

**Wholesale Investor
Small Cap Showcase July 2017**



DomaCom
FRACTIONAL PROPERTY INVESTING

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PRODUCT SUMMARY



- DomaCom Fund ARSN 167 020 626
- Retail Managed Fund Fractional Asset Platform
 - For the Independent Financial Adviser Market
 - Can be accessed directly by investors
 - Registered as a retail managed fund
- Focus on Australian Pension Market - \$2.2 Trillion*
 - Self Managed Super Fund Market (SMSF) - approximately \$656 Billion*
 - Corporate Super and Industry Funds interested – another \$1.5 Trillion*
- Internet Platform with Syndication (aka Crowdfunding)
 - ASIC registered retail managed fund with syndication solution for property in Australia
- Attractive Fee
 - 0.88% of value of Assets
 - 0.44% of value of Debt
 - Very sticky fee with built in index to property values

* Source: APRA Statistics - December quarter 2016

GLOBAL CROWDFUNDING PLATFORMS

Country	# of CFI Platforms	Country	# of CFI Platforms
United States	344	Brazil	17
France	53	Canada	34
Italy	15	Australia	12
United Kingdom	87	South Africa	4
Spain	27	India	10
Netherlands	34	Russian Federation	4
Germany	26	Belgium	1
		Hong Kong SAR, China	1
		China	1
		United Arab Emirates	1
		Estonia	1

Chart taken from Crowdfunding's Potential for the Developing World. 2013. infoDev, Finance and Private Sector Development Department. Washington, DC: World Bank.

PUBLIC CROWDFUNDING CAMPAIGNS

- Private versus Public Crowdfunding campaigns
- DomaCom supporting public campaigns with a strong thematic backing that underpins future growth
- Three current themes
 - Residential Lifestyle Estate – Akuna
 - Regional bioHub Energy – Utilitas
 - Regional Social Infrastructure – Omecca
- Available for both retail and advisers



AKUNA COBRAM RESIDENTIAL COMMUNITY

- First project is in Cobram, Victoria
 - 3 hours north of Melbourne on the Murray River
 - 147 Residential home sites and community facilities including clubhouse, sports centre, pool and bowling green
- Underlying thematic is affordable housing for retirees
 - Strong demographic drivers → aging population
 - Similar Models are well established – e.g. Gateway Lifestyle (ASX:GTY)
- Development & Ongoing Rental
 - Develop 8 hectare site with roads and services for 147 home sites as well as community facilities
 - Retirees purchase modular home and then lease the home site for 49 years



AKUNA COBRAM RESIDENTIAL COMMUNITY

- Crowdfunding campaign underway
 - \$6.3 Million being raised
 - \$1.4 million being pledged by project sponsors
 - they have skin in the game
 - No debt in the project
- Attractive return targets
 - Development return is targeted to be annualised 15% over 3-4 years
 - Ongoing lease returns to investors are expected to be around 8% p.a. after running costs
 - Investors receive prioritised return ahead of developers
- See <http://www.domacom.com.au/public-crowdfunding-campaigns/commercial-properties/>



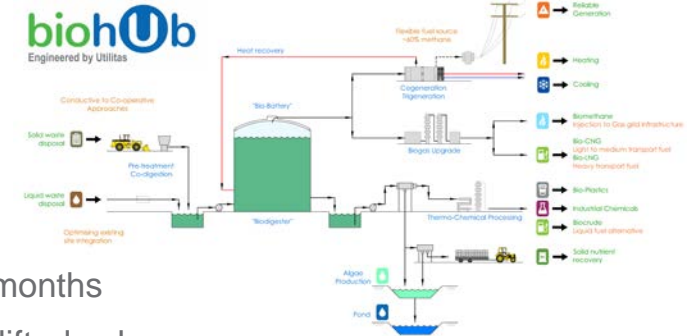
CASINO BIOHUB PLANT

- First project is bioHub Plant in Casino NSW
 - Recover value from waste streams
 - 10 year lease to Utilitas Pty Ltd – a pioneer of advanced anaerobic digestion biogas technology in Australia
 - Expected long term energy purchase agreements
 - Existing technology that is in extensive use overseas
 - More than 90 further projects have been scoped
- Underlying thematic is regional renewable energy infrastructure
 - Strong demographic drivers → rapidly increasing energy costs
 - Model has been proved – 10,000+ similar plants in operation in Germany
- Development & Ongoing Rental
 - Acquire land and develop plant which will then be leased to operating company
 - DomaCom model separates infrastructure from operating company



CASINO BIOHUB PLANT

- Crowdfunding campaign underway
 - \$4.3 Million being raised
 - No debt in the project
- Attractive return targets
 - Development return is targeted to be 20% over 12-18 months
 - Ongoing lease is expected to be around 8% p.a. on uplifted value after running costs
- Socially Responsible Investment – with attractive returns!
 - Creating energy from waste
 - Providing energy price solution to regional businesses
 - Creates local jobs in regional Australia
- See <http://www.domacom.com.au/public-crowdfunding-campaigns/commercial-properties/>



DENILIQVIN FEDERAL HOTEL

- Refurbish the iconic Deniliquin Federal Hotel
 - Acquire and redevelop the historic hotel into a brasserie & cinema complex
 - 60-80 seat cinema
 - Restaurants
 - Bed & breakfast accommodation
 - Multi year lease to cinema operator Omecca
- Underlying thematic is regional social infrastructure
 - Strong demographic drivers → regional Australia needs social infrastructure
 - The first regional cinema complex has already been completed by Omecca
- Development & Ongoing Rental
 - Acquire land and develop cinema entertainment complex which will then be leased to operating company
 - DomaCom model separates infrastructure from operating company



DENILIQUIN FEDERAL HOTEL

- Crowdfunding campaign underway
 - \$1.5 Million being raised
 - \$400K (approx. 27%) pledged by project sponsors
 - they have skin in the game
- Attractive return targets
 - Development return is targeted to be 15-20% over 12-18 months
 - Ongoing lease is expected to be around 7-8% p.a. on uplifted value
- Socially Responsible Investment – with attractive returns!
 - Creating social infrastructure for regional Australia
 - Creates local jobs in regional Australia
- See <http://www.domacom.com.au/public-crowdfunding-campaigns/commercial-properties/>



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