



# Pymont Bridge Road Mortgage Fund



**6.00% p.a.**  
return to investors



**\$68 million** capital  
protection buffer



**Quarterly**  
distributions



**5 year**  
investment term

Find out more and invest today at [blackwall.com.au/invest](https://blackwall.com.au/invest)

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*The Pyrmont Bridge Road Mortgage Fund aims to provide investors quarterly cash distributions while adopting a defensive strategy by investing in a second mortgage over a high-quality, capital stable and income producing asset. The asset, located at 55 Pyrmont Bridge Road, Pyrmont NSW, is a flagship asset in the real estate portfolio of WOTSO Property (ASX:WOT).*

## Key Terms

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Fund purpose	The Fund is a single asset, closed-end, unlisted mortgage scheme. The Fund receives income from the funds lent to the Property Owner
Term	5 years (commencing 1 July 2022)
Return	6.00% p.a. (net of fees) paid quarterly
Management Fee	Fund Management Fee of 0.5% p.a. on the equity value of the Fund
Performance Fee	Nil
Fund size	20,000,000 units to raise \$20 million
Issue Price	\$1.00 per Unit
Minimum investment	\$1,000
Capital protection	\$68 million capital protection buffer. The value of the property would need to decline by 45% before Fund capital is impacted.
Withdrawal	The Fund is not liquid and Investors have no right to withdraw their investment during the term of the Fund (5 years).

## Risks

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All investments are subject to risk, which means the value of your investment may rise or fall. Before making an investment decision, it is important to understand the risks that can affect the value of your investment. Key risks of the Fund include, but are not limited to:

**Priority** Unitholders' interests rank behind the First Mortgagee which means that the First Mortgagee will be paid before the Fund if the Property is sold.

**Credit risk** The risk that the Property may decline in price or fail to pay interest or principle when due because the borrower experiences financial strain.

**Diversification** The Fund is a single-asset fund meaning investors have absolute exposure to the returns generated by the Property.

**Liquidity risk** Investors have no right to withdraw during the term of the Fund (5 years).

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