




For wholesale investors only

Delivering your Private Credit exposure without the property risk.

1 AT A GLANCE

The Privity Private Credit Fund aims to provide investors with steady income and attractive returns from a diversified portfolio of Australian and New Zealand private credit loans and pools of asset backed securities. It has zero exposure to property development and construction lending.

2 THREE PILLARS OF THE FUND

 Returns	 Defence	 Semi-liquidity
<ul style="list-style-type: none"> • Direct bilateral and club corporate loans and asset backed securities (ABS) originated by Privity • Market tradeable direct corporate and ABS loans 	<ul style="list-style-type: none"> • 200,000+ loans • Hard limits per borrower • Expertise in originating, structuring and managing private credit loans • Bankruptcy-remote structures for ABS • Uncorrelated returns 	<ul style="list-style-type: none"> • Tradeable ABS and syndicated corporate loans • Less than 2-year average maturity profile on direct loans

3 FUND FACTS

Fund	Privity Private Credit Fund
Manager	Privity Credit Pty Limited ABN 64 622 234 315
Target returns	RBA Cash Rate +5% p.a. (net) ¹
Investments	Australian & NZ corporate loans and asset backed securities (ABS).
Distribution	Monthly
Redemption	Monthly
Fund Type	Unlisted Managed Investment Scheme
Minimum Application	\$50,000
Structure	Evergreen, open-ended
Inception date	22 September 2025
Management & performance fee	0.90% p.a. ² 10% over RBA Cash Rate +3%
Access	Direct via Information Memorandum
Trustee	EQT Responsible Entity Services Limited ABN 94 101 103 011 AFSL No. 223271
Unit Registry	Apex Fund Services (Australia) Pty Ltd ABN 86 149 408 702

¹ Target return is a target only and may not be achieved.

² Excluding impact of performance fees.

4 INVESTMENT HIGHLIGHTS

Income	Monthly cash flow through market cycles ³
Risk controls	Active loan management, tightly secured covenants, robust structuring, asset backing and loan diversification
Alignment	All loan revenue and fees are accrued by the fund to help improve returns and align with investors' interests
Highly experienced team	The Investment Team members each have 20+ years domestic and global credit market experience with a track record of success through market cycles

5 INVESTMENT OBJECTIVE

The fund aims to provide monthly cash flow and low risk of capital loss. It provides diversification through a mix of private credit loans across borrowers, loan types and sectors. This is achieved through private market investments into Australian and New Zealand corporate lending markets.

6 INVESTMENT STRATEGY

The Fund focuses on direct corporate loans and asset backed securities within Australia and New Zealand. Approximately 80% of the portfolio is direct corporate loans and asset backed securities (ABS) originated and managed by Privity Credit, with the balance comprised of tradeable and secondary market loans that add diversification benefits to the portfolio. Selection is based on the individual strength of each opportunity, cash flows supporting distributions and asset strength to support risk management.

7 WHO MAY THIS FUND BE SUITABLE FOR

The Fund may be suitable for investors looking to:

- Diversify away from over-exposure to real estate construction and property development
- Generate income and yield through market cycles
- Add unlisted assets with defensive characteristics and lower pricing volatility
- Have access to a broad range of loan types in a predominantly private credit investment

³ Income payments depend on the underlying investments and are at the responsible entity's discretion.

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ABOUT PRIVITY



Privity Credit is a leading private credit fund manager focused on direct lending to Australian and New Zealand corporates and pools of asset backed securities (ABS). The firm has a successful track record of delivering since 2013, with the key Investment Team managers each bringing 20+years experience in institutional-level credit. They have successfully managed loan portfolios through multiple crises including the GFC and COVID-19.

The team understands that investors want a private credit manager that has stood the test of time, who puts investors first, is transparent and is tireless in finding and managing clients' investments to deliver great outcomes.

Privity Credit believes investors can enjoy strong, reliable income with low risk of capital loss by lending growth capital to businesses, via bi-lateral and club structures, and via pools of smaller loans in asset backed securities structures.

We believe in creating opportunities through disciplined, structured lending. Our approach prioritises:



Diversified Yield

Providing consistent returns through careful asset selection across industries and loan types while avoiding property development and construction.



Defensive Characteristics



Prioritising investor capital protections through proactive covenants, meticulous deal structuring, appropriate asset coverage and ongoing monitoring.



Active Management

Actively managing our loan portfolio to proactively adjust pricing and terms to enhance protections and outcomes.

TO LEARN MORE:

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DISCLAIMER

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