

Affluence Investment Fund

July 2025



**Invest
Differently**

Important

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Current information in relation to each Affluence fund is available at <https://affluencefunds.com.au>.

01

Affluence Investment Fund

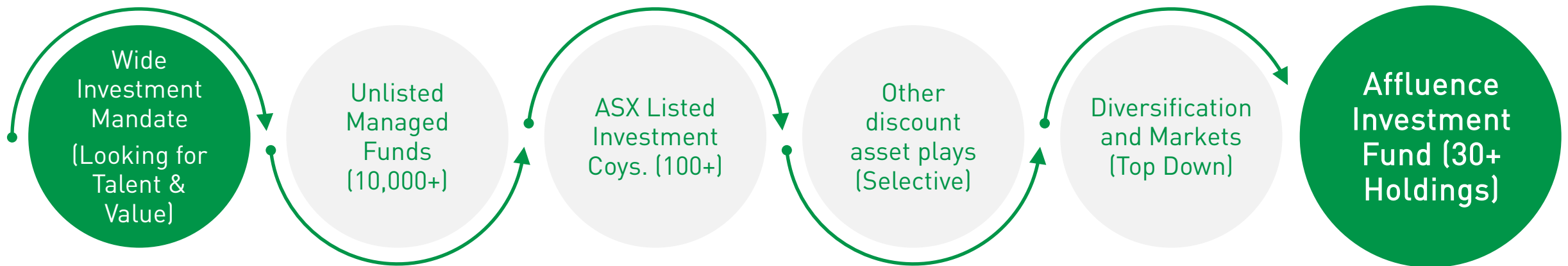
AIF is an unlisted all-weather fund combining our portfolio construction expertise with access to 30+ talented boutique managers plus direct investments with a value focus.

Our investment mandate is very wide. We tilt the portfolio towards the asset classes that we feel are the cheapest.

With monthly distributions and a focus on differentiated investment strategies, AIF can be a very useful portfolio diversifier.

How we construct the Affluence Investment Fund portfolio

- We find the best investment opportunities, including unlisted managed funds (wholesale/retail), mandates, LICs and other discounted asset plays.
- We overlay our views on market valuations and our diversification goals to produce a portfolio of 30+ investments.
- Portfolio managers make investment decisions within the asset allocation framework.
- The Investment Committee has oversight.

