



VentureCrowd

Trust for the development of residential
property located at:
Fernvale, Queensland.
Issue date 15th September 2020

VENTURECROWD SUPER HIGH YIELD FUND (FERNVALE)

VENTURECROWD TRUST NO. 0501
(FERNVALE DEVELOPMENTS PTY LTD)

INFORMATION MEMORANDUM
A WHOLESALE INVESTMENT
TRUST FOR THE DEVELOPMENT

VENTURECROWD PTY LTD
ACN 40 166 598 849
AFSL NO. 503 381
VENTURECROWD.COM.AU

About this Information Memorandum

Important Information: This Information Memorandum is an important legal document and should be read in its entirety. This Information Memorandum is issued by VentureCrowd Pty Ltd ACN 166 598 849 (Fund Manager) under Australian Financial Services License No.503381. This Information Memorandum is neither a prospectus nor a regulated disclosure document under the Corporations Act 2001 (Cth) (Act), nor is it required to be. A copy is not required to be, and has not been, lodged with the Australian Securities and Investments Commission. This Information Memorandum has been prepared only for issue to and use by prospective investors who qualify as wholesale clients as defined in the Act (Wholesale Clients) and is not intended to be received or read by anyone other than a Wholesale Client. An interest in VentureCrowd Trust No.0501 (Fernvale Developments Pty Ltd) (Fund) will only be issued to investors that are Wholesale Clients.

Jurisdiction: This Information Memorandum does not constitute, and may not be used for the purpose of, an offer or solicitation in any jurisdiction other than the Commonwealth of Australia or in circumstances in which such offer or solicitation is not authorised other than as set out in the separate international disclosure statement. No recipient of this Information Memorandum in any jurisdiction other than the Commonwealth of Australia may treat it as constituting an invitation to them to apply for an interest in the Company unless, in the relevant jurisdiction, such an invitation could lawfully be made to that recipient or an application for Units could lawfully be made in compliance with applicable law.

Unless otherwise agreed with the Licensee, any person applying for interests in the Company will by virtue of the person's application be deemed to represent that they are not in a jurisdiction which does not permit the making of an offer or invitation as detailed in this Information Memorandum.

Confidentiality: This Information Memorandum is the property of the Fund Manager. Its contents are strictly confidential, not intended to be disclosed to any person other than the person to whom this Information Memorandum has been provided to by the Fund Manager, and are not to be reproduced, either in whole or in any part or parts, without the Licensee's prior written consent and, if such written consent is given, only in accordance with that consent.

No advice: In providing this Information Memorandum the Fund Manager has not taken into account the recipient's objectives, financial situation or needs and accordingly the information contained in this Information Memorandum does not constitute personal advice for the purposes of section 766B(3) of the Act. None of the Fund Manager or its related parties, officers, employees, consultants, advisers or agents represent or warrant that an investment in the Fund is a suitable investment for the recipient. The Fund Manager strongly recommends that potential investors seek independent professional advice as to the financial, taxation and other implications of investing in the Fund before investing.



Completeness: The Fund Manager makes no representation about the accuracy or completeness of the information, statements, opinions or matters (express or implied) arising out of, contained in or derived from this Information Memorandum or any omission from this Information Memorandum or of any other written or oral information or opinions provided now or in the future to any interested party or its advisers.

Forward looking statements: This Information Memorandum contains forward looking statements which are identified by words such as “may”, “could”, “anticipates”, “believes”, “estimates”, “expects”, “intends”, “plans” and other similar words that involve risks and uncertainties. These forward looking statements are subject to various factors that could cause the results of the Fund to differ materially from those expressed or anticipated in these statements. The Licensee does not intend to update or revise forward looking statements, or to publish prospective financial information in the future, regardless of whether new information, future events or any other factors affect the information contained in this Information Memorandum, except where required by law.

