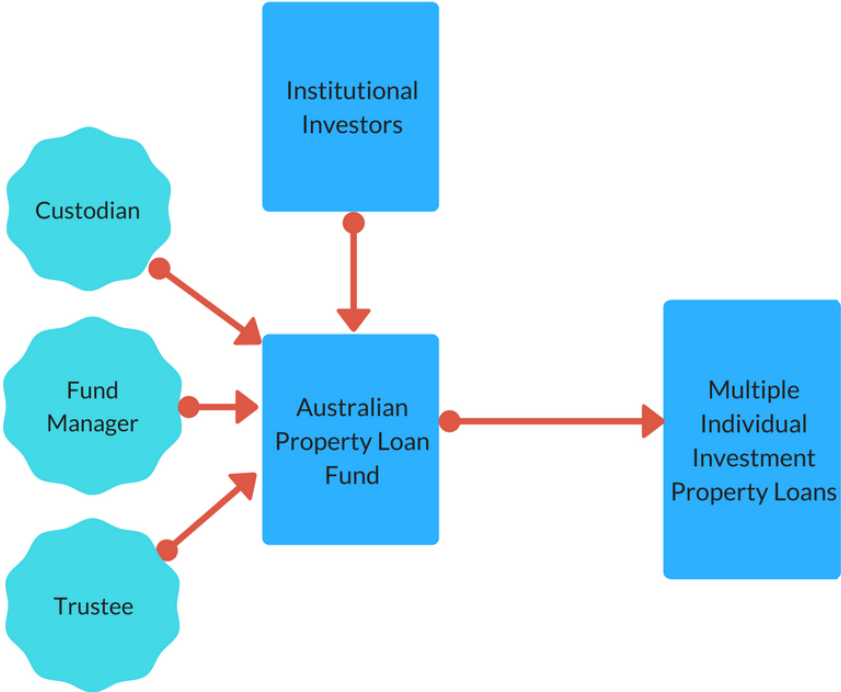
Typical Fund Structures

Property Fund Structure

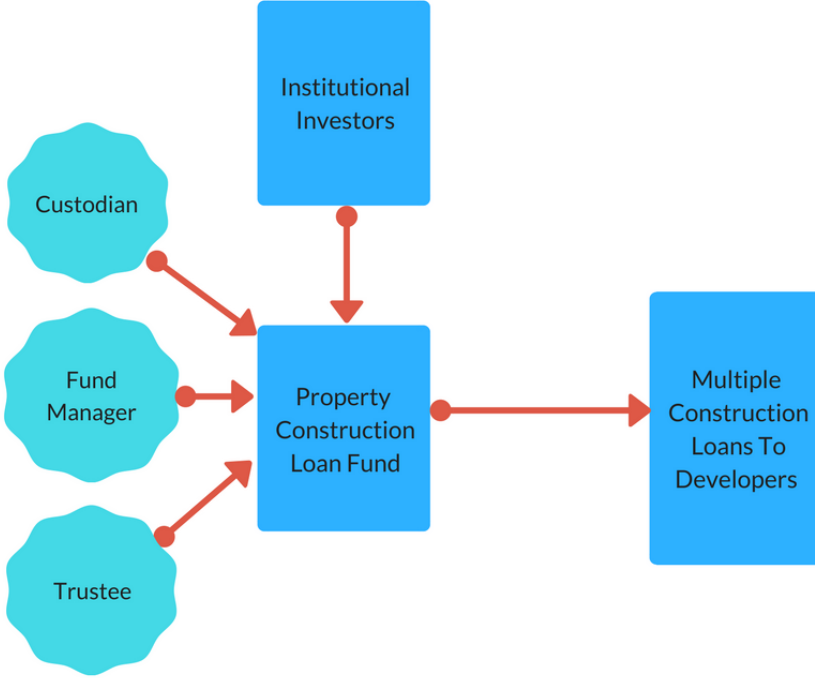


Typical Fund Structures

Mortgage Fund Structure



Construction Fund Structure



Current & Past Funds Under Management

True North Property Fund



- To generate consistent returns from investing in developed and leased properties targeting income starting at 9% pa in the first year, distributed monthly. Capital gains to be distributed at end of the Fund with a disposal of the properties, unless the Fund is rolled over by agreement of the Unit holders.

- Fund target

A\$27,000,000

SW Impact Fund



- To generate returns consistent with investing in a regional impact Fund targeting agriculture, renewables, logistics and infrastructure, and services. A target return of 8% made up of income and capital growth over the life of the fund. The Fund will target social impact covering youth employment and training, skills development, and veterans' welfare .