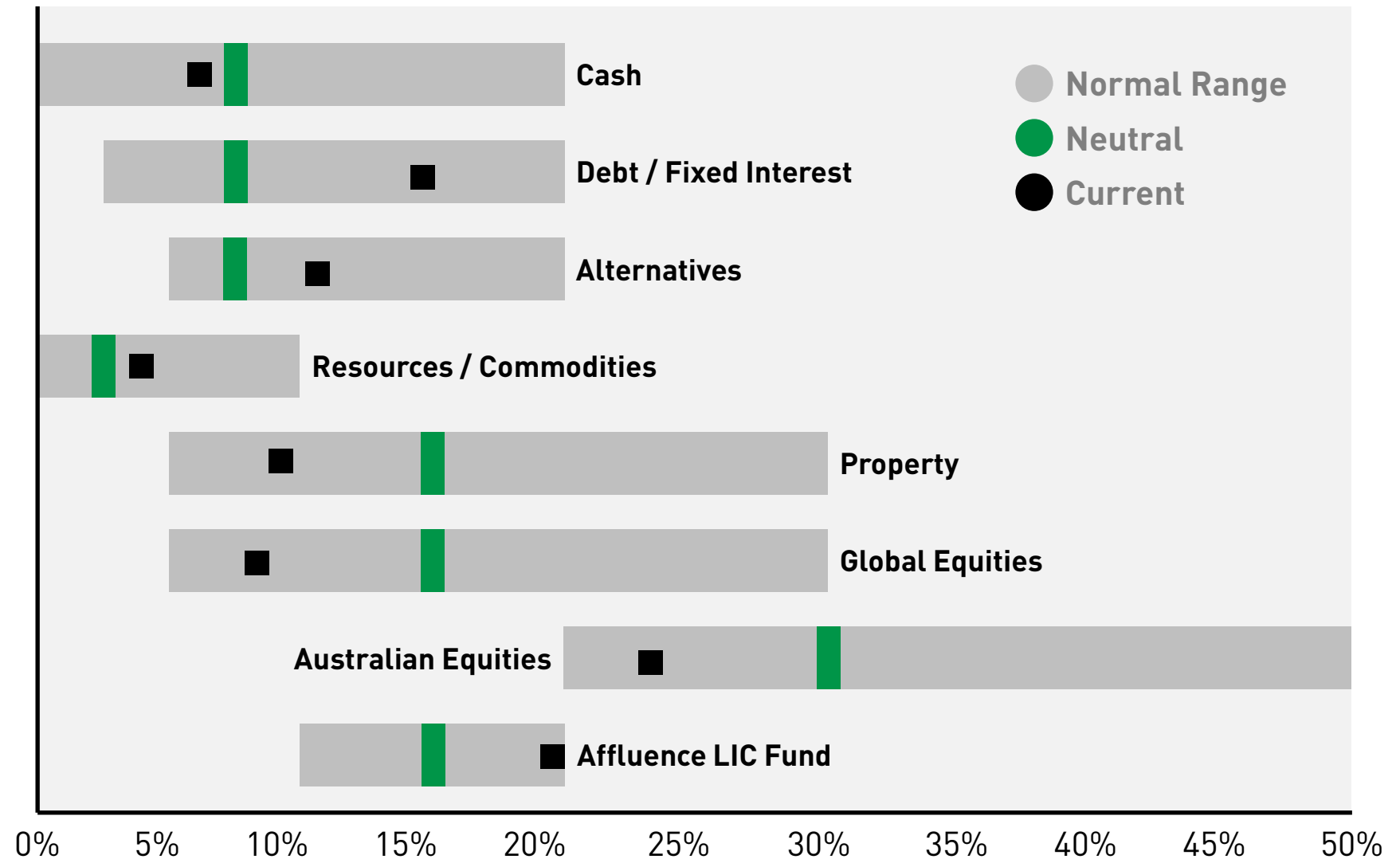


Current asset allocation vs our neutral settings

The goal: An all-weather portfolio that can deliver in differing market conditions

- Vastly diversified by asset class, investment strategy, style, manager and market sector.
- Allocations for each asset class can fluctuate within our pre-defined range.
- We don't try to forecast the future, but instead, assess current market values vs history.

Asset Allocation – Neutral vs Current



Choosing fund managers: what we look for

Performance, Consistency



Subjective Factors

Risk and Return

- Have outperformed a reasonable benchmark over time.
- Have less volatility and have outperformed in difficult markets OR
- Perform at different times (uncorrelated) to equities markets.

People

- Team stability, investment team history, alignment of interests.
- Display good personal traits (realistic, analytical, competitive).

Process

- Repeatable process and demonstrable competitive advantage.
- Demonstrated risk management focus.
- Usually capacity constrained.

Operational

- Appropriate key service providers.
- Fund domiciled in Australia.
- Fees are fair in relation to strategy and capacity.

Managing downside risk

We utilise several strategies to help limit the impact of market downturns

Unlisted assets (e.g., property, credit, private equity) can deliver illiquidity premium.

We invest in some unlisted assets which can outperform listed over a market cycle.

We prefer lower volatility managers.

We expect 80%+ of AIF investments to be less volatile than the market they invest in

Flexible cash positioning can help smooth returns.

Cash typically varies in our funds through a cycle.

Style diversification is a key contributor to lower volatility.

- Some styles (e.g., market neutral, long/short) can deliver good results in poor markets.
- Discount capture provides a constant source of uncorrelated alpha.

We can use portfolio protection – but not all the time.

We give ourselves scope to hedge market risk when we feel the risk/reward is worth it