Investment risk warning: An investment in the Fund is speculative and as with any investment there are inherent risks in investing in the Fund, including the risk that an investment may result in a reduction in, or total loss of, the capital value of the investment, loss of income and returns that are less than expected or delays in repayment of capital. None of the Fund Manager nor its related parties, officers, employees, consultants, advisers or agents, guarantee the performance of the Fund nor the repayment of capital invested in the Fund. Nothing in this Information Memorandum is or should be relied upon as a promise or representation as to the future. The Fund Manager expressly disclaims all liability for any loss or damage of whatsoever kind (whether foreseeable or not) which may arise from any person acting on any information contained in this Information Memorandum or any information which is made available in connection with any further enquiries, notwithstanding any negligence, default or lack of care. In furnishing this Information Memorandum, the Fund Manager undertakes no obligation to provide any additional information other than as specifically stated in this Information Memorandum.



1. Investment Summary

1.1 Overview

The Fund is being established to provide a loan secured by a first registered mortgage over a residential development project in Fernvale Queensland comprising 50 land lots that is in the final stages of completion.

The first of three stages has been registered and the first sales have been settled. The loan will be used to refinance existing construction finance, fund the remaining costs to complete and register the last two stages.

The table below is a summary of the key features of an investment in the Fund. Potential investors should read the whole of this Information Memorandum and the Constitution of the Fund for more detailed information about an investment in the Fund.

Item	Detail
Offer	This is an Offer of \$1.00 Units in the VentureCrowd Trust No.0501 (Fernvale Developments Pty Ltd) (Fund), an unregistered unit trust. The Fund will provide a loan to the Borrower which is secured by a first registered mortgage.
Offer Closes	31 Dec 2020 The Fund Manager reserves the right to close the offer early, extend the offer or withdraw the offer without notice.
Loan Amount	\$4,900,000
Interest	12% p.a. paid monthly
LVR	51.75% on completion value
Loan Term	12 months.
Minimum Investment	\$25,000 subject to the Fund Manager's discretion to reduce this threshold.
Asset	The Fund's underlying asset will be the Property.
Fund Manager	VentureCrowd Pty Ltd is the manager of the Fund. Further information about the Fund Manager is contained in section 2.1.



Development Manager

VentureCrowd Property Australia Pty Ltd, an associate of the Fund Manager, has been appointed as the development manager for the Project. Further information about the Development Manager is contained in section 2.2.

Exit Strategy

The Property is in the final stages of development, with the first of three stages already registered and in the process of being sold. Stages 2 and 3 are currently under construction, with the completed land lots intended to be sold for a profit.

Liquidity

Units will not be listed on a securities exchange and Unitholders will not have withdrawal or redemption rights. Therefore, Units should be considered illiquid.

Valuation

The Project has been independently valued by Hymans Valuers and Auctioneers at \$9,680,000 on completion. A copy of this valuation is available on request.

Fees

Contribution Fee of 1.1%, Management Fee of 1.65% p.a. and costs reimbursement of 0.5% p.a.

How to invest?

You can apply to invest in the Fund directly at www.venturecrowd.com.au.

If you would like more information about this offer, please:

- email us at hello@venturecrowd.com.au or
- call us on 1300 039 655.



2. Management

VentureCrowd is the manager of the Fund. VentureCrowd Property Australia, an associate of the Fund Manager, has been appointed as the development manager for the project. This section contains a summary of the VentureCrowd business and its management team.

2.1. Fund Manager – VentureCrowd

VentureCrowd has been appointed as the manager of the Fund under an investment management agreement between it and the Trustee. VentureCrowd was established in 2013 and has been issued with Australian Financial Services License No.503381 from the Australian Securities & Investments Commission. All financial services related to the Fund will be provided pursuant to the authorisations granted under that AFSL.

VentureCrowd is managed by a team of highly experienced investment management professionals with extensive expertise in funds management, property development, legal, finance and business administration.

For further information about VentureCrowd, please visit our website at www.venturecrowd.com.au



Craig Hart

Director & Chair

Craig works in corporate advisory helping businesses scale, attract capital and build lasting shareholder value. Craig has practiced for many years as a commercial lawyer and was formerly President of Retail Agencies for Omnicom Inc in Asia. He has a long history in mergers and acquisitions and his commercial and marketing experience is invaluable to VentureCrowd in a market where it seeks to establish itself as the unquestionable market leader. Craig works closely with the executive team across a range of strategic issues.



