

**LOYALIZE MORTGAGE FUND OPTION ONE KEALBA PROJECT**

13th July 2018

Dear Investors,

Welcome to the first investment quarterly report for the Loyalize Mortgage Fund Option One Kealba Project.

As you may already be aware the loan had been drawdown in 18th June. The Kealba Project Development Planning process is nearing finalisation and Planning Permits are expected to be approved in early 2019 (STCA).

**PROJECT DESCRIPTION**

The Project will see the redevelopment of a former secondary school site within the existing suburb of Kealba, approximately 15 kilometres North West of the Melbourne CBD. Subject to approvals the project is anticipated to deliver around 230 dwellings predominantly in the form of multi – residential attached, detached or semi-attached townhouses with a discrete component of higher density apartment style units set in a master planned estate of landscaped streets and parkland.

**PLANNING STATUS**

On behalf of the Developer, Goldfield Management Group (Project Manager) and ARG Planning (Planning Consultant) are coordinating the Development Plan Application process.

The master plan is well progressed by SJB Urban (Urban Designer) with inputs of civil engineering, traffic engineering, landscape design and environmentally sustainable design. The project team has met with the Council numerous times and received positive feedback to date. It is anticipated that the Development Plan application will be submitted to the Council in late July.

Following Development Plan approval, applications for the required Planning Permits will be made for the development and staged subdivision. These are expected to be approved in early 2019 (STCA). This will include the detailed design of around 10 different house types and apartments for which suitably qualified and experienced consultants will be appointed.

**SALES STATUS**

An initial registration of intent campaign will commence prior to planning approvals being obtained. After this a program of staged market releases to market implemented. It is expected that the first release will be close to fully sold mid 2020.

**CONSTRUCTION STATUS**

After development plan approval documentation will be prepared and sent to builders for the tender process, this is expected to occur by mid-2019. Early works are expected to be able to commence upon receipt of Planning Approval from Council.

If you have any queries relating to your investment within the Loyalize Mortgage Fund Option One Kealba Project, or you wish to enquire about other Funds, please do not hesitate to contact us.

Regards,



Peter G. Burke

**INVESTMENT & RISK MANAGEMENT COMMITTEE CHAIRMAN**

View from the east.