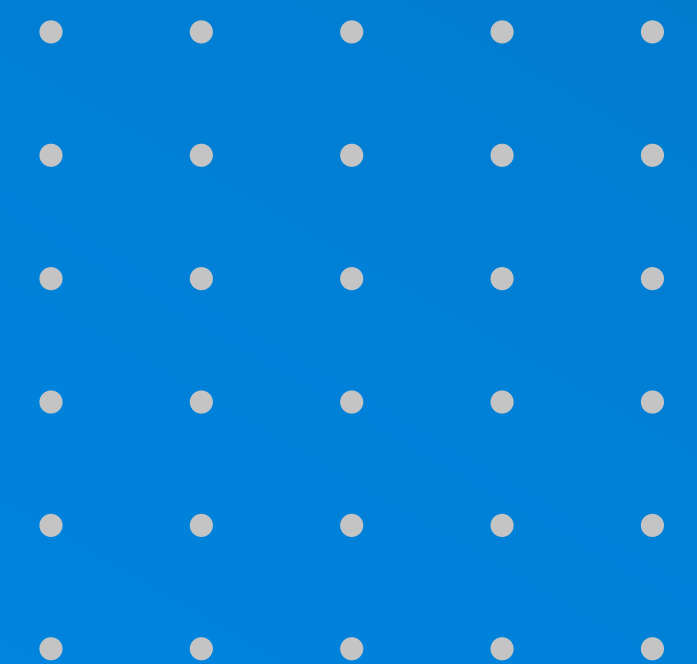




Deposit Gap Loan (DGL) Pooled Fund

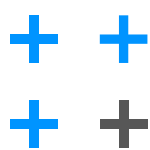
Minimum Viable Value Chain Pilot - April to October 2023
Investor Presentation



Investment Overview

Residential Property Correlated Managed Investment Scheme

- Funds home buyer Deposit Gap Loans for up to 30 years
- Earns mortgage indexed coupon & property indexed capital growth for up to 10 years, then principal plus interest for remaining term
- Backed by high quality, institutional strategic partners
- A cost-effective alternative to Lenders Mortgage Insurance (LMI) for 100,000+ home buyers per year
- Average loan size \$100-\$120k, a \$10B/Y, \$35B TAM
- Improve home buyer outcomes by up to 50% compared to LMI
- Full credit assessment completed on each Deposit Gap Loan
- Ongoing management and delinquency procedures

