

FUND UPDATE

Nightingale Fund – Nightingale Hope Street Investment Option – Seed Class

ABN 76 935 412 143

30 May 2023

Deed of Priority and Subordination

Vasco Custodians Pty Ltd ACN 644 232 539 (**Trustee**) is the trustee for the Nightingale Fund – Nightingale Hope Street Investment Option – Seed Class ABN 76 935 412 143 (**Fund**).

In accordance with the Loan Agreement and the Fund's Information Memorandum dated 17 June 2021 (**IM**), the Borrower, a related party of the Investment Manager, has engaged an external financier (**Senior Financier**) to make available financial accommodation for the purpose of facilitating the settlement of the property, located at 17 – 19 Hope Street, Brunswick VIC 3056.

Further in accordance with the Loan Agreement, IM and pursuant to the instructions of the Investment Manager, the Fund has executed a priority arrangement and grants the Senior Financier first priority in return for securing its provision of the financial accommodation. Under this priority arrangement, the Fund will hold second priority over all of the present and after acquired property of the Borrower.

As at the date of this fund update, the Investors in the Fund may continue to expect to receive their return of capital at any time prior to the end of the 6-month extension period granted to the Borrower under the terms of the Loan Agreement.