

Hotel



Melbourne Medical Centre



Accommodation



Status	Funded		
Loan Type	Mezzanine loan	Progressively drawn senior loan	Progressively drawn senior loan
Loan Purpose	Construction of pre-leased hotel in Perth	Development of 2,396 sqm (GLA) medical centre	Development of 28 room residential accommodation facility
Size	<ul style="list-style-type: none"> ✓ Gross Realisation: \$76m ✓ Facility Amount: \$7.7m (70% LVR / 78% LTC) 	<ul style="list-style-type: none"> ✓ Gross Realisation: \$13m ✓ Facility Amount: \$9.3m (71% LVR / 82% LTC) 	<ul style="list-style-type: none"> ✓ Gross Realisation: \$11.4m ✓ Facility Amount: \$8.0m (70% LVR / 80% LTC)
Interest Rate	15.0%	12.0%	Interest rate / Line fee: 10.0% / 2.0%
Term	24 months	15 months	13 months
Credit Enhancements	<ul style="list-style-type: none"> ✓ Registered 2nd mortgage ✓ Personal guarantees ✓ 2nd Ranking Security Deed ✓ Inter-creditor deed 	<ul style="list-style-type: none"> ✓ Registered 1st mortgage ✓ Personal Corporate guarantee ✓ 1st-ranking Security Deed 	<ul style="list-style-type: none"> ✓ Registered 1st mortgage ✓ Personal guarantees ✓ 1st-ranking Security Deed
Exit / Repayment	Repaid via refinance with term debt at practical completion	Repaid via refinance with term debt at practical completion	Repaid via refinance with term debt at practical completion

Hotel



Residential



Residential



Status	Funded	Funded	Funded
Loan Type	Progressively drawn senior loan	Cash advance senior loan	Progressively drawn senior loan
Loan Purpose	Development of 162 room 4-star hotel in Melbourne CBD	Construction of 30 residential apartments in Sydney	Development of 94 apartments
Size	<ul style="list-style-type: none"> ✓ Gross Realisation: \$54.0m ✓ Facility Amount: \$36.3m (67% LVR / 77% LTC) 	<ul style="list-style-type: none"> ✓ Gross Realisation: \$16.8m ✓ Facility Amount: \$8.2m (49% LVR) 	<ul style="list-style-type: none"> ✓ Gross Realisation: \$50.6m ✓ Facility Amount: \$32.0m (70% LVR / 80% LTC)
Interest Rate	Interest rate / Line fee: 11.0% / 2.0%	Interest rate: 10.0%	Interest rate / Line fee: 11.0% / 2.0%
Term	9 months	7 months	22 months
Credit Enhancements	<ul style="list-style-type: none"> ✓ Registered 1st mortgage ✓ Personal guarantees ✓ 1st-ranking Security Deed 	<ul style="list-style-type: none"> ✓ Registered 1st mortgage ✓ Personal guarantees ✓ 1st-ranking Security Deed 	<ul style="list-style-type: none"> ✓ Registered 1st mortgage ✓ Personal and director's guarantees ✓ 1st Ranking General Security Deed ✓ Tri-partite deed
Exit / Repayment	Repaid via refinance with term debt at practical completion	Repaid via settlement of sales	✓ Repaid via settlement of sales