

Affluence Income Trust

A highly diversified portfolio of fixed income assets that aims to provide investors with a minimum distribution equal to the RBA Cash Rate plus 3% per annum paid monthly, and preservation of capital over rolling 3 year periods after payment of distributions.



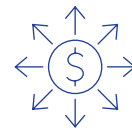
Monthly income

The fund aims to provide investors with consistent monthly income equal to the RBA Cash Rate plus 3% per annum.



Capital preservation

The fund aims to preserve capital over rolling 3 year periods after payment of distributions.



Highly diversified fixed income portfolio

The Fund is very diversified and includes a number of investments only available to wholesale and institutional investors.



Attractive monthly income

The Fund aims to provide monthly returns well above lower risk assets such as cash and term deposits.

Through diversification and risk management the Fund aims to deliver the dual objectives of meeting the target returns and preserving capital through all market conditions.



Portfolio Construction

The Fund has a flexible investment mandate. This allows us to take advantage of what we believe to be the best risk adjusted investment opportunities within the fixed income asset class at any given time. The portfolio is likely to have the following features:

- Highly diversified within the fixed income asset class by sub-sector, Underlying Manager, investment strategy, credit risk, liquidity and investment structure.
- Highly diversified by Underlying Debt Security, borrower and industry.
- Exposure to investment grade and non-investment grade securities, traded and private securities, and senior and subordinated securities.

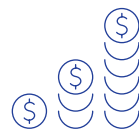
In order to achieve the target returns it is likely that the Fund will have a higher allocation to non-investment grade and unrated debt, private credit assets and subordinated securities, all of which carry higher risks than senior investment grade debt.



Portfolio Benefits

The Fund includes a number of investments that are only available to wholesale and institutional investors. By investing in the Fund you can gain exposure to a range of investments that you may not be able to normally access.

We believe that most individual investors would not be able to build such a diversified portfolio. We are pleased to be able to offer individual investors the opportunity to invest along side us.



Typical Types of Investments

It is likely that the Fund will hold the following types of investments:

- **Commercial Real Estate Debt** – Investments that derive their returns from lending to real estate borrowers. The type of assets borrowed against include office and industrial buildings, shopping centres, undeveloped land, construction projects and farmland.
- **Private Credit Loans** – Investments that derive returns from lending to corporate borrowers. The borrowers are typically too small to access the listed corporate debt markets, and with banks reducing their lending appetite, Private Credit lenders are filling the void.
- **Asset backed securities** – RMBS and ABS loans are securitised facilities where thousands of individual loans are bundled together. The major banks typically finance the largest highly rated tranches, while specialist asset managers invest in the subordinated tranches.
- **Traded debt securities** – These investments are usually debt issued by either governments or major corporate borrowers, and are liquid and highly traded.

Key Statistics

Investment Class	Fixed Income	Applications	Monthly
Minimum Investment	\$20,000	Withdrawals	Monthly
Suggested Timeframe	At least 1 year	Management Fees	Nil*
Target Returns	RBA Cash Rate +3%	Performance Fee	10% of positive performance*
Distribution Frequency	Monthly*	Buy / Sell Spread	0.10% / 0.10%

Is the Fund right for you?	Does it suit your portfolio?	Why invest with Affluence?
<p>The Affluence Income Trust aims to provide you with an attractive level of monthly income derived from the fixed income sector. The Fund is highly diversified in multiple ways across a range of investments in order to reduce concentration risk in any sub-sector.</p> <p>We believe that to achieve better than average returns, you need to invest differently. We believe that having a flexible approach to portfolio construction provides significant opportunity to add value. We believe that being aware of market cycles can significantly improve performance. And we believe that success requires patience, discipline and a strong focus on risk management.</p> <p>If you share those beliefs, the Fund may be suitable for you.</p>	<p>The Fund is designed for use as up to a Core Component of an investment portfolio for those investors seeking Income and Capital Preservation with a one year or longer investment timeframe, a Low risk/return profile and needing access to capital Monthly or less often.</p> <p>As with all investments, the Fund is subject to risks. If these risks eventuate, they may result in a reduction in the value of your investment in the Fund and/ or a reduction or cessation of distributions. Distributions are not guaranteed, nor is the return of your capital.</p> <p>Affluence aims, where possible, to actively manage risks. However, some risks are outside our control.</p>	<p>We believe managing less money than average provides us with significant advantages. So we don't aim to be the biggest manager. But we do aim to be one of the best. We are proud of the quality of our products and our performance record.</p> <p>Our interests are aligned with yours. A significant proportion of our own and extended families wealth is invested in Affluence funds. We charge no fixed fees. Instead, we charge a performance fee based on the returns we deliver for investors³.</p> <p>This focuses us on generating strong returns while managing risk and limiting losses. If you do well, we will do well.</p>

Portfolio Managers



Daryl Wilson
CEO/Portfolio Manager
 Email: daryl.wilson@affluencefunds.com.au
 Phone: +61 402 046 883
 Office: 1300 233 583



Greg Lander
Portfolio Manager
 Email: greg.lander@affluencefunds.com.au
 Phone: +61 409 645 893
 Office: 1300 233 583

The Affluence Income Trust is available to all Australian and New Zealand resident investors. If you have any questions about Affluence, the Fund or our investment team, please get in touch.

1. This information has been prepared by Affluence Funds Management Limited ABN 68 604 406 297 AFS licence no. 475940 (Affluence) as general information only in relation to the Affluence Income Trust ARSN 673 932 271 (Fund). It does not purport to be complete, and it does not take into account your investment objectives, financial situation or needs. Prospective investors should consider those matters and read the Product Disclosure Statement (PDS) and the Target Market Determination (TMD) for the Fund before making an investment decision. The PDS is available at <https://affluencefunds.com.au/ait/> and contains important notices and disclaimers, important information about the offer, as well as investment risks. There is no guarantee of any distribution, forecast, investment return or repayment of capital. This information and the information in the PDS is not a recommendation by Affluence or any of its officers, employees, agents or advisers. Potential investors are encouraged to obtain independent expert advice before any investment decision.
2. The Fund aims to pay a minimum distribution equal to the RBA Cash Rate + 3% per annum, paid monthly. Distributions are not guaranteed and may be paid above or below this amount.
3. Affluence do not charge any fixed fee for managing the Fund. Affluence charge a performance fee equal to 10% of positive returns. Fees are also payable to the managers of underlying investments and there are expenses associated with the Fund and its underlying investments. Fees and costs related to underlying investments are not paid by the Fund directly, but are reflected in the performance of those investments.