



PROPERTY
CONNECT

OPTIMISING PROPERTY TRANSACTIONS

July 2018 (ASX:PCH)

Innovating Real Estate

**Enabling property sales through facilitated &
fractionalised lending & digital distribution**



FORWARD LOOKING STATEMENTS

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MARKET OPPORTUNITY

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- ✓ 50 Year Storm
- ✓ Investment lending and FIRB restrictions
- ✓ Construction development finance squeezed
- ✓ Need to complete projects

- ✓ APRA tightening lending regulations
- ✓ Banking royal commission
- ✓ Mortgage distribution disruption
- ✓ Capital adequacy ratios increased



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MARKET OVERVIEW & OPPORTUNITY

- ✓ Australia does not have crowd funding regulations like other markets

- ✓ US options provide a complete end-end origination, financing and investing solution

- ✓ As such a disparate array of property investment platforms and options exist

- ✓ Opportunity to develop the offering in Australia through partnerships with developers & lending platforms to create the ecosystem



- ✓ Retail, Student, Industrial, Retirement



- ✓ Retail, Commercial, Industrial Direct Investment



- ✓ Residential syndicated funds and property management



- ✓ Agriculture



- ✓ Data Centre's



- ✓ Fund, Residential



- ✓ Residential, Industrial, Commercial, Site Acquisition



- ✓ Residential, Industrial, Commercial, Site Acquisition



- ✓ Residential, Fractionalised

✓ Private Property Investment

✓ Listed Property Investing

✓ Syndicated Debt Investing

✓ Crowd Funding Plays



(ASX:PCH) Property Connect is an Australian based real estate services and technology company.

- ✓ Facilitate the fractionalisation and financing of developments, aka crowd funding
- ✓ An end to end sales channel for property development and off the plan sales
- ✓ Enable End to Residential Mortgages and Sales