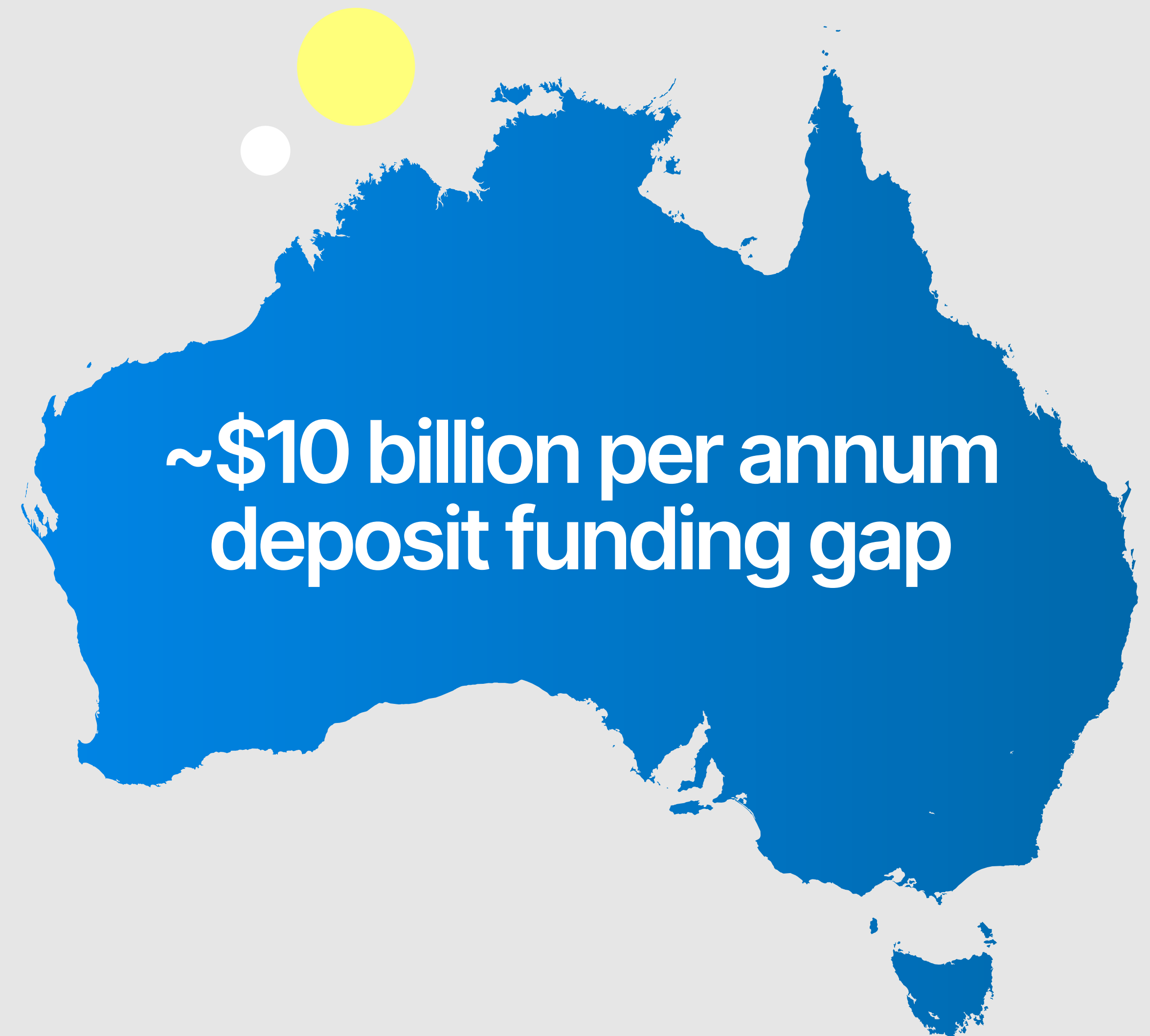


Currency	Australian Dollars
First Tranche	\$50 million
Term	Initial 3-year term with evergreen rollover
Distributions	Quarterly
Target Return	>10% per annum. <i>Combination of interest receipts plus property growth</i>
Structure	Unregistered Managed Investment Scheme
Investment Manager	OSQO Capital Australia Pty Ltd
Trustee	Vasco Custodians Pty Ltd
Administrator	Ascent Fund Services
Fees	0.48% of AUM per annum (Manager) 0.24% of AUA per annum (Administrator)
Investment Memorandum	Contact: investorservices@osqo.capital

Problem & Opportunity

Deposit gap loan financing is a multibillion-dollar challenge and opportunity in Australia

- Over the last 20 years, Australian residential property values have increased by 193%, while wages have only increased by 82% (source: CoreLogic)
- This has made it increasingly difficult for prospective home buyers to save the 20% deposit required to obtain a traditional mortgage with a LVR of 80% or less
- Currently, 74% of first home buyers and 40% of property investors purchase a residential property with a LVR of greater than 80%
- This equates to more than 120,000 purchases annually and a deposit funding gap in excess of \$10 billion
- The current alternative solutions are expensive LMI, restrictive Government schemes or the "Bank of Mum and Dad"
- The OSQO Deposit Gap Loan (DGL) is a more cost-effective solution to this problem





A Better Solution

Eligibility

- DGLs provided to approved applicants enabling them to achieve a minimum 20% deposit
- Applicants must have genuine savings of minimum 5% plus purchase costs (e.g. stamp duty, titles office fees)

Term

The DGL term is 30 years, comprising two periods:

- Period 1: attracts interest only payments for a maximum of 10 years; and
- Period 2: switches to principal and interest repayments for the balance of the 30 year term

Interest rate

- The interest rate is variable and loan payments are paid monthly in arrears.

Property Growth Interest

- DGLs accrue Property Growth Interest (PGI) during period 1 which is payable on early repayment of the DGL or capitalised into the DGL principal upon a switch to Period 2
- PGI is calculated monthly using CoreLogic data for the post code in which a borrower's property is located

Switching

- Borrowers may switch to Period 2 (principal and interest payments) once their LVR is below 80%
- OSQO assists by tracking the LVR and advising the borrower of the optimal time to switch or refinance
- After 10 years, the DGL automatically switches to principal plus interest with the PGI capitalised into the principal (Period 2)








Additional Principal Repayments

- Borrowers may repay their DGL in full (including accrued PGI) at any time
- Additional principal repayments are not permitted during the PGI accrual phase in Period 1, but are allowed following the switch to principal plus interest payments in Period 2