Steven Maarbani

Director, Chief Executive Officer

Steven is corporate lawyer and former PwC partner specialising in funds management and financial services. He has advised on the establishment of many of Australia's leading venture capital funds (including corporate venture capital funds) as well as co-founding Australia's first equity crowdfunding platform, VentureCrowd. Steven is also a Partner and member of the Innovation Advisory Council of the Real Tech Ventures Fund, and sits on the Advisory Board of a number of high-growth companies.



Darren Tasker

Director, Chief Operations Officer

Darren spent 20 years in senior executive roles with large industrial companies, culminating with his most recent role as the Chief Operating Officer of WesTrac (part of Kerry Stokes Seven Group Holdings ASX:SVW). He has led finance and operations functions and transitioned several large acquisitions during his career. Darren originally studied as a mechanical engineer before attending Harvard Business School in 2009.



Garth Young

Director

Garth is a seasoned entrepreneur with experience in leading businesses from scale-up through to exit. He was the Co-Founder and Managing Director of both Inflight Logistic Services and Inflight New Zealand, which were sold to Gate Gourmet. Following the sale, Garth remained as Managing Director of Gate Gourmet, as the group was floated on the Zurich stock market.

2.2. Development Manager – VentureCrowd Property

VentureCrowd Property, an associate of the Fund Manager, has been appointed as the development manager for the Project.

VentureCrowd Property was established in 2012 and currently manages 12 property development projects across Queensland having an aggregate end value of almost \$200,000,000.

Our development management team comprises registered engineers, architects and project management executives with a wealth of experience in property development, property finance and construction management.

The development management fees payable to VentureCrowd Property are in line with market rates and have been fully disclosed in the project feasibility.

2.3. Sales Manager – VentureCrowd Sales

VentureCrowd Sales, an associate of the Fund Manager, has been appointed to manage sales and marketing function for the Project. VentureCrowd Sales currently manages land and property sales for a number of property development projects across Queensland. Our sales team comprises licensed real estate agents and sales professionals with a wealth of experience in off-the-plan property sales.

The sales commissions payable to VentureCrowd Sales together with the marketing cost allowances in respect of the sales program are in line with market rates and have been fully disclosed in the project feasibility.





VentureCrowd provides investors access to alternative investments that were previously only accessible if you had the resources of a family office or could write a large cheque to a dedicated alternative funds manager...

VentureCrowd allows you to become your own alternatives investment manager, supported by pre-screened deal flow and a best of breed back-office and reporting platform.



– Artesian Capital Management
Alternative Investment Management & Venture Capital Partners

3. The Project

3.1. The Location

Fernvale is located approximately 60km west of Brisbane and 25km north of Ipswich in the Somerset region of SE Queensland.

This development, known as Woodside Park, is less than 1km from the centre of town which boasts a Woolworths, Discount Drug Store, Subway, gym, post office, school and a variety of other shops, services and cafes as well as the famous Old Fernvale Bakery.



3.2. The Development

Woodside Park is a 50 lot subdivision over three stages. Lots range in size from 1,600m² - 2,000+m² and all come with town services. The first stage of 12 lots has been registered, with the first five sales and settlements having occurred and another four under contract.

There is a building covenant in place to ensure the standard of the product is kept high, and to retain the intended character of the development as the prestigious place to live in Fernvale. Blocks of land of comparable size with town services and within walking distance to town are rare in this location.

The final two stages are mostly complete with only the civil electrical reticulation and footpaths remaining to be done. Once that work is complete, Stages 2 & 3 can be registered and the final lots sold.



4. The Fund

4.1. Investment Strategy

The Fund Manager intends to raise up to \$4,900,000 which will be loaned to the Borrower, to be used for:

1. refinance existing construction finance;
2. fund the remaining costs to complete (see detail below); and
3. register the last two stages ready for sale.