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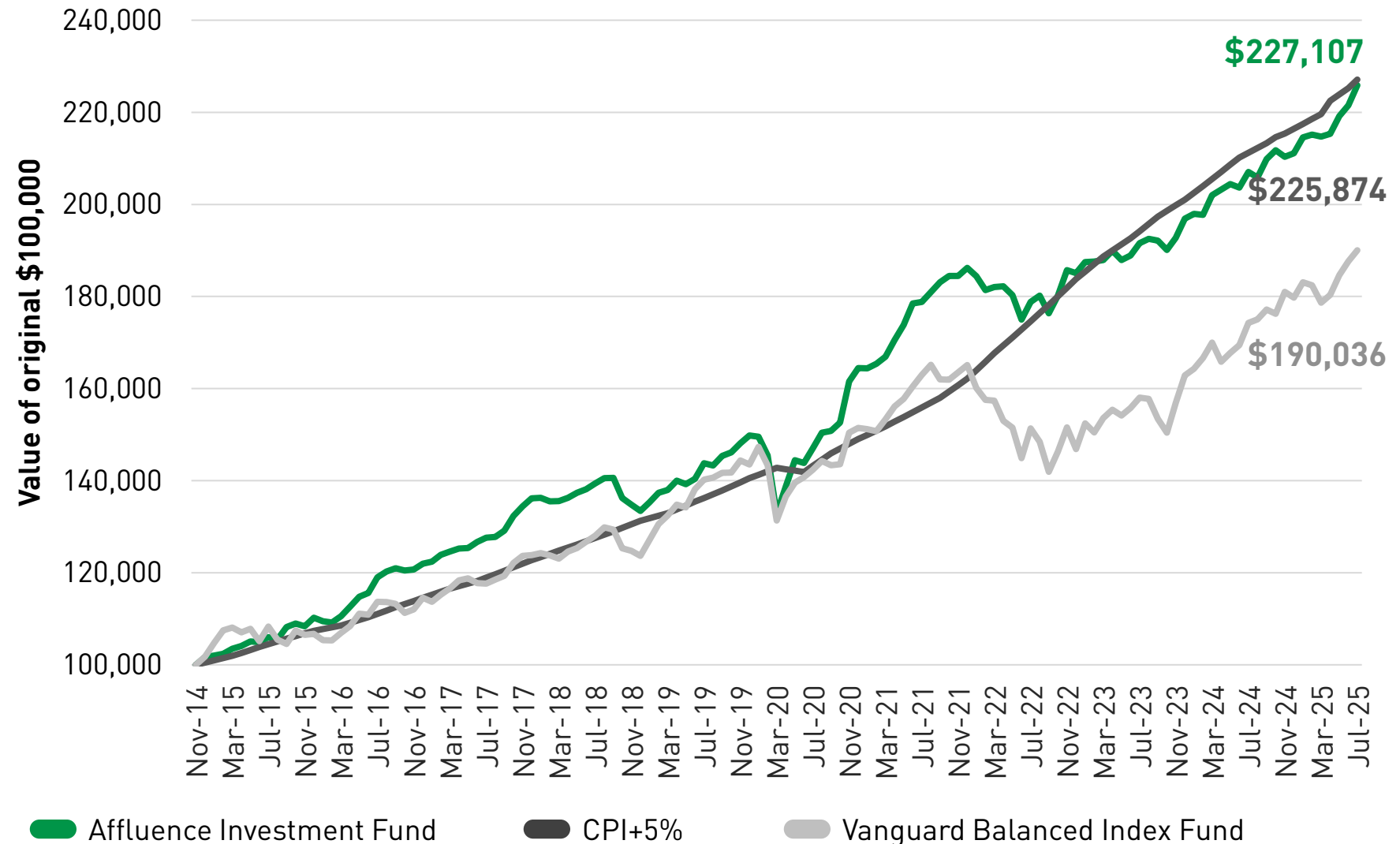
Performance

Performance

- Significant outperformance vs a passive investment with similar volatility.
- Exceptional risk metrics.
- Our CPI+5% target has been a very difficult benchmark over the past 3 years.
- In our view, the current Affluence Investment Fund portfolio shows exceptional value.