Security

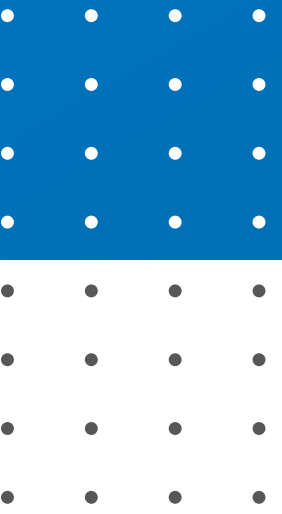
- OSQO does not take out any security during the PGI phase in Period 1, however we have submitted an application to ASIC seeking relief to do this. A caveat and potentially a second mortgage is lodged when the DGL switches to principal plus interest (Period 2)

DGL & AMP Pilot Program : Real Life Outcomes

AMP  bank	Challenge	Solution	Property Growth	Penalty Interest	Lender Lock-In	Better Off By
powered by 	Getting into the property market at a purchase price of	Borrow 80% from AMP & the balance as an OSQO DGL	Paying Property Growth Interest (PGI) instead of LMI saves	Avoiding Penalty Interest rates during Period 1 saves	Avoiding lender lock-in during Period 2 saves	Leaves home buyers 'Better Off By'
Average (n=5) Penalty Interest PI = 1.36%	\$986,200 3.12% Avg 5Y PGR (Property Growth Rate)	\$118,420 (12.0%) DGL % of Purchase Price	\$21,591 (2.18%) 3.40% Avg LMI 1.22% Avg PGI	\$1,098/M (17%) \$34,917 (Over 32 Months)	\$703/M (13.7%) \$13,215 (Over 19 Months)	\$69,724 62.3% of DGL Value (\$1,317 x 56 Months)
 Loan Settled (PI = 2.36%)	\$655,000 5.20% 5Y PGR	\$98,200 15.0%	\$9,174 \$26,029-\$16,855	\$34,214 \$1,369 x 25mth	\$5,633 \$1,162 x 5mth	\$49,021 49.9%
 Cond. Approval (PI = 1.76%)	\$1,350,000 6.14% 5Y PGR	\$196,400 14.5%	\$33,047 \$59,007-\$25,960	\$51,185 \$2,047 x 25mth	\$17,763 \$1,615 x 11mth	\$101,995 51.9%
 Cond. Approval (PI = 0.40%)	\$1,300,000 0.71% 5Y PGR	\$83,000 6.4%	\$18,322 \$20,898-\$2,576	\$17,465 \$485 x 36mth	\$5,820 \$342 x 17mth	\$41,607 50.1%
 Uncond. Approval (PI = 1.20%)	\$826,000 1.76% 5Y PGR	\$123,200 14.9%	\$24,436 \$33,341-\$8,905	\$45,389 \$946 x 48mth	\$24,591 \$703 x 35mth	\$94,416 76.6%
 Written Assessment (PI = 0.80%)	\$800,000 1.77% 5Y PGR	\$91,300 11.4%	\$22,977 \$28,617-\$5,640	\$26,335 \$642 x 41mth	\$12,269 \$472 x 26mth	\$61,580 67.4%
The Bottom Line	AMP Mortgage Origination \$3,944,800	DGL Origination \$592,100	Home buyer Retained Equity \$107,956	Period 1 Penalty Interest \$174,587	Period 2 Penalty Interest \$80,196	Overall Better Off After PGI \$348,619

A Better Outcome

- Home buyers
 - Escape the rent-trap without paying LMI
- Investors
 - Residential real estate indexed investment trust



Home buyers avoid Lenders Mortgage Insurance

For significantly less than the cost of LMI, OSQO will provide home buyers with a DGL, funded by investors in a managed investment trust established and managed by OSQO for the explicit purpose of originating DGLs.



Home buyers maintain their equity leverage from day 1

Home buyers hold onto the equity in their home, enabling them to leverage their 80% LVR to maximise growth potential, while investors get a fair return on their investment.



Society benefits from increased home ownership

Allows the "Bank of Mum and Dad" to support their child's home buying journey with a formal arm's length approach and fosters equitable distribution of wealth between siblings. Home buyers with no "Bank of Mum and Dad" are given the same opportunity.



Investors earn interest income & residential real estate indexed returns

Home buyers make monthly interest only payments during Period 1 at a mortgage equivalent interest rate, and this is paid to investors in the investment trust on a quarterly basis.

Plus, investors receive Property Growth Interest (PGI) which accrues during Period 1 and is capitalised into the DGL principal outstanding at the commencement of Period 2. PGI is calculated on the DGL principal using CoreLogic's 'Annual Change in Median Price (5 Years)' index specific to the postcode in which a borrower's property is located.

PGI is payable as a lump sum upon early repayment of the DGL during Period 1, or, once capitalised into the DGL principal in Period 2, by way of principal and interest payments. PGI is estimated on a quarterly basis to ensure transparency for all parties and OSQO tracks capital growth to let home buyers know when they have achieved a LVR of less than 80% and can switch to Period 2 or refinance.