RENTALS



AUCTIONS

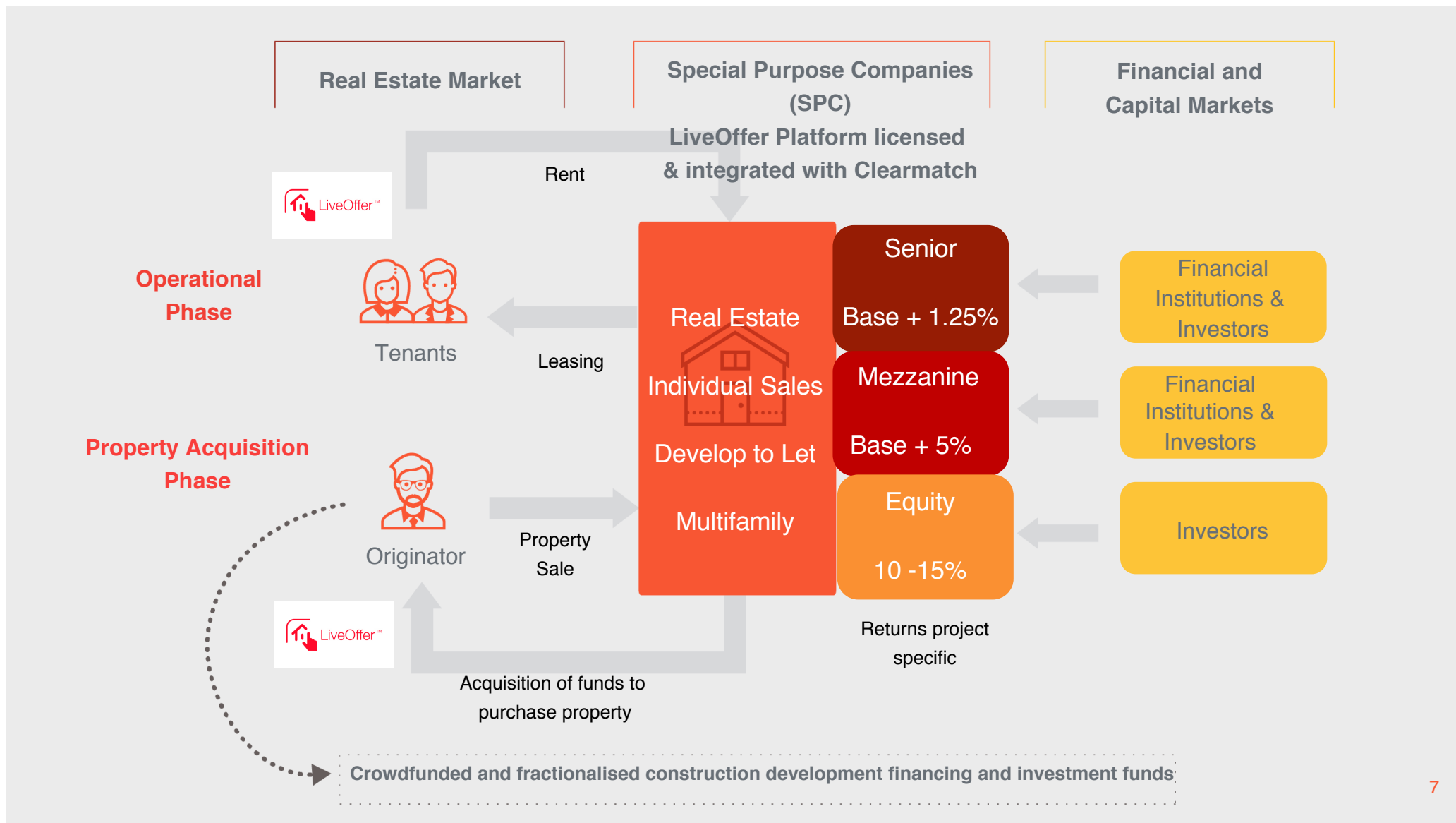
Clearmatch™

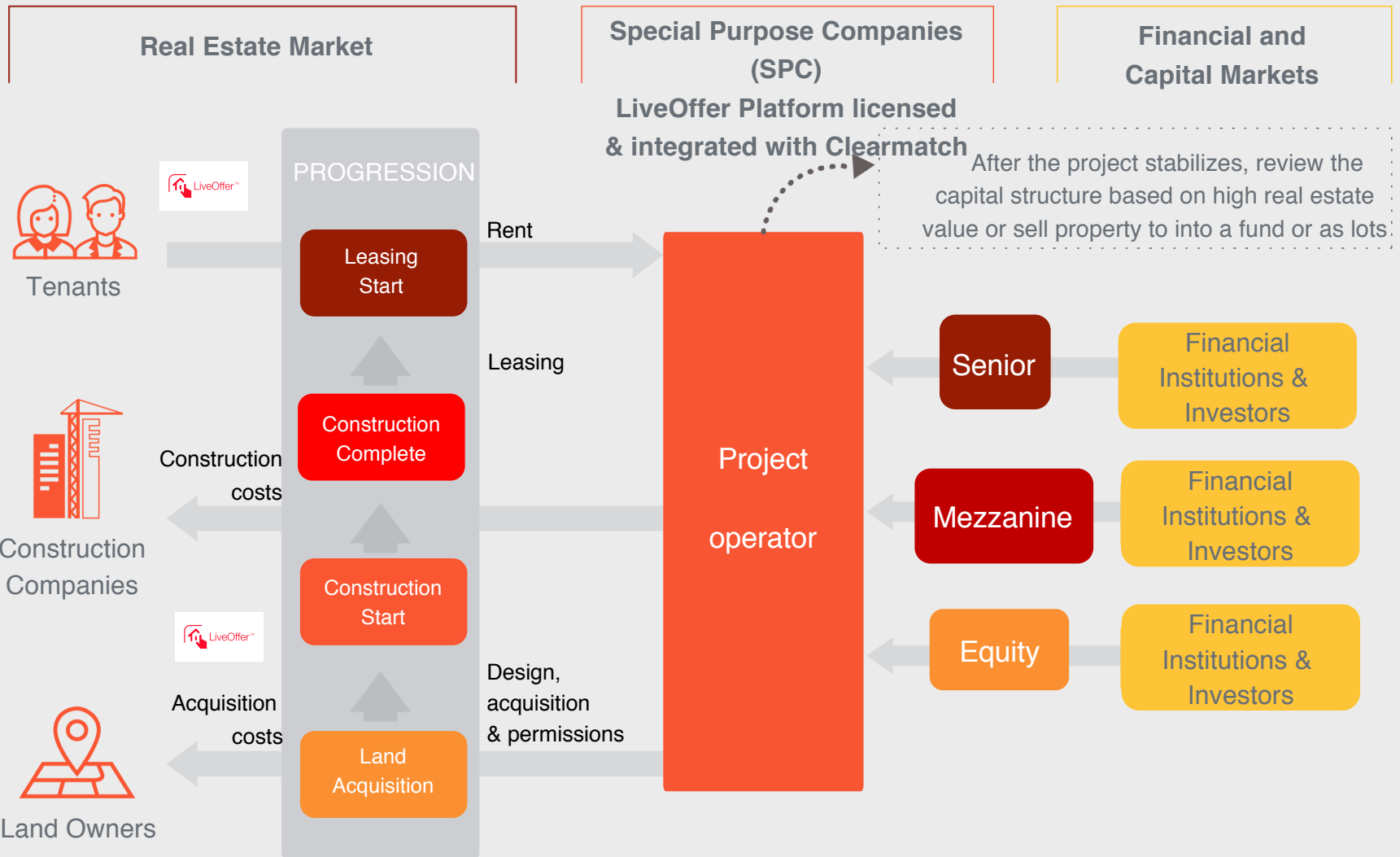
- ✓ Partner / Licensing Agreement to operate, originate and fund two new marketplaces
- ✓ Develop two managed investment schemes for Construction Development Finance & Residential Mortgages
- ✓ Can then support fractionalised crowd funding based financing projects for Real Estate