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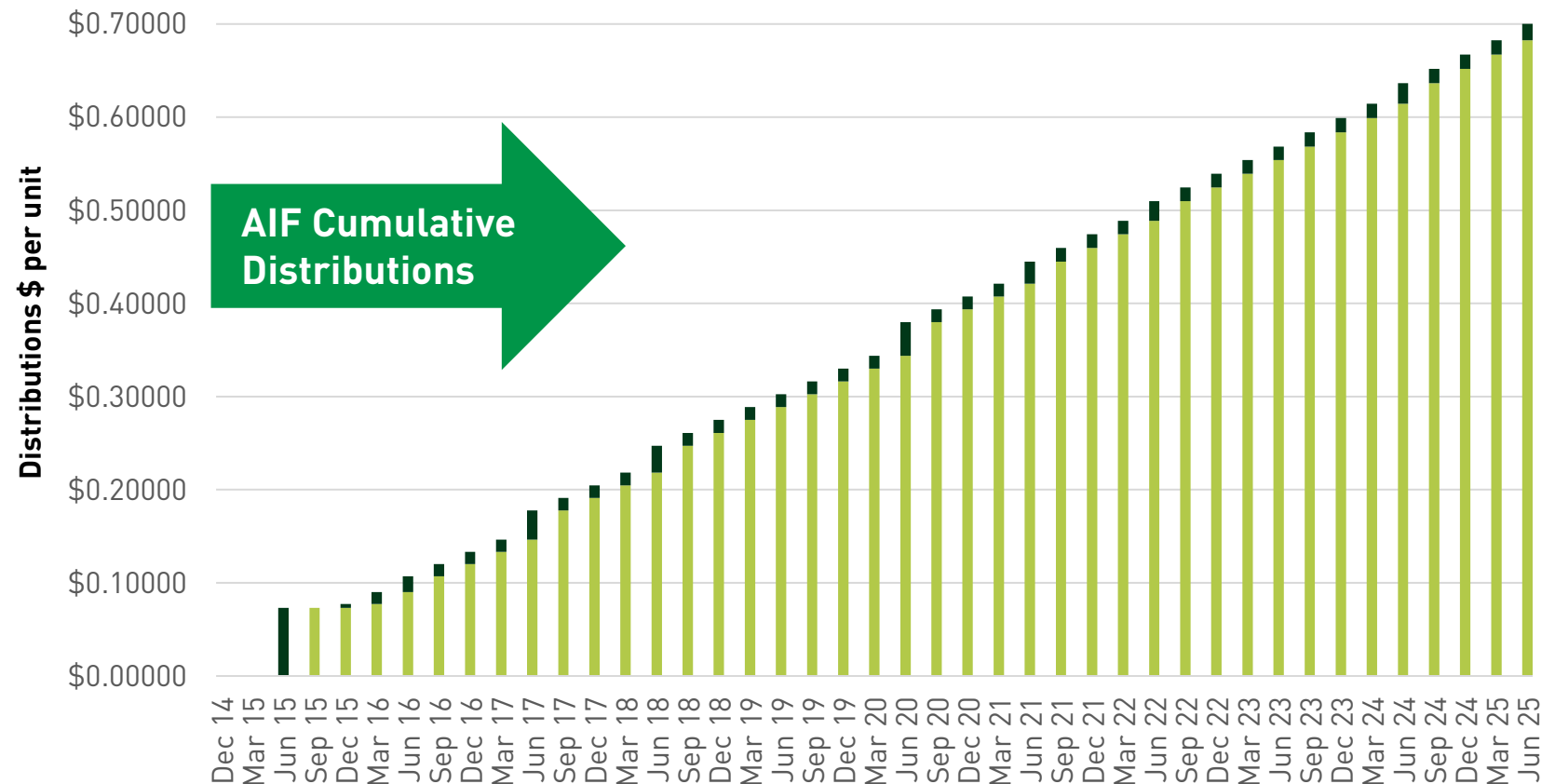
Return on \$100,000 Investment*



Regular distributions are important for many investors

AIF aims to provide investors with a minimum distribution of 5% per annum.