Home buyers make monthly principal (DGL principal plus capitalised PGI) and interest repayments during Period 2, and this is distributed to investors quarterly to fully amortise by the end of the 30-year term.

OSQO Origination Process

OSQO will focus on assisting high-quality borrowers attain their property purchase goals through an integrated distribution model, credit assessment and asset quality process.

Distribution

DGL Calculator

Estimates the potential cost savings of a DGL versus LMI.

Aggregator & Mortgage Broker Panel

OSQO is building relationships with a number of aggregation groups, licensees and mortgage brokers, who are the primary sellers of Deposit Gap Loans.

Partner Lenders

OSQO is building relationships with a number of partner lenders. AMP Bank is our first partner lender.

Direct Enquiry

Potential DGL borrowers can register their interest directly via our website, depositgaploans.com.

Loan Credit Assessment

Suitability

OSQO complies with credit legislation to ensure that DGLs are only provided to home buyers where this is a suitable solution for their requirements.

Serviceability

Serviceability is assessed on the home buyer's net disposable income and debt to income ratio.

Credit Scorecard

OSQO has developed a credit scorecard, used when assessing potential borrowers, which includes the Equifax raw credit score adjusted for other relevant factors such as employment type, education etc.

Asset Quality

Overview

OSQO has developed an asset quality policy to ensure that property purchases funded by DGLs meet all acceptable credit standards.

High Risk Postcodes

Working with our corporate partner, Helia, we have identified a number of high-risk postcodes that warrant close scrutiny before a DGL is approved.

Undesirable Property Attributes

Attributes such as being on a busy road, near an industrial site or major power lines can negatively impact the value of a property. These factors will be included when assessing a DGL application.



OSQO Distribution Network

OSQO is developing a distribution network of aggregators, licensees and mortgage brokers who will sell Deposit Gap Loans in parallel with partner lender loans.

Mortgage Broker Accreditation Requirements

Formal Accreditation Process:

- Must have an ASIC issued Australia Credit Licence (ACL) or be appointed as a Credit Representative by an ACL holder
- Must be a member of an approved aggregator group
- Must be a member of the Mortgage and Finance Association of Australia (MFAA) or Finance Brokers Association of Australia (FBAA)
- Must be accredited by OSQO and have received written authorisation from OSQO to sell DGLs

Experience and Training:

- Must have minimum 2 years industry experience
- Must have a Certificate IV in Mortgage Broking (as a minimum)
- Must pass Australian Federal Police checks
- Must hold Professional Indemnity Insurance
- Must have completed the OSQO DGL accreditation workshop
- Must attend periodic refresher training

Loan Credit Assessment

Broker Responsibilities:

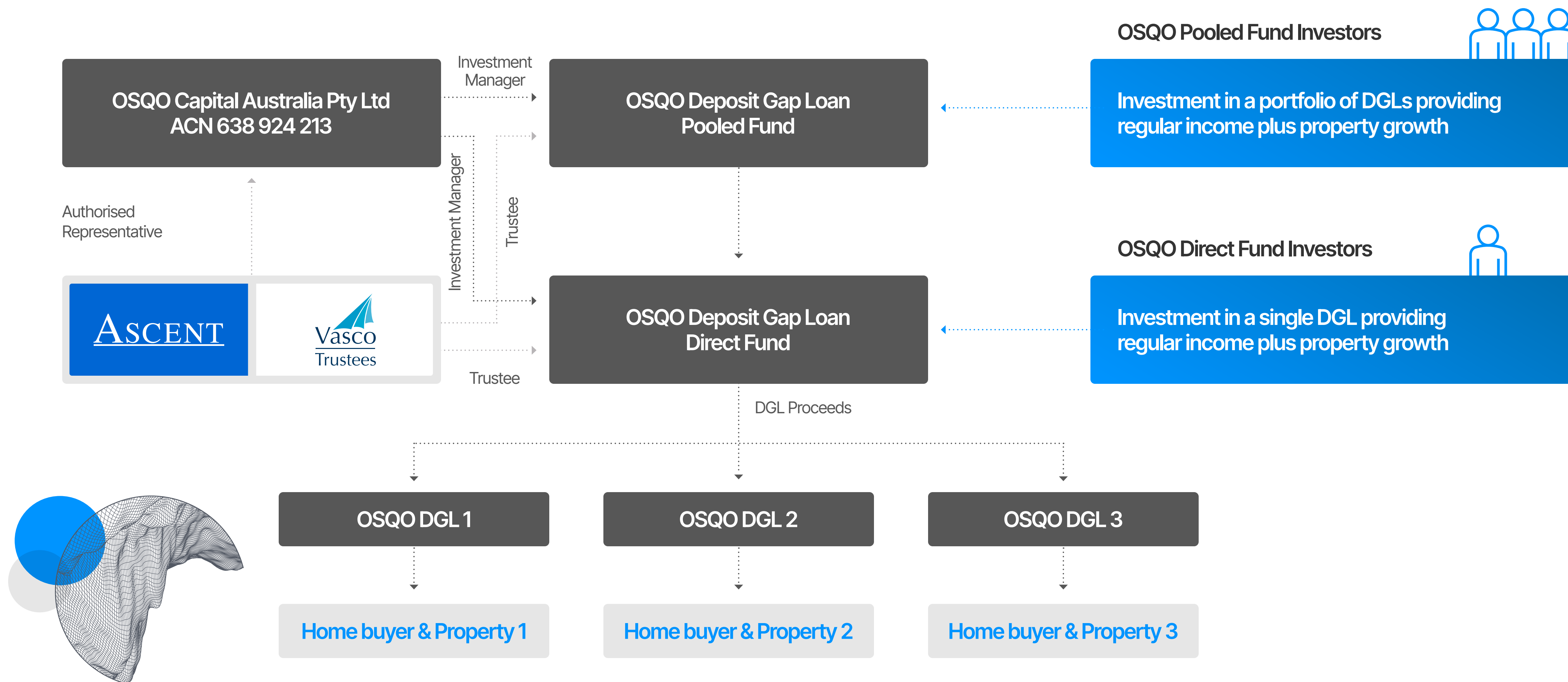
- Act as intermediaries between the borrower and OSQO in the initial phase of DGL origination
- Act solely as originators of DGL applications and have no authority to perform the loan approval process
- Collation of borrower ID, employment, income and expense data and forward this to OSQO for DGL assessment and decisioning