- Fund target

A\$15,000,000 - \$100,000,000

Current & Past Funds Under Management

Ironfish Development Master Fund

- Ironfish is a Australian property investment group. The fund invests in property development debt opportunities.
- BlueMount Capital acts as Fund Manager to the Ironfish Development Master Fund
- Fund target
A\$20,000,000

Fortis Fund

- Fortis Fundamenta is a Qld based property developer. The Fortis fund will invest into property development equity opportunities in NSW and Queensland.
- Fund target
A\$15,000,000

Current & Past Funds Under Development

Agri Trade Finance Fund

- This Trade Finance Fund will invest in a financing facility that covers working capital requirements from cattle, inventory and receivables.
- Fund target
A \$100,000,000

Agri Property Fund

- This property fund focusses on the ownership of rural property for the purpose of generating stable cash flows based on rental yield and avoids much of the volatility that comes with direct exposure to the agricultural market
- Fund target
- A\$ 100-500,000,000

Current Funds Under Development

Social Housing Fund

- To be established under the Funding for Housing Australia medium term note program for Australian social housing projects.
- BlueMount Capital will act as Fund Manager for the projects.
 - Fund Target
A\$ 100,000,000

Profiles of Senior Funds Managers

Len McDowall (Sydney) **Director**

Mr. Len McDowall (CA) was inaugural Chairman and Managing Partner of Bird Cameron, Chartered Accountants, which employed 1000 people in 50 offices in Australia and Hong Kong. He established Bird Cameron's mergers and acquisitions division in 1987.

He has extensive experience in all areas of financial management with a particular emphasis on structuring and negotiating joint ventures and capital raisings. Len McDowall and his partners established the Integral Capital Group (a predecessor to BlueMount Capital), which specialized in mergers and acquisitions, public floatation's, the creation of financial management strategies and capital management.

Len is an expert in capital and debt raisings and fund management and has a proven ability to source funds from a wide range of investment and finance industry sources.

He is a respected, syndicated author of articles as diverse as investment, capital raising, private equity funding, pre-IPO opportunities, IPO plans and wholesale investing.

Profiles of Senior Funds Managers

Dr Saliba Sassine (Perth) **Director**

Dr Sassine is a highly experienced executive across corporate finance, funds management as well as serving as Chairman or Managing Director of a number of public and private companies across biotechnology and pharmaceuticals, telecommunications, natural products and resources. Dr Sassine has served as Senior Ministerial Advisor at State Government level and was also advisor at National level.

He chaired a number of government working parties and committees, including representing Western Australian on the National Prices and Incomes Advisory Committee. He has served on the Senate and Council of two universities in Western Australia and served as Chairman of the Perth Theatre Trust which controlled the major performance venues in the State with around \$1 billion in assets.

Saliba has a First Class Honours Degree from the University of Western Australia and is a Doctor of Philosophy from the same university.

Profiles of Senior Funds Managers

Dr. Mark Rainbird (Brisbane) **Director**

Dr. Mark Rainbird has more than 15 years' experience in senior executive roles, including Chairman and at board level in private equity, ASX-listed, both government and non-government and unlisted organizations. Dr. Rainbird has extensive experience in capital raising , mergers and acquisitions and fund management.

In 1995, he founded Ramscope (a predecessor to BlueMount Capital), a Brisbane-based corporate advisory and capital raising company. He has specialized in small-scale offerings (\$1-5 million) as well as special private placements (\$5-50 million). He has a proven track record in the mining and resources, technology and start-up sectors, providing capital advisory and introduction services to companies seeking capital in the unlisted, pre-IPO and listed capital markets.

With an extensive business network, he has been able to help companies to develop their funding strategies, raise capital and provide an exit for the company and their investors.

Dr. Rainbird is a member of the Australian Institute of Company Directors and holds a PhD and a Bachelor of Science with First Class Honours.

Profiles of Senior Funds Managers

Richard Hemingway (Sydney) Director

Richard has decades of experience at CFO level with large listed corporates, principally in the infrastructure, engineering and resources sectors. As a seasoned financial executive, he has extensive experience in the valuation, financing, acquisition, divestment and post acquisition of implementation of complex businesses.

Since leaving corporate life, Richard established Mandanex Group in 2014, an advisory business with operations across the region. He has successfully assisted a wide range of clients with strategic growth planning and valuations together with a full range of transactions based advisory work.

Richard is a Chartered Accountant, Registered Business Valuer and approved advisor with the Advisory Board Centre.

He has lived and worked throughout Asia, Australia and New Zealand

Outside of business, Richard has spent over 10 years in governance in the education sector.

He passionately believes in the contribution each and every young person can make. He acts as mentor for younger CAANZ members.

Profiles of Senior Funds Managers

Simon Maughan Wright (Sydney) Director

A strategy advisor to corporate clients, Simon has skills in corporate finance including M&A, turnarounds, transformations, real estate development and asset management. He has experience as a CEO, in problem -solving and innovation, financial analysis, business & company valuations.

He has been working in corporate finance/M&A advisory for 25 years and prior to that, was CEO of a real estate development & asset management group for 10 years. He has sold businesses overseas and manufactured products in Asia for markets in UK, Europe, and the USA. He has advised clients in Dubai and Baghdad, established the debt acquisition industry in Australia and has eight innovative finance models to his credit.

He is an experienced company director, a Fellow of the AICD and currently a Non-Executive Director of a Tier 1 NFP community housing provider and chair of its Assets and Development Committee. Prior to that he was a Non-Executive Director of a substantial NFP aged and family care group and chair of its Finance, Audit & Risk Committee, overseeing a revenue budget of \$610m pa and a real estate capex budget of \$3bn. He has been a Non-Executive Director of other boards in wine, finance, hotel, credit and real estate companies.

Simon is qualified in Law with a Graduate Diploma in Labour Law from Sydney University, an MBA from the AGSM/UNSW with a Graduate Certificate in Digital Management, is a graduate of the AICD Director's Course and a qualified real estate agent.

Offices

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