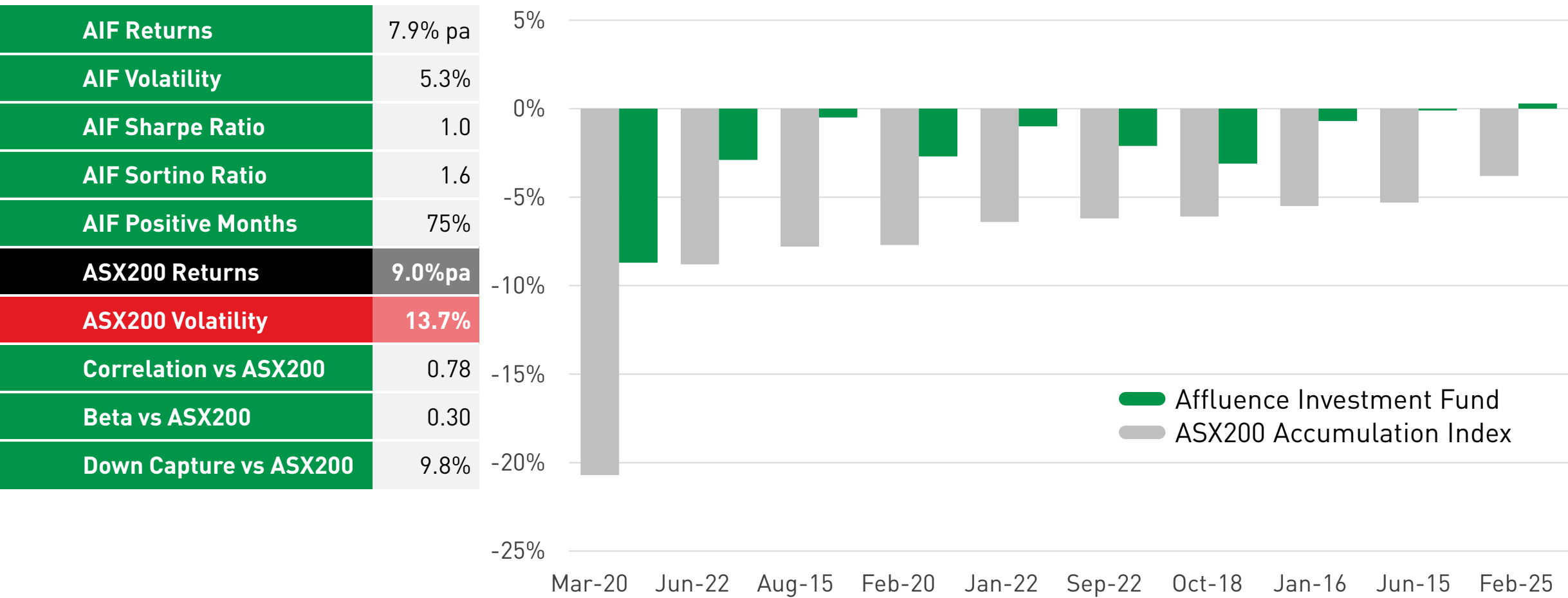
- Since inception, AIF has paid cash distributions averaging 6.4% per annum.
- Distributions are paid 10 days after the end of each month (reinvestment available).
- In addition, franking credits received are passed through in full each tax year. These have typically averaged 0.4% to 0.5% per annum.



*Distributions & returns are not guaranteed. Past performance is not indicative of future performance.

//// The Fund has typically outperformed in down markets.

AIF has outperformed in all 10 worst months for the ASX200 since inception:



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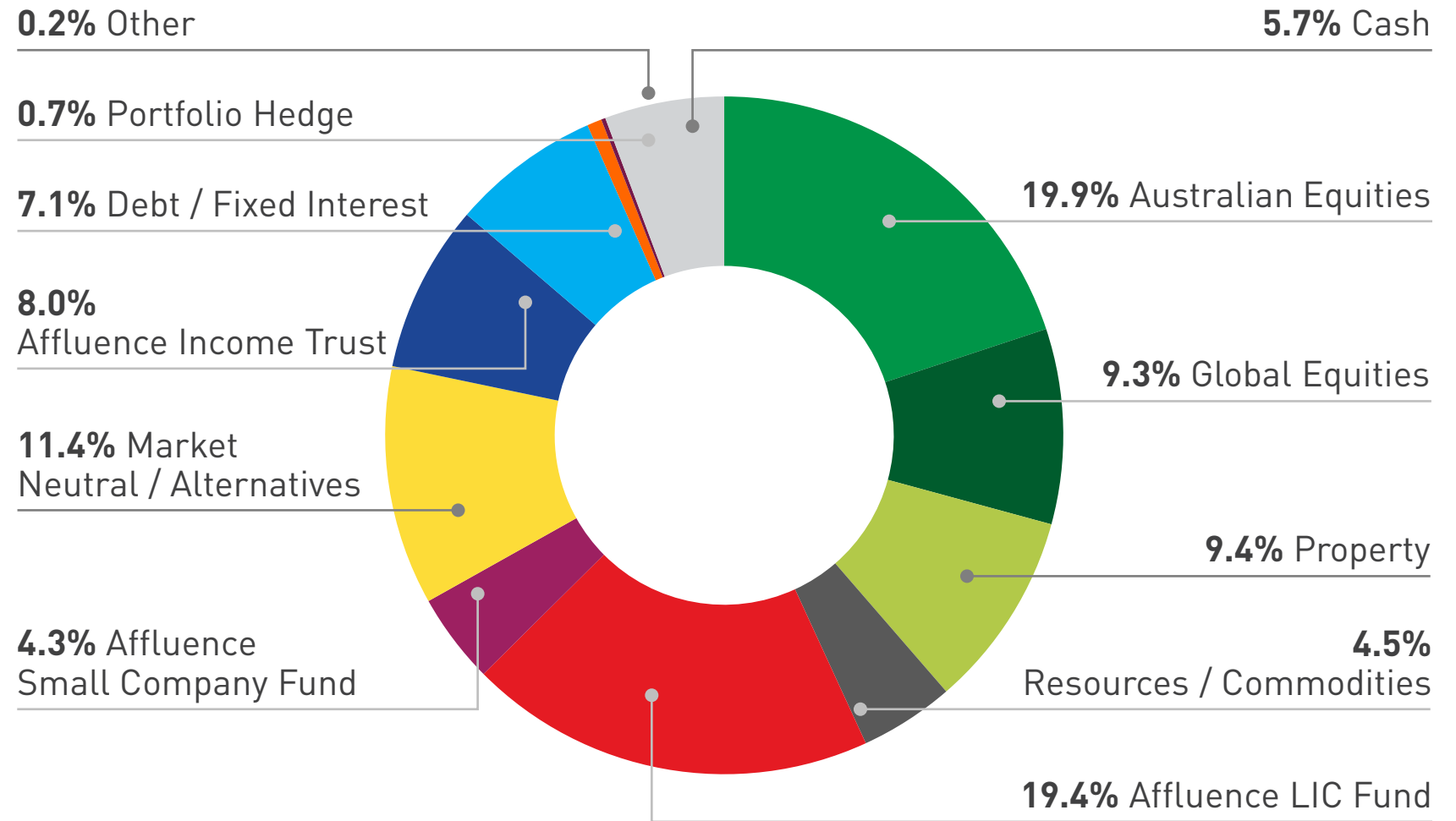
Current Portfolio