Annual Review Process:

- Quantity and quality of DGL applications
- Percentage of DGL applications approved
- Confirmation of ongoing training requirements being met
- Fraudulent or suspicious activity

Fund Structure

The Fund is an Australian unregistered managed investment scheme





Pooled Fund Investment Proposition

The Fund is seeking an initial amount of \$50 million from wholesale investors to fund Deposit Gap Loans in Australia.

Purpose

To fund Deposit Gap Loans for Australian residents purchasing residential property.

Target Return

>10% per annum. *



Initial Raise

\$50 million.

NAV Frequency

Quarterly (Units to be re-valued based on property growth rates across the portfolio during previous quarter, calculated using CoreLogic's 'Annual Change in Median Price (5 Years)' index during Period 1).

First Loss Protection

OSQO Capital will provide first loss protection to the Fund of up to \$2 million for defaulted loans by buying the units funding these loans from the Fund at full face value.

Risk Management

OSQO, as Investment Manager of the Fund, is responsible for ongoing management of all Deposit Gap Loans.

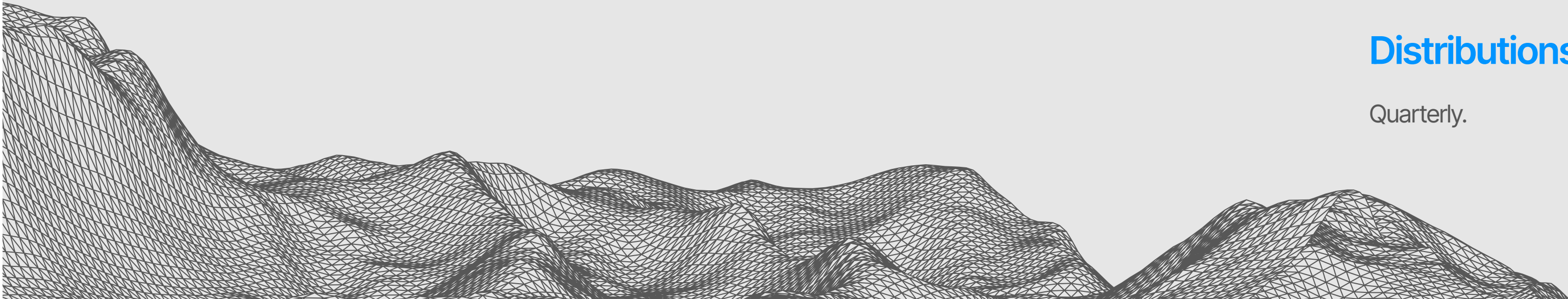
Term

Initial 3 year term with evergreen rollover.

Distributions

Quarterly.