4.2. Costs to complete

The total cost to complete the project is \$3,300,564 inc gst which is comprised as follows:

1. Professional Fees: \$147,538
2. Civil Construction: \$1,232,286
3. Homecorp display home: \$375,000
4. Authority Costs: \$773,340
5. Marketing: \$201,200
6. Project Management Fees: \$179,200
7. Returnable bonds: \$392,000

4.3. Sales Strategy

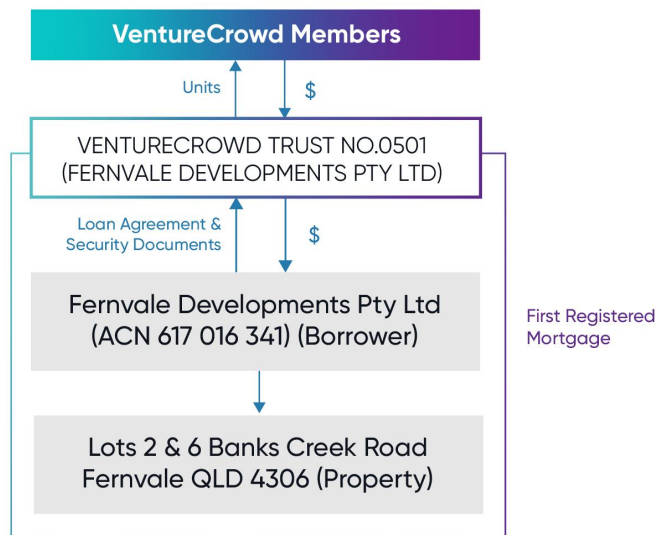
The Property is being developed into an aggregate of 50 land lots in three stages, with the completed lots being sold for a profit.

Stage 1 has been completed and registered. Five settled sales have occurred to date in the first stage. A display home has been built and is manned several days a week by a local agent. The sales agent anticipates that 2 sales per month is achievable once the final stages are registered. There are 45 unsold lots remaining with an aggregate gross realisation of \$10,031,000 if anticipated sales prices are achieved.

4.4. Structure

The Fund is structured as an unregistered unit trust, the trustee of which is VentureCrowd Nominees Pty Ltd (ACN 166 599 140).

Investors will acquire Units in the Fund at an issue price of \$1.00 per Unit. The Fund will provide a loan to the Borrower which will be secured by first registered mortgage.



4.5. Liquidity

Units will not be listed on a securities exchange and Unitholders will not have withdrawal or redemption rights. Therefore, Units should be considered illiquid.

4.6. Constitution

The Constitution of the Fund contains detailed information concerning the rights and obligations of an investor, the powers and functions of the trustee and the manner in which the Fund will be managed.

To the extent there are any inconsistencies between the Constitution and this Information Memorandum, the Constitution will prevail. This Information Memorandum does not purport to contain all the information that a prospective investor may require in evaluating a possible investment in the Fund.

Prospective investors should review, and seek independent legal advice in respect of, the Constitution before making an application to invest in the Fund. The Constitution is available on request.



As the global economy and investment marketing go digital, equity crowdfunding will have a significant role to play. This role isn't just in raising money for young companies but also for assets that regular investors haven't previously been able to access; like property development or impact investment. And as the only Australian platform to offer more than just equity and to have actually facilitated exits for investors, **I believe VentureCrowd has solid potential to remain the market leader.**



– Craig Swanger, Chief Economist FIIG,
Former CIO & Head of Innovation at Macquarie Bank

5. Risks

Whilst the directors of the Fund Manager are experienced business managers and the senior executives of the Development Manager and Sales Manager are experienced land developers and although the Development Manager has substantial experience in managing property Fund projects, there are always risks associated with development and construction which may, either directly or indirectly, result in reduced distributions and/or a loss of some of the capital value of an investment in the Fund.

Before deciding whether to subscribe for Units, you should consider whether an investment in this Fund, the underlying asset of which will be the Property, is suitable for you. If you are in doubt as to whether you should invest, please consult a suitably qualified professional advisor. The risks associated with investing in the Fund include, but are not limited to:

