



DomaCom
FRACTIONAL PROPERTY INVESTING



Melbourne City
Model Portfolio Two

Spring FG Realty Pty Ltd has partnered with DomaCom to offer multi-property residential portfolios through the DomaCom Fund.

The portfolios take advantage of DomaCom's new multi-property bookbuild functionality, offering a direct property solution with immediate diversification across multiple properties, developers and locations.

The multi-property portfolios prepared by Spring FG Realty are based on:

MINIMUM OF \$10,000	GIVES THE INVESTOR EXPOSURE TO UP TO FIVE (5) PROPERTIES IN DIFFERENT GEOGRAPHIC LOCATIONS.
MINIMUM OF \$25,000	GIVES THE INVESTOR EXPOSURE TO UP TO TEN (10) PROPERTIES IN DIFFERENT GEOGRAPHIC LOCATIONS.
MINIMUM OF \$100,000 OR MORE INVESTMENT AMOUNT	GIVES THE INVESTOR EXPOSURE TO UP TO 15 PROPERTIES IN DIFFERENT GEOGRAPHIC LOCATIONS.

Each of the developers, developments and individual properties in the assembled portfolios has passed Spring FG Realty's stringent due diligence processes to facilitate not only inclusion in the DomaCom platform, but investment by Spring Financial Group's direct investing clients.

In accordance with the DomaCom Fund's processes, all properties will be independently valued by a leading valuation house. All properties include window furnishings, depreciation schedules, third-party quality inspections on settlement and first tenant and/or rental guarantee periods of a minimum of 42 days and up to 90 days providing investors further peace-of-mind.

The Spring FG residential portfolio models are:

GROWTH CITIES PORTFOLIO –
consists of nine (9) luxurious apartments across 8 landmark projects in Melbourne and Brisbane.

Please refer to the Growth Cities Portfolio brochure for more information on the 9 properties that make up this model portfolio.

MELBOURNE CITY PORTFOLIO –
consists of four (4) luxurious apartments across 4 landmark projects by Melbourne's leading developers.

This brochure will detail the Melbourne City Portfolio and its 4 properties that make up this model portfolio.

BRISBANE CITY PORTFOLIO –
consists of five (5) luxurious apartments across 5 landmark projects by Brisbane's leading developers.

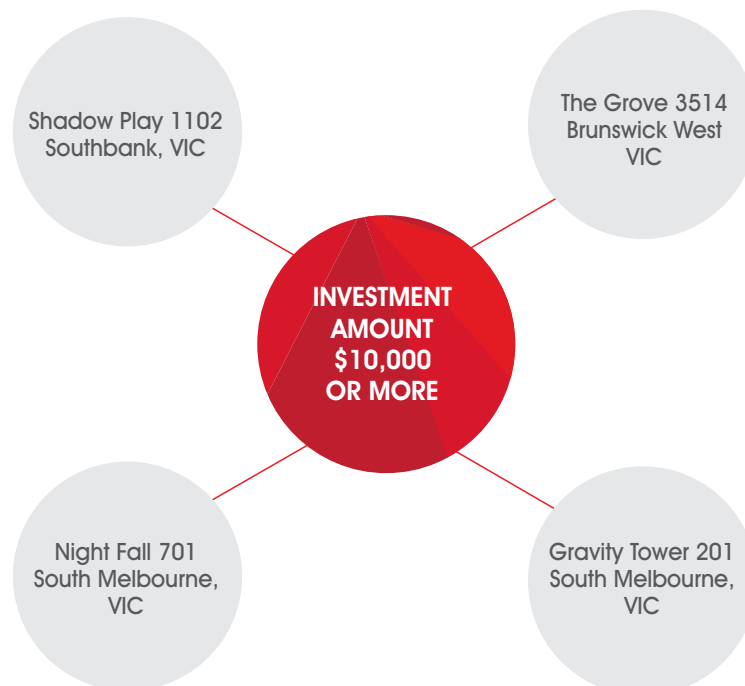
Please refer to the Brisbane City Portfolio brochure for more information on the 5 properties that make up this model portfolio.