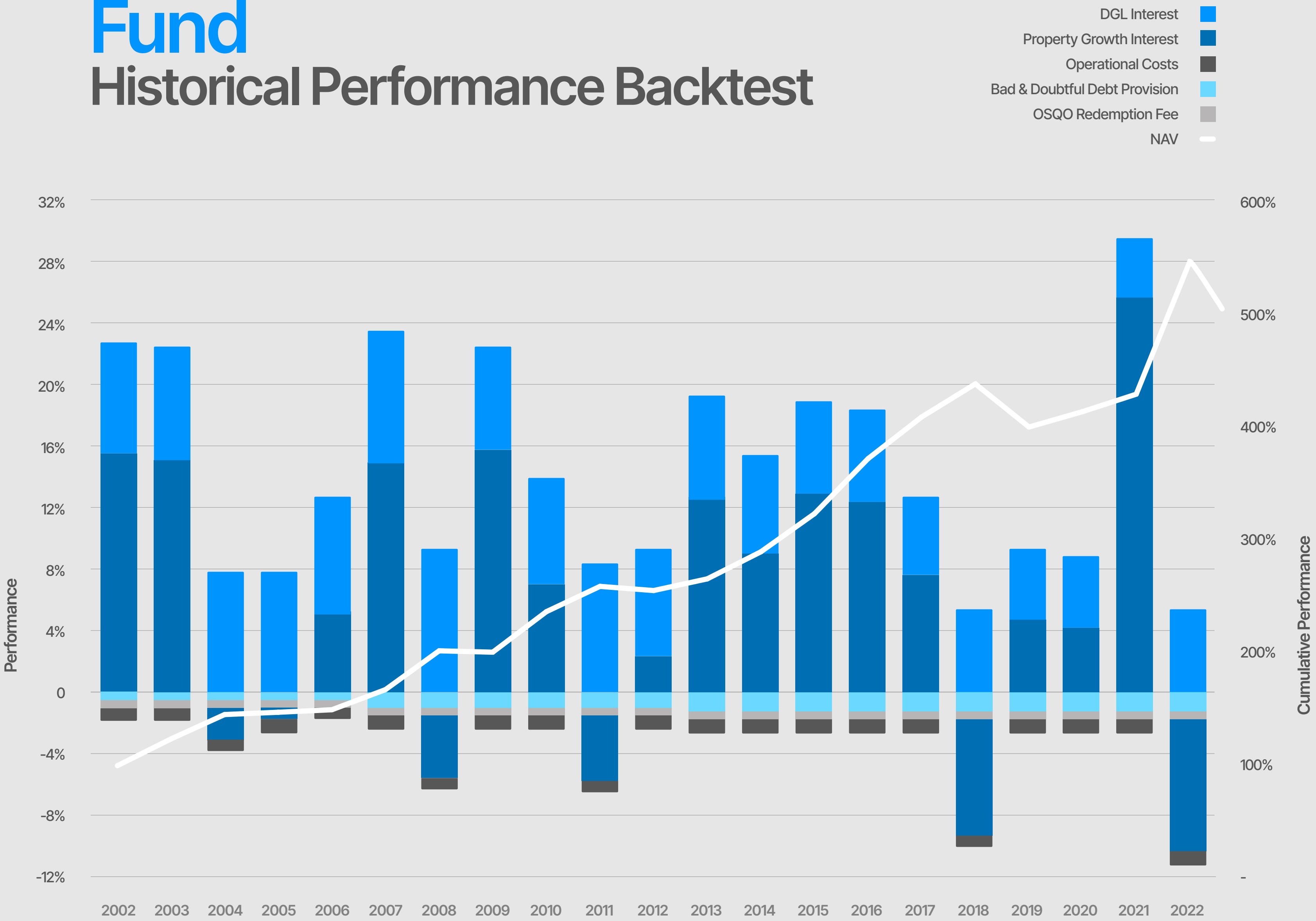
• Target return based on certain assumptions regarding interest rates, loan default rates and property growth rates. Residential capital can be negative and past performance is not indicative of future performance.





Fund

Historical Performance Backtest



3 Year Average Return	10.8% p.a
5 Year Average Return	10.8% p.a
7 Year Average Return	11.1% p.a
10 Year Average Return	11.1% p.a
20 Year Average Return	11.0% p.a

All data included has been sourced from the RBA.

Property Growth Interest has been estimated based on equal weighting performance across Melbourne and Sydney.

Bad & Doubtful Debt Provision is based on personal loan defaults with 0% recovery.

Performance is based on DGLs in Period 1. It is assumed that either the DGL is repaid, or when it switches to Period 2, is transferred to a mortgage fund.



Fund Partners

The Fund has established strong relationships with key partners to assist in efficient and cost-effective management of the Fund and appropriate risk oversight and decision making in origination and management of Deposit Gap Loans.


