

DomaCom secures \$50 Million property funding facility with La Trobe Financial

Highlights:

- A\$50 million facility with La Trobe Financial
- DomaCom now funded to acquire ~\$100 million of residential, commercial and industrial property
- Lending now available to investors and SMSFs at competitive rates
- The company is now in a position to accelerate FUM growth through leveraged property investment

1st April 2019 - DomaCom Limited (ASX:DCL, 'DomaCom' or 'Company') has today announced that it has partnered with La Trobe Financial to provide property investors using DomaCom's fractional property investment fund with a credit facility.

An initial A\$50 million facility has been provided by La Trobe Financial that will allow investors to acquire approximately A\$100 million of leveraged property through the DomaCom Fund.

The facility will provide up to 60% leverage for investors and Self-Managed Super Funds (SMSFs) at a competitive 5.99% pa.

Enabling the use of lending when purchasing investment properties is a key addition to the DomaCom product offering, which places the Company in a strong position to almost triple its Funds Under Management to \$150 million.

DomaCom CEO Arthur Naoumidis said: *"This is a significant development for the Australian property investment market as financial advisers can now leverage their clients' investment properties at a click of a button.*

We're delighted to have the final piece of the jigsaw (debt) in place for DomaCom – we have bought over 50 properties to date where almost all are without debt and we are excited to be able to offer advisers ready access to competitive SMSF lending.

The availability of this initial \$50 million debt facility has cleared the remaining obstacle for DomaCom. After many patient years we are now well placed to take our platform to financial advisers and the SMSF sector, with available debt and legal certainty."

Speaking for La Trobe Financial, Chris Andrews Chief Investment Officer said, *"as a specialist in the SMSF lending space since 2009 we are happy to partner with DomaCom to assist borrowers obtain that much needed SMSF finance for property investment purposes. With more than one million Australians having*

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turned to taking more control of their own super, the growth of the SMSF sector continues. SMSFs have a significant influence in the overall growth of the \$2.3 trillion Australian superannuation industry, with SMSF assets growing by \$319.7 billion or 55% in the five years to December 2018 at \$726.46 billion in AUM. So with this in mind, we can expect this sector to continue to have an important role in asset allocation debates in the retirement industry. The majority of the 587,092 SMSFs are formed by self-employed business people who are astute and understand investment risk - having often run their own businesses. They have a bias towards asset classes with low volatility and assets that have longer term (10+ year) investment horizons and to this end property is eminently recognisable and understandable for SMSF investors. Currently there is only \$42.85 billion of limited recourse borrowings (5.9% of total SMSF Assets)”.

About DomaCom:

DomaCom Australia Limited AFSL 444365 is the owner and operator of the DomaCom investment platform (www.domacom.com). The platform seeks to provide the SMSF market and other long-term investors the opportunity to make fractional investments in a range of asset classes including property related investments, mortgage backed securities and debt securities they choose via a unique trust structure.

Investments in DomaCom platform are facilitated in the DomaCom Fund ARSN 167 020 626 (Fund), a licensed managed Investment scheme registered with ASIC. The trustee and responsible entity of the Fund is Melbourne Securities Corporation Ltd AFSL 4282189, a part of MSC Group.

About La Trobe Financial

With A\$7 billion of Assets Under Management (AUM), La Trobe Financial is Australia’s premium non-bank specialising in credit and wealth management. La Trobe Financial provides funding and investment solutions to a diverse range of 140,000 customers and has done so since 1952. 80% owned by Blackstone, the world’s largest alternative asset manager, with over US\$472 billion of AUM worldwide, we are a proven and trusted investment partner for institutional and retail investors alike, operating Australia’s largest retail Credit Fund (\$3.2bn AUM and 35,000 retail investors). We have over 66 years’ experience, managing investment mandates in excess of \$16 billion since commencement.

La Trobe Financial has been a leading innovator in the non-bank sector for many years including, pioneering “Lite Doc®” lending in Australia in 1990, creating the first private Reverse Mortgage (Seniors Loan™) in 2003, launching the first hybrid wealth management-loan product P2C® (Parent-to-Child) to assist first home buyers in 2013, introducing a unique to market Aged Care finance solution in 2015, and being one of the first lenders to introduce a fully digital KYC and AML checking of borrower applicants for brokers in 2017.

La Trobe Financial is regulated by the Australian Securities & Investments Commission (ASIC) and holds the requisite regulatory AFSL and ACL licences to operate.

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