RISK	SUMMARY
General risks	<p>General investment risks include:</p> <ul style="list-style-type: none">• a downturn in the general economic and market conditions in South-East Queensland;• unfavourable movements in interest rates, inflation or the unemployment rate;• changes to the law (including tax laws) and accounting rules;• industrial relations disputes and strikes;• natural disasters, including earthquakes, fire and storm; and• social unrest, terrorist attack or war in Australia or overseas.
Market risk	<p>The value of the end product may be adversely affected by a downturn in real estate market conditions. Depending on prevailing conditions it may be difficult for the end product to be sold in a timely manner or for an optimal price. There is no guarantee that the forecast sales prices or sales rates will be achieved nor that the Property will not fall in value relative to the current valuation.</p>
No guarantee	<p>Neither the performance of this investment nor the repayment of Unitholder contributions is guaranteed by the Trustee, the Fund Manager or any other person.</p>
Insurance risk	<p>The Project will take out insurance to cover the Property. However, the insurance may not cover all events or claims and is subject to deductible excesses.</p>
Development cost	<p>Forecast development costs and project expenditure may be lower than actually charged, which may result in the Project being less profitable and affecting the returns to Unitholders.</p>
Council development contributions	<p>Council development contributions contained in the feasibility are based on the considerable experience of the Development Manager and the information currently available, however these costs may exceed forecast levels. This may result in the Project being less profitable and may affect returns to Unitholders.</p>
Related party risk	<p>The Fund has entered into, and may in the future enter into, legal documents and contracts in relation to numerous aspects of the Fund's operation or the development of the Project. The Fund may be adversely affected where a party fails to perform under these agreements. There is potentially additional counterparty risk when a related party is involved.</p>

Borrowings risk	The Fund involves an investment in the Project funded partly by invested capital (equity) and partly by money that has been borrowed (debt). When a property is geared the potential for gains and losses are greater. A fall in the value of the Property could result in a breach of a borrowing covenant. If such a default occurs, the lender may enforce its security against the Property and, amongst other things, sell the Property. The borrowings of the Fund are limited recourse, meaning recourse extends only to the assets of the Fund.
Liquidity risk	An investment in the Fund should be viewed as a medium-term investment and should be considered illiquid. No holder of Units has the right to have their Units redeemed or withdrawn from the Fund, and the Trust Deed contains a prohibition on any disposal of Units.
Taxation & stamp duty	<p>The effect of taxation on Unitholders is complex and the summary in section 7.1 is general in nature only. Investors should seek professional taxation advice specific to their own circumstances.</p> <p>Taxation and stamp duty considerations taken into account by the Trustee in preparing this document are based upon relevant legislation, regulations, court decisions and rulings and pronouncements of relevant taxation and revenue authorities now in effect, all of which are subject to change or differing interpretations.</p> <p>Investors should note that any such change could have retroactive application so as to result in taxation and stamp duty consequences different from those taken into account by the Trustee. The Trustee has not sought any ruling from relevant taxation or revenue authorities with respect to these considerations and there can be no assurance that the authorities will not assert, or that a court will not sustain, a contrary position.</p>

6. Fees & Expenses

This section outlines the fees and other costs that you may be charged. These fees and other costs may be deducted from your money, from the returns on your investment or from the Fund's assets as a whole. You should read all of the information about fees and other costs because it is important to understand their impact on your investment.

TYPE OF FEE	AMOUNT (Less GST)	How and when paid
Contribution Fee	1.1% of your investment amount in the Fund	A once-off fee payable upon acceptance of your investment.
Management Fees	1.65% of the Gross Asset Value of the Fund	Payable monthly in arrears from the Fund's assets.
Performance Fee	Nil	Payable on repayment of the loan.
Costs & expenses	Cost and expenses estimated at 0.5% of the gross asset value of the fund	Payable directly from the Fund's assets as and when they are incurred.

6.2. Explanation of fees and expenses

Cost and expenses

The Fund will incur ongoing administration costs which may include accounting fees, audit costs, registry fees, custodial fees, tax and legal advice fees, investor reporting costs and bank charges.

These costs are estimated to be 0.5% per annum of the gross asset value of the Fund. This amount is an estimate only and actual costs may be more or less than this amount.

The Trustee is entitled, under the Trust Deed, to be reimbursed for all costs and expenses (which include the ongoing administration costs and abnormal expenses referred to above) that it may incur in the proper performance of its duties under the Trust Deed.

These costs and expenses include (but are not limited to) costs, disbursements and expenses associated with:

- the establishment and termination of the Fund and amending or replacing the Trust Deed;
- the production and circulation of this IM or other disclosure document and marketing and the promotion of the Fund;
- Fund assets and income;
- borrowing money;
- convening and holding meetings of Unitholders and implementing resolutions passed at the meetings;
- registry and accounting services, Fund tax returns, confirmation advices, notices, reports and other documents;
- managing tax obligations and the accounting and audit of the Fund;
- complying with any law or request, policy or requirement of ASIC or any regulatory authority; and
- any professional services provider, agent or delegate of the Trustee (including associates).