Spring FG's Melbourne City Portfolio consists of four (4) luxurious apartments across four landmark projects by leading Melbourne developers BPM Group and Blue Earth Group.

The portfolio has been assembled with investors with a minimum of \$10,000 and up to \$100,000 to invest in mind.

MARKET/S:	MELBOURNE
NUMBER OF PROPERTIES:	TOTAL 4, CONSISTING OF 2 X 1-BED AND 2 X 2-BED APARTMENTS
PORTFOLIO VALUE:	\$2,127,000 (EXCLUDING STAMP DUTY)
SUGGESTED INVESTMENT SIZE:	\$10,000 TO \$100,000
INDICATIVE CAPITAL GROWTH*:	4.2% PA
INDICATIVE RENTAL YIELD*:	4.1% PA

*Based on historical 10 year sales data from RP Data Corelogic and Spring Financial Group's position on the market. Please also note that past performance is not indicative of future performance. Indicative figures do not in any way represent or guarantee future performance.





The Grove - Oak, Brunswick West

The Grove - Oak by Blue Earth Group

Apartment 3514

1-5 Olive York Way, Brunswick West, Victoria

- 2-bed 2-bath 1-car
- \$585,000 (excluding stamp duty and other costs)
- Total apartments: 115 apartments
- Key amenity: Retail café, exclusive health retreat for residents and private spa, outdoor kitchen, bocce court, table tennis, private kitchen with dining room and business centre for tenants
- Architect: MAP Architecture
- Interiors: Adele Bates Design

Brief description of apartment and project:

The Oak is the third stage of Blue Earth Groups highly anticipated development, The Grove located in the emerging Melbourne suburb of Brunswick West. This three stage development has been designed in association with MAP Architecture and interior designer Adele Bates Design.

All apartments within the development will be superior in both style and functionality. The amenity is unparalleled for the location and this address will set the benchmark for living in the area.

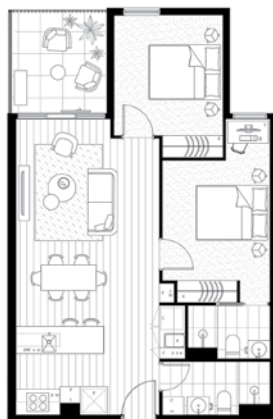
The building will be 8 storeys high and will feature a mix of 115 one, two & three bedroom residential apartments in addition to ground floor retail.

Expected completion: November 2017



OAK

Residence 3514
2 Bedroom + 2 Bathroom



THE GROVE
—Melbourne—

TOTAL AREA 78 sqm
INTERNAL 71 sqm
EXTERNAL 7 sqm



All figures are approximate and subject to change without notice. The information is provided for general information only and does not constitute an offer or any other financial product. The information is provided for general information only and does not constitute an offer or any other financial product. The information is provided for general information only and does not constitute an offer or any other financial product.



Night Fall 701

Night Fall by BPM Group

Apartment 701

165 Gladstone Street, South Melbourne, Victoria

- 2-bed, 2-bath, 1-car apartment
- \$635,000 (excluding stamp duty and other costs)
- Key amenity: Ground floor retail
- Total apartments in the building: 45 apartments
- Architect: DKO Architects
- Interiors: Hecker Guthrie

Brief description of apartment and project:

Serving as a cultural barometer and beacon, Night Fall rests discretely at the entrance of Melbourne's entertainment and recreation precincts. The gorgeous 2-bed 2-bath 1-car apartment is located on the top floor of this seven-storey boutique BPM development. The apartment has been designed with open plan living in mind so as to maximises the usable internal living space and extends to the well-sized undercover balcony. Off the living/dining room are the two bedrooms. The master bedroom features a study nook, en-suite, and separate private balcony.