Current asset allocation

The goal: An all-weather portfolio that can deliver in differing market conditions

- A blend of defensive and growth assets, with a strong value bias.
- Access to over 30 underlying managers and thousands of underlying investments.
- A focus on differentiated investment strategies.

Current Asset Allocation



Data at 31 May 2025. Underlying funds are categorised based on their dominant asset class/strategy.

Themes reflected in the AIF portfolio

- **Higher for longer.** Value stocks will fare better with interest rates at more normal levels.
- **Valuation multiples.** Prices being paid for large, quality stocks are excessive. Be careful.
- **Inflation resurgence.** Government excesses will likely reignite inflation.

What we are excited about

Private Credit

Our fixed income investments are providing strong, consistent returns. Our expectation for structurally higher interest rates, and the opportunity in private credit, provide excellent risk adjusted return prospects.

LICs

The Affluence LIC Fund portfolio discount to NTA was approximately 26% at 31 July 2025. This level is significantly higher than usual. A reduction in discounts over time can enhance returns. In addition, valuations for many LIC portfolios are very attractive.

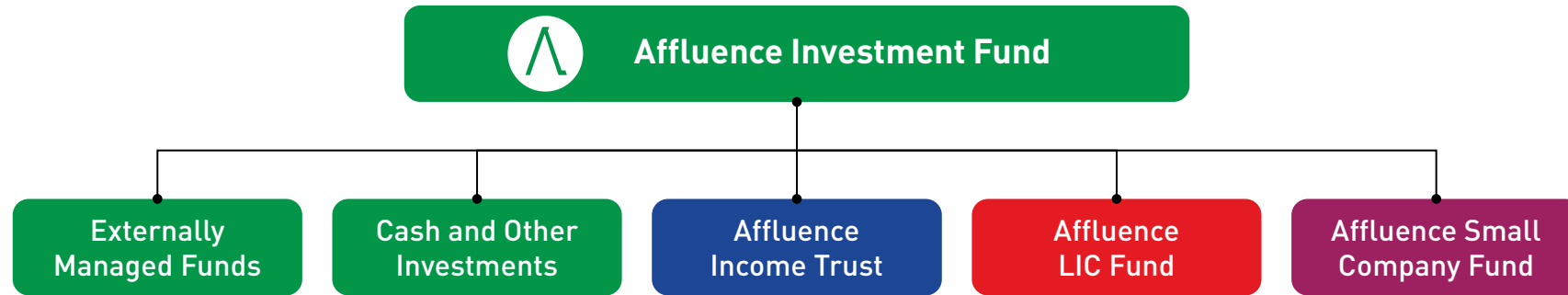
REITs

We hold several small-mid sized ASX listed REITs trading at large discounts to NTA. Most are also paying healthy cash distributions. We believe valuations are bottoming, and REIT prices can increase over time to be much closer to NTA.