Fund Management



- Vasco Trustees Limited and its related companies act as trustee for the Fund
- Vasco is one of Australia's largest fund services businesses, covering over 60 funds in Australia



- Ascent acts as Administrator for the Fund
- Ascent manages subscriptions/redemptions, distributions and prepares financial statements



- Proposed that KPMG will be engaged to act as Auditor for the Fund
- It is expected that KPMG will audit the Fund's financial statements annually in accordance with IFRS

Asset Origination & Assessment



- Significant shareholder and corporate partner of OSQO
- 50+ years of experience in high LVR exposure to assist OSQO in risk and debt management



- Equifax credit reports and credits scores are an integral part of the credit assessment process




- Global leader in property data and analytics
- Provides residential property growth rates integral to valuation of DGLs and Fund assets




- AMP Bank provides the 80% LVR mortgage alongside the DGL

Support Services



- Settlements completed using PEXA's online conveyancing platform



- E-lodgement and e-settlement services provided by Lodgex



Fund Risk Factors



The following table describes some (but not necessarily all*) of the risks of investing in the Fund, and relevant mitigants.

Borrower Default	<ul style="list-style-type: none">• Comprehensive credit assessment process in place before a DGL is approved• Ongoing management of DGL's with early intervention when interest payments are missed• Caveat placed on property at the beginning of Period 2 and option to have second ranking mortgage should borrower move into default
Fraud	<ul style="list-style-type: none">• High quality partners and service providers in place so that all aspects of the Fund operations are managed appropriately
Market Value	<ul style="list-style-type: none">• The market value of the DGL has a 'floor' of 100% of the DGL amount, so that should property prices fall, the DGL value will not decrease• Unencumbered cash in the Fund will be invested in capital stable assets (e.g. cash at bank) to avoid any valuation movements outside of the core asset class
Service Provider Performance	<ul style="list-style-type: none">• The Fund relies heavily on a number of service providers across trustee services, administration, auditing and data analytics• OSQO has a hands on approach to all service providers and will look to replace any service providers not fulfilling their responsibilities
Portfolio Diversification & Scale	<ul style="list-style-type: none">• High quality partners and service providers are in place so that all aspects of the Fund operations are managed appropriately

* Please refer to the Information Memorandum for a more detailed list of risks

OSQO Key Personnel

Founders and executive team bring significant investment management, banking, risk management, and technology innovation experience alongside a leadership track record



Stuart McGregor

Founder & CEO



Mark Glikson

Co-Founder & CTO



Jamie Skella

Customer Engagement



Kushal Kochar

Systems Engineering



Andrew Colbert

Product Risk & Compliance



Amy Auden

General Council

Advisors



Daniel Crennan KC

Regulatory & Compliance



Max Waller

Broker Distribution



Simon Beckett

Financial Markets

Key Investment Highlights

The Fund will focus on providing consistent and sustainable returns for investors over the medium to longer term horizon

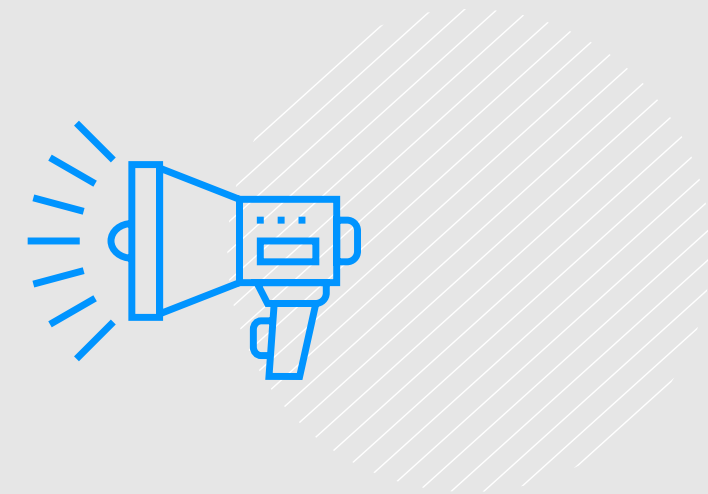
- 01 A target return of >10% * over medium to long-term investment horizon. Return to be a mix of interest income and residential property growth
- 02 OSQO Capital to provide first loss protection of up to \$2 million for defaulted loans
- 03 Investment return will be linked to residential property. Diversified portfolio of loans (after initial ramp up period) across main residential hubs of Australia
- 04 Initial investment term of 3 years with evergreen rollover
- 05 Strict credit assessment criteria and ongoing management
- 06 Quarterly income distributions based on “mortgage rate” interest paid by borrowers
- 07 Property growth incorporated into return and paid out periodically on realised amounts
- 08 Targeted borrowers will be in the professional higher-income range; not looking to compete with Government initiatives focused on lower income thresholds

* Target return based on certain assumptions regarding interest rates, loan default rates and property growth rates. Residential capital can be negative and past performance is not indicative of future performance.