Expected completion: August 2017



APARTMENT TYPE 12

2 BEDROOM | 2 BATHROOM

165-167 GLADSTONE STREET, SOUTH MELBOURNE

FOR MORE INFORMATION
BPM@DOMACOM.AU

APARTMENT 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 7.01			APARTMENT 4			APARTMENT 7		
LEVEL	2.01	2.02	LEVEL	4	LEVEL	7	7	7
APARTMENT	67,142	67,142	APARTMENT	67,142	APARTMENT	66,982	66,982	66,982
TERRACE	11,962	11,962	TERRACE	11,962	TERRACE	11,962	11,962	11,962
TOTAL	79,104	79,104	TOTAL	79,104	TOTAL	78,944	78,944	78,944



Gravity Tower 201

Gravity Towers by Blue Earth Group

Apartment 201

89 Gladstone Street, South Melbourne, Victoria

- 1-bed, 1-bath apartment
- \$485,000 (excluding stamp duty and other costs)
- Key amenity: Ground floor retail, expansive foyer, Teppanyaki grill & BBQ, Spa with city views, private dining rooms & kitchen, residents lounge & fireplace, outdoor cinema, cinema spa with bay views
- Total apartments in the building: 144 apartments
- Architect: Plus Architecture
- Interiors: Plus Architecture

Brief description of apartment and project:

Occupying a commanding position on the corner of Montague and Gladstone Streets in South Melbourne, this signature 29 storey tower combines enduring appeal with sleek, modern styling. Residents at Gravity Tower will love this fantastic location and the fact that it is nestled perfectly amongst some of Melbourne’s most vibrant neighbourhoods. Yet, they may never want to leave home with the generous, resort style facilities that Gravity Towers offers.

Apartment 201 is an incredible entry point into this incredible project by Blue Earth Group.

Expected completion: October 2017



GRAVITY RESIDENCE
TYPE 01



RESIDENCE TYPE NO.	COMMONS	TOTAL AREA	STAGE
101-201	1 BEDROOM (1 BATH)	INTERNAL EXTERNAL	Stage

GRAVITY TOWERS BY BLUE EARTH GROUP



Shadow Play 1102

Shadow Play by BPM

Apartment 1102

105 Clarendon Street, Southbank, Victoria

- 1-bed, 1-bath apartment
- \$422,000 (excluding stamp duty and other costs)
- Key amenity: Incredible rooftop sky lounge, podium terrace, pool, gymnasium, concierge services, private dining facilities, business lounge
- Total apartments in the building: 388 apartments
- Architect: Elenberg Fraser
- Interiors: Hecker Guthrie

Brief description of apartment and project:

Situated at 105 Clarendon Street, Southbank, less than one kilometre from Melbourne’s city centre and on the door step to one of Australia’s most iconic entertainment destinations, this address is hard to beat.

The stunning 1-bed 1-bath apartment is located on level 11 of this world class development and is perfectly located for the inner city professional. Residents at Shadow Play are spoilt with impeccable finishes and incredible in-house facilities that are second-to-none.

Expected completion: May 2018

DomaCom

PORTFOLIO OPTION 2
Melbourne City Portfolio
Shadow Play 1102

BPM
SHADOW PLAY

Shadow Play 1102
Shadow Play by BPM
Apartment 1102
105 Clarendon Street, Southbank, Victoria

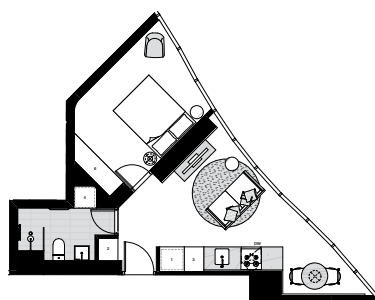
- 1 bed, 1 bath apartment
- \$422,000 (excluding stamp duty and other costs)
- Key amenity: Incredible rooftop sky lounge, podium terrace, pool, gymnasium, concierge services, private dining facilities, business lounge
- Total apartments in the building: 388 apartments
- Architect: Elenberg Fraser
- Interiors: Hecker Guthrie

Brief description of apartment and project:

Situated at 105 Clarendon Street, Southbank, less than one kilometre from Melbourne’s city centre and on the door step to one of Australia’s most iconic entertainment destinations, this address is hard to beat.