PROPERTY SALES FUNNEL ENABLERS

- \$100M Offshore UHNW
- Who are Developers in Australia
- Require Construction Development Finance









BUILDING BLOCKS

✓ **SUPPLY**

Partnership with leading developers (Damac Properties initially) to place, fund and market their projects through the platform

- ✓ REIT's or other private funds looking to syndicate their projects to investors

✓ **FINANCING**

Partnership with Clearmatch to exclusively license the two MIS schemes to support construction development finance and residential mortgages

✓ **STRUCTURING**

Legal structures, trusts, funds, AFSL, MIS

✓ **DIGITAL DISTRIBUTION PLATFORM**

Leverage the Live Offer Customer Registration process for AML/KYC, FIRB requirements for Sales, Leasing and Investing

- ✓ Marketing of the platform and investments globally



LIVE OFFER IMMEDIATE FOCUS

✓ RENTAL

- Partnership to distribute in Australia
- ✓ Partnership with Pipeline UAE for the GCC
- ✓ Partnership in SGP and HKG
- ✓ Partnership options in US
- ✓ Explore Partnerships in Europe

✓ SALES

- Partnership with local real estate groups and several of their key developer clients to establish a fund
- ✓ Partnerships with above to provide the digital distribution platform for their funds
- ✓ Sign up and sell more investment properties directly
- ✓ Establish off-shore sales activities (call centre) and continue social media campaigns
- ✓ Develop sales pipeline and revenue guidance

✓ MORTGAGES

- Partnership with Clearmatch finalise commercials
- ✓ Partnership with Home Matters

PROVEN INDUSTRY LEADERSHIP – BOARD & MANAGEMENT



MICHAEL CARTER
Chairman

- Over 30 years experience in financial services including Senior Executive roles at Macquarie Bank (now Macquarie Group), NRMA Insurance Group (now IAG) and Bridges Financial Services / IOOF Holdings.
- Formerly Non-Executive Chairman at Sequoia Financial Group Limited (ASX: SEQ) and a Director of Qualia Financial Group Pty Ltd.
- Previously the Managing Director of Bridges Financial Services, a member of the IOOF Leadership Group and a Director of various joint venture entities with leading Australian Mutual Banks.
- Holds a Bachelor of Engineering (Mining) UNSW, Graduate Certificate in Marketing Practice UTS, Diploma of Financial Services and is a member of the Australian Institute of Company Directors.



DARREN PATTERSON
CEO & Executive Director

- Over 20 years' experience working with start-up and blue-chip technology companies spanning Australia, Europe, US and Asia.
- Experience includes telecoms, IT, digital media and venture capital as a leading senior executive
- Recently, CEO and Co-Founder of Australia's only regulated property investment platform, BrickX, and Managing General Partner of Alchemy Ventures, a venture capital firm.
- Holds an MBA with the University of Chicago, Booth School of Business and a Bachelor of Computer Science from the University of Technology, Sydney and is a graduate member of the Australian Institute of Directors Completed Real Estate License, including Auctions.



DAVID NOLAN
Non-Executive Director & Company Secretary

- Over 20 years' experience as a commercial lawyer and listed company director.
- Previously a partner at a number of leading Sydney law firms and senior adviser at the London Stock Exchange.
- Has valuable relationships in the advisory and regulatory community and a depth of transactional and corporate governance expertise.
- Currently a Non-Executive Director of Intra Energy Corporation Limited and Camilla Australia. Previously Chairman of Hastings Rare Metals and Non-Executive Director of Apollo Minerals and Winmar Resources.
- Holds a Bachelor of Laws (Hons) and Bachelor of Arts, Bond University.



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