Small Caps

Our equity investments have a small/micro cap bias. Since early 2022, large companies have materially outperformed smaller companies. In recent months, this imbalance has started to mean revert. Continued interest rate reductions will support this trend.

Affluence Investment Fund – Top 10 investments



Ten Largest Investments

- | | |
|--|---|
| 01 Affluence LIC Fund | 06 Bronte Capital Amalthea Fund |
| 02 Affluence Income Trust | 07 Arnott Opportunities Trust |
| 03 Samuel Terry Absolute Return Fund | 08 Terra Capital Natural Resources Fund |
| 04 Affluence Small Company Fund | 09 Totus Capital Alpha Fund |
| 05 Cromwell Phoenix Opportunities Fund | 10 Cromwell Phoenix Global Opportunities Fund |

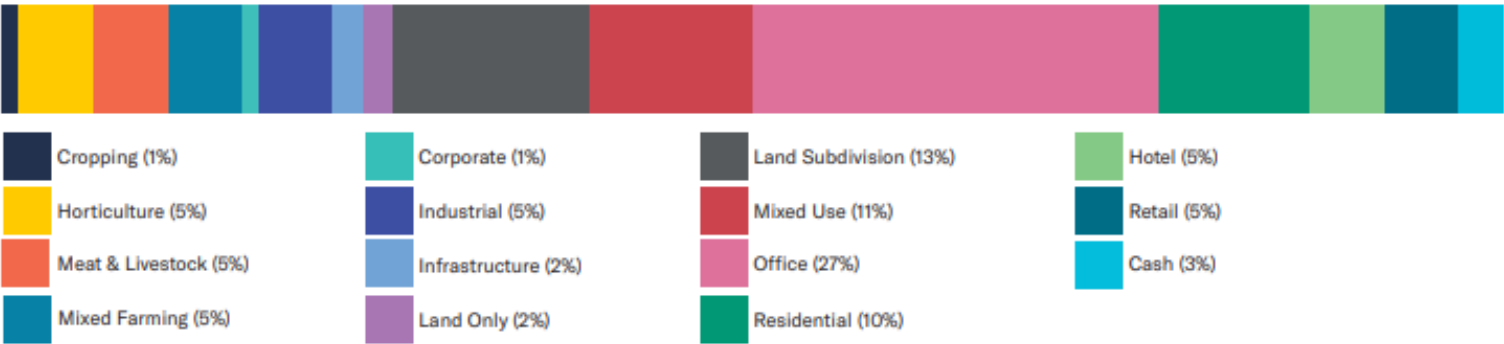
Merricks Capital

- Commercial real estate and agriculture loans.
- Very diverse Aus/NZ portfolio.
- Agriculture loans provide additional diversification.
- Unique hedging strategy against adverse credit conditions.
- Historic, and expected returns of 8-10% per annum.

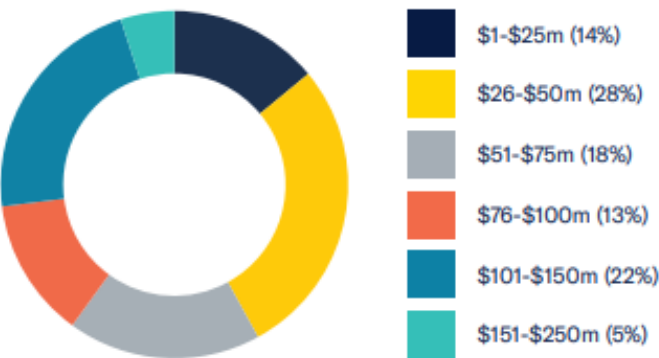
Investment Example: Fixed Income

Manager:	Merricks Capital	Asset Class:	Real Estate Credit
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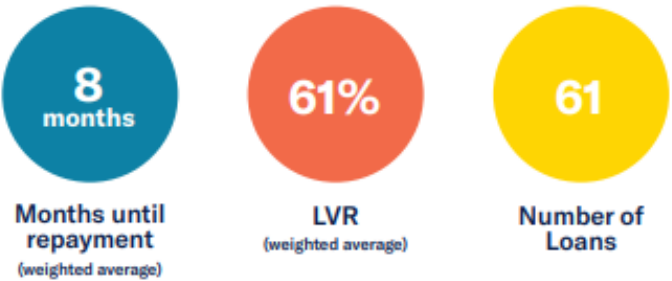
Investment Sub Strategy



Loan Size



Portfolio Characteristics



Source: Merricks Capital

CD Funds (ASX: CD1, CD2, CD3)

- Good long term track record.
- US manager aligned and capable.
- Fixed term funds with eventual realisation.
- Trading at 30%+ discounts.
- The possibility of early portfolio sales could be a catalyst to reduce discounts sooner.