Disclaimer



The OSQO Deposit Gap Loan Direct Fund (“Direct Fund”) and the OSQO Deposit Gap Loan Pooled Fund (“Pooled Fund”) (“Funds”) are unregistered managed investment schemes in the form of an Australian unit trust. The Funds are only available to investors that are wholesale clients as defined in s761G of the Corporations Act 2001 (Cth). OSQO Capital Australia Pty Ltd ACN 638 924 213 ACL 539818 is the Investment Manager of the Fund (hereafter “OSQO” or the “Investment Manager”). The Investment Manager is a Corporate Authorised Representative (001299897) of D H Flinders Pty Ltd ACN 141 601 596 AFSL 353001. The Investment Manager’s authority under its Corporate Authorised Representative Agreement with D H Flinders Pty Ltd is limited to general advice regarding the Funds only. Vasco Custodians Pty Ltd ACN 644 232 539 is the trustee of the Pooled Fund and the issuer of its Information Memorandum, and Vasco Trustees Limited ACN 138 715 009 is the trustee of the Direct Fund and the issuer of its Information Memorandum (collectively, the “Trustees”).

The information contained in this document and any accompanying verbal presentation (together the “Presentation”) is confidential and has been compiled from sources believed to be reliable. The disclosure of any of the information contained herein or supplied in connection herewith or the use hereof for any purpose is prohibited, except with the prior written consent of OSQO. These materials may not be reproduced in whole or in part without OSQO’s prior written consent.

This printed presentation is incomplete without reference to the oral presentation, discussion and any related written materials that supplement it. Statements in this document are made as of the date of this document unless stated otherwise, and neither the delivery of this document at any time, nor any sale hereunder, shall under any circumstances create an implication that the information contained herein is correct as of any subsequent date.

Prospective investors should conduct their own independent investigation and analysis of OSQO and of the information contained in this Presentation and they are advised to seek their own professional advice on the legal, financial and taxation consequences of making an investment in the Funds.

The Presentation contains general information only and is not intended to provide any person with financial advice. It does not take into account any person’s (or class of persons) investment objectives, financial situation or particular needs, and should not be used as the basis for making an investment in the Funds.

Neither the Investment Manager, D H Flinders Pty Ltd nor the Trustees make any representation as to the accuracy, completeness, relevance or suitability of the information, conclusions, recommendations or opinions contained in this Presentation (including, but not limited to any forecasts made).

No liability is accepted by any of these entities or their respective directors, officers, employees, agents or advisors for any such information, conclusions, recommendations or opinions to the fullest extent possible under applicable laws.

Neither the Investment Manager, D H Flinders Pty Ltd nor the Trustees guarantee the repayment of capital, the performance of any investment or the rate of return for the Funds. Past performance is not necessarily indicative of future performance.

The Presentation may contain forward-looking statements and may include, for example, business plans and strategies, projects under development, competitive position, growth opportunities, management’s plans and objectives and predictions of future operating results, and other matters relating to the Funds. These forward-looking statements include matters that are not historical facts and speak only as of the date of the Presentation.

The forward-looking information contained herein is based upon certain assumptions, intentions, beliefs or expectations about future events or conditions and is intended only to illustrate hypothetical results under those assumptions (not all of which will be specified herein). Actual events or conditions or results may differ materially from those assumed. In addition, not all relevant events or conditions may have been considered in developing such assumptions. Accordingly, actual results may vary, and the variations may be material and adverse. OSQO and its advisers are under no obligation, and do not intend, to release publicly any revisions to these forward-looking statements to reflect events, circumstances and unanticipated events occurring after the date of this Presentation.

Neither this Presentation nor any copy of it may be taken or transmitted into or distributed, directly or indirectly, in the United States, the United Kingdom, Singapore, Japan, Canada or the Republic of South Africa, or any other jurisdiction which prohibits the same except in compliance with applicable securities laws. Recipients of this Presentation should inform themselves about and observe any applicable legal requirements in their jurisdictions. Accordingly, such recipients represent that they are able to receive this Presentation without contravention of any applicable legal or regulatory restrictions in the jurisdiction in which they reside or conduct business.

By attending this Presentation and/or accepting a copy of this document, you agree to be bound by the foregoing limitations and, in particular, will be taken to have represented, warranted and undertaken that you have read and agree to comply with the contents of this notice including without limitation the obligation to keep this Presentation and its contents confidential.