Professional services fee

The Trustee may seek professional services for the Fund from qualified providers, including related parties. The fees for these services will be charged at normal commercial rates to the Fund. The Fund Manager may arrange the provision of these services.

As disclosed above, the Trustee has appointed VentureCrowd as the Fund Manager, VentureCrowd Property as the Development Manager and VentureCrowd Sales as the Sales Manager in respect of the Project, all related parties. The fees payable to these entities are in line with market rates and are fully disclosed in the feasibility.



7. Taxation

The summary Australian taxation information contained in this document is a general guide to the Australian taxation implications applicable to the Fund for Australian resident investors who hold their units in the Fund.

The summary reflects the income tax legislation in force, and the interpretation of the Australian Taxation Office and the courts, as at the date of issue of this document. However, Australian tax laws are subject to continual change and the summary should not be relied upon as a complete statement of all the potential tax considerations which may arise upon investing in the Fund.

As the tax treatment applicable to particular investors may differ, we strongly recommend that investors seek advice from a suitably qualified adviser as to the taxation implications of their proposed investment in the Fund.

7.1. Taxation Status of Trust

The Trust is an Australian resident trust for Australian tax purposes. Depending on the final composition of Investors in the Trust, the Trust may be a “flow-through” vehicle for tax purposes or the Trust may be taxed as a company if the Trust constitutes a “public trading trust”.

Broadly, the Trust will be a public trading trust under Division 6C of Part III of the Income Tax Assessment Act 1936 unless:

1. The Trust is closely held (which requires that 20 Investors or less hold, in aggregate, 75% or more of the rights to income or capital of the Trust);
2. Tax exempt entities, complying superannuation funds, complying approved deposit funds or pooled superannuation trusts hold less than 20% of the rights to income or capital of the Trust (the 20% tracing rule); and
3. The Trust does not control and is not able to control, directly or indirectly, the affairs or operations of another person in respect of the carrying on by that other person of a trading business.

Importantly, the Tax Laws Amendment (New Tax System for Managed Investment Trusts) Act 2015, received Royal Assent on 5 May 2016 and it modifies how Division 6C applies to certain unit trusts. In this regard, membership interests held in a unit trust by tax exempt entities and complying superannuation entities which are entitled to a refund of franking credits will be disregarded for the purposes of applying the 20% tracing rule referred to above. These changes apply to a unit trust from 1 July 2016.

The “public trading trust” status of a unit trust is required to be determined annually. Based on the current law, the ownership structure of the Trust in each income year, together with whether the Trust controls, directly or indirectly, the affairs or operation of a trading business are likely to be the critical factors in determining whether the Trust is a “public trading trust” in that income year.

If the Trust is a public trading trust :

- (i) The Trust would cease to be a flow through vehicle for tax purposes;
- (ii) The Trust would be liable to be taxed as a company (current tax rate 30%);
- (iii) Distributions to Investors would be frankable and taxed as dividends in the hands of the Investors”.

7.2. Goods and Services Tax (GST)

The Fund is registered for GST. The issue or redemption of units in the Fund and where applicable the receipt of any distributions are not subject to GST.

The Fund may be required to pay GST included in certain fees, charges, costs and expenses incurred by the Fund. However, to the extent permissible, the Investment Manager will claim on behalf of the Fund a proportion of this GST as a reduced input tax credit.

Unitholders should seek professional advice with respect to the GST consequences arising from their investment in the Fund.

7.3. Tax File Number (TFN) / Australian Business Number (ABN)

Australian investors may notify us of their TFN, ABN (provided they are investing in the course of conducting an enterprise) or their exemption status. In the event that we are not notified of the details, tax may be deducted from gross payments including distributions of income at the highest marginal tax rate, including the Medicare Levy, until such time as the relevant TFN, ABN or exemption is provided. The collection, use and disclosure of your TFN will be in accordance with the tax laws and the Privacy Act.

