

## STRETCH DEVELOPMENT FINANCE - TERM SHEET

Loan Purpose:	Additional funding for acquisition and development of commercial or residential property in capital cities and large regional areas within Australia.
Loan Amount:	Up to \$10 million as an additional facility taken in conjunction with a Development Finance Facility. Amounts in excess considered on a case by case basis.
LVR:	Additional 15% maximum Loan to Net Realisable Value Ratio (LVR) Net Realisable Value (NRV) is exclusive of GST, selling costs and commissions.
Security:	First registered mortgage over the remaining development site(s). Personal guarantee provided by Director(s) of the borrower. Charge over assets and undertakings of the borrower. Collateral security may be included on a case by case basis.
Disbursement:	May be disbursed at any time during the term of the Development Finance Facility for acquisition or development purposes. Advance is subject to conditions precedent including but not limited to: <ul style="list-style-type: none"> <li>- Due diligence in respect of the property, the project and the borrower</li> <li>- Certification of development costs by an independent assessor</li> <li>- Assessment of the status of the Development Finance Facility</li> </ul>
Repayment:	100% of net proceeds from sale of the completed development until repayment.
Interest:	Interest is charged monthly. Interest may be capitalised within the LVR guidelines above or serviced by regular interest payments. Six month minimum capitalised interest term applies.
Interest Rate:	from 15% p.a.
Term:	Maximum 24 month term, may be renewed on a case by case basis.

Metric:	Metric*	Explanation
	Total Interest Percentage 10.85%	Interest expense as a percentage of funds borrowed
	Annual Percentage Rate 5.76%	Total cost of funding over the duration of the loan expressed as an annualised rate
	Cents on the Dollar 14.21c	Interest and fees** charged per dollar borrowed
	Factor Rate 1.1421	Total repayments as a proportion of funds borrowed
	Minimum Collateralisation Ratio 117.65%	The minimum collateral required to cover the total facility

\*Metrics will vary depending on the timing and term of the facility.

\*\*Lender: 0% (Nil) Borrower: 1% establishment fee on the facility limit payable at settlement. 1% platform licence on the facility limit payable at settlement. .5% platform licence on the loan balance payable annually. Professional fees for administration of the loan payable as incurred. Fees may be serviced or charged to the balance of the loan and repaid with interest and principal. iCAP loyalty reward points redeemable against future fees.