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Expected completion: May 2018



KEY
1 Edge
2 Storage
3 Bed
4 Bath
5 Living
6 Kitchen

APARTMENT TYPE A.01

1 BEDROOM | 1 BATHROOM

105 CLARENDON STREET, SOUTHBANK
FOR MORE INFORMATION
BPM@DOM.COM.AU

APARTMENT 01		APARTMENT 02		APARTMENT 03	
LEVELS 01, 14, 15, 16, 17, 18, 19 & 20		LEVELS 01, 11, 12, 13, 14, 15, 16, 17 & 18		LEVELS 19, 20, 21, 22, 23 & 24	
APARTMENT	\$1,000,000 (\$48,872)	APARTMENT	\$850,000 (\$39,572)	APARTMENT	\$1,000,000 (\$48,872)
WINTER GARDEN	\$1,000,000 (\$48,872)	WINTER GARDEN	\$1,000,000 (\$48,872)	WINTER GARDEN	\$1,000,000 (\$48,872)
TOTAL	\$1,000,000 (\$48,872)	TOTAL	\$850,000 (\$39,572)	TOTAL	\$1,000,000 (\$48,872)





BPM

The included portfolio properties at Black Fold, Night Fall, Shadow Play and The Standard are being developed by BPM Corporation. BPM was founded by Jonathan Hallinan in 1996. BPM established itself early on as a high-end house and land developer in the most upmarket suburbs of Melbourne forging itself as a brand-name in designer living.

In more recent years BPM is one of the most respected developers in Australia and has broadened its horizons by delivering fantastic residential apartment developments in Melbourne including the: Willim Apartments in Carnegie; Elske Apartments in Caulfield; Walter in Carnegie; Collins & Queen in Essendon; Church Street Hill in Brighton; and Graphite in North Fitzroy. In Brisbane BPM has focused on core CBD fringe suburbs and is quickly emerging as a specialist in this market with the delivery of the Escent and the Onyx developments in West End.

Their experience, design and delivery quality give us no hesitation in including them in our portfolios.



Blue Earth Group

The included portfolio properties at Gravity Towers are being developed by the Blue Earth Group - one of the largest and most successful private developers in the country. Since the inception of Blue Earth Group more than 20-years ago in 1993, the principals of Blue Earth Group, Omran & Michael Dib have built up an outstanding, record of success as specialists in the development of residential real estate in and around Melbourne.

Today, Blue Earth Group features a compilation of a growing 2,000 apartment \$1+ billion portfolio. Recent significant projects by Blue Earth Group that are either completed or under construction include: Amne Apartments in Essendon (completed); Mayada Apartments in Camberwell (completed); Erantis Apartments in Essendon (completed); Imex Apartments in Essendon (completed); G1 in Sandringham (completed); Art @ Essendon in Essendon (completed); C100 in Carlton (completed); Mink Apartments in Essendon (completed); Geox Apartments in Brunswick (completed); Stratus Apartments in Brunswick (completed); Joulia Apartments in Brunswick (completed); The Islington Silos in Collingwood (completed); A Apartments in Richmond (under construction); Lantern in Collingwood (under construction); Play House Apartments in Abbotsford (under construction); and United in Richmond (under construction).



About Spring FG Realty

Spring FG Realty Pty Ltd is a wholly-owned subsidiary of ASX-listed diversified financial group Spring FG Limited (ASX: SFL) and part of the Spring Financial Group.

It holds corporate real estate licences in New South Wales (1708663), Queensland (3510266), Victoria (074746L) and ACT (18401881). Its role in the Spring Financial Group is to research and identify residential property solutions for inclusion in portfolios of Spring Financial Group clients.

Spring FG Realty applies stringent due diligence processes to ensure each property passes high standards in quality and fit clients' overall portfolio requirements.

Spring Financial Group clients hold residential property investments exceeding \$500M in value.

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