The investor may be able to claim a credit in the investor’s tax return for any TFN/ABN tax withheld. By quoting their TFN or ABN, the investor authorises the Manager to apply it in respect of all the investor’s investments with the Investment Manager. If the investor does not want to quote their TFN or ABN for some investments, the Manager should be advised.



7.4. Withholding Tax

Non resident investors (if any) may have tax deducted from each distribution comprising of Australian sourced income at the relevant withholding tax rates.

7.5. Tax Reform

The comments noted above are based on the taxation legislation and administrative practice as at the issue date of this document. However, it should be noted that the Australian tax system is in a continuing state of reform, and based on the Government's reform agenda, reform is likely to escalate rather than diminish. Any reform of a tax system creates uncertainty, whether it be uncertainty as to the full extent of announced reforms, or uncertainty as to the meaning of new law that is enacted pending interpretation through the judicial process.

It will be necessary to monitor the progress of the reforms, and it is strongly recommended that investors seek their own professional advice, specific to their own circumstances, of the taxation implications of investing in the Fund.



8. Additional Information

8.1. How to Participate

To invest in this opportunity, simply visit our website - www.venturecrowd.com.au - and click on the relevant deal.

There are no paper forms to fill out or documents to sign and scan. Our simple application process allows you to register an account and make your investment quickly and easily online.

If you would prefer to speak to one of our team members about this offer, please:

- email us at hello@venturecrowd.com.au or
- call us on 1300 039 655

Once your investment has been accepted, you will be able to view and monitor your investment on your personal investor dashboard.

Please note, the Fund Manager reserves the right to vary or cancel the Offer at any time, vary the amount raised under the Offer, vary or waive the Minimum Investment and close the Offer, without notice and without giving reasons.

8.2. Reporting

Once you become an investor in the Fund, you will be able to access your online investor dashboard at any time via the VentureCrowd website.

Your dashboard will include:

- your unit certificate
- a copy of this Information Memorandum
- a copy of the Constitution
- distribution statements
- tax statements
- progress reports on the project issued to Unitholders by the Fund Manager

Distribution statements will be provided to Unitholders following each annual distribution.

8.3. Privacy

The Fund Manager and its related parties value investor privacy and are committed to protecting your personal information. We will only collect information that is required for the purpose of performing its functions in respect of the Fund.

By making an investment in the Fund, you agree to us collecting, holding and using information about you to process your application, and to administer and manage our obligations to you. You need not give us any personal information requested in our application process or in any other communication relating to the Fund. However, without this information, we may not be able to process your application or properly carry out our obligations to you under the Constitution.

We may disclose your personal information if, acting in good faith, we believe that the law requires or permits us to do so, or if you consent.

We may use your personal information to offer other investment opportunities that may be of interest to you unless you request us not to do so.

Under the *Privacy Act 1988 (Cth)*, you may request access to your personal information that we hold.

8.4. Termination of the Fund

The Fund terminates on the earliest of:

- A. the date that is one calendar month after the date on which all assets have been either realised in cash or written off in the accounts of the Fund;
- B. the 80th anniversary of the day before the Fund commenced; and
- C. date on which the Fund terminates in accordance with another provision of this deed or by law.



Glossary

AFSL	Australian Financial Services Licence
ASIC	Australian Securities & Investments Commission
Borrower	Fernvale Developments Pty Ltd (ACN 617 016 341), the entity that owns the Property
Constitution	The constitution of the Fund as amended from time to time
Development Manager	VentureCrowd Property Australia Pty Ltd (ACN 159 744 386)
Fund	VentureCrowd Trust No.0501 (Fernvale Developments Pty Ltd)
Fund Manager	VentureCrowd Pty Ltd (ACN 166 598 849)
Homecorp	Homecorp Constructions Pty Ltd (ACN 169 928 205)
Offer	The offer described in Section 1 of this Information Memorandum
Project	The project described in Section 3 of this Information Memorandum
Property	Lots 2 & 6 Banks Creek Road, Fernvale QLD 4306
Trustee	VentureCrowd Nominees Pty Ltd (ACN 166 599 140)
Unitholder	A person that holds units in the Fund
VentureCrowd	VentureCrowd Pty Ltd (ACN 166 598 849)
VentureCrowd Property	VentureCrowd Property Australia Pty Ltd (ACN 159 744 386)