Investment Example: LICs *

Manager: Cordish Family/K2

Asset Class: US Private Equity

Quality US Private Equity Manager. Continuing significant discounts and fixed termination dates mean attractive returns could be on offer if you're prepared to be patient.

Portfolio Composition	CD1	CD2	CD3
Underlying Fund Managers	9	12	13
Underlying Companies (at inception)	96	122	144
Total Realisations since inception	76	90	77
Total Remaining Portfolio Companies	18	29	60
Average Age of Remaining Companies	9.2 yrs	8.4 yrs	5.8 yrs

* Source: CD Funds. Data to 30 June 2025. Investments are held indirectly via the Affluence LIC Fund.

US Res Prop (ASX:URF)

- Hedge funds control register
- Quality US manager
- Sales program ramping up
- Potential for accelerated sale
- Trading at a discount
- Cash distributions commenced in 2025

Investment Example: Discount Capture

Manager:

Internally managed REIT.

Asset Class:

US Apartments

The ASX listed REIT owns a portfolio of US apartments which are being sold over time. As sales continue and capital is returned, we expect the share price to move closer to underlying value.



Tea Tree Opp. Trust

- Scentre (Westfield) + Barrenjoey.
- Acquired mid 2024 from a motivated seller.
- Distribution yield of 9%+ on purchase price.
- Cap rate at purchase 8.0% vs 5.4% in 2018.

Investment Example: Unlisted Property Fund

Manager:	Westfield / Barrenjoey
Property:	Tea Tree Plaza, Adelaide (50%).

This unlisted property fund was formed in 2024 to acquire a 50% interest in Adelaide's Tea Tree Plaza, with the balance owned by Scentre Group.



- | | | | | | | | |
|----------|----------------------------|----------|---------------|----------|----------------------------------|----------|--|
| 1 | Tea Tree Plaza Main Centre | 2 | Tea Tree Plus | 3 | Modbury Hospital Health Precinct | 4 | Bus interchange with direct access to Adelaide CBD |
|----------|----------------------------|----------|---------------|----------|----------------------------------|----------|--|

Kiland

- Quality operators.
- Will be substantial sheep farming operation on completion.
- Carbon credit/Biochar potential.
- Potential to profit from other similar projects.

Investment Example: ESG/Private Equity

Manager:	Kiland + AAG.
Asset Class:	Kangaroo Island forestry.

Approximately 14,000ha of forestry assets on Kangaroo Island impacted by bushfires are being converted to agricultural land, with potential to generate carbon credits from production of biochar.



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Summary

Why the Affluence Investment Fund might be right for you

Multi asset, multi manager strategy

Access to the investment process used successfully for generations by family offices and endowment funds. Complements existing portfolios.

Multi layered diversification

The Fund provides access to some exceptional investment managers and direct investments across a range of asset classes and investment strategies.

Exclusivity and differentiation

Successful boutique managers are often hard to find, closed to new investors, limited to wholesale investors or have high minimum investment amounts.

Regular income

Monthly distributions, targeting 5% per annum. Since commencing, the Fund has paid cash distributions of over 6% per annum, plus some franking credits.

Strong returns, lower volatility

Returns since the Fund commenced have been superior to passive alternatives, with much lower volatility than equity markets.

Attractive return prospects

Many markets remain expensive. Our value bias, discount capture focus and exposure to specialised strategies means we continue to find attractive opportunities.

Alignment of interests

We co-invest in the Fund. We charge fees based only on Fund performance. We will close the Fund to new investors if we reach investment capacity.

A proven investment strategy, with access to a diversified mix of quality investment managers provides potential for attractive long-term returns.

Affluence Investment Fund key information

Fund	Affluence Investment Fund (ARSN 617 680 654 APIR AFX0001AU)
Strategy	Multi-asset, multi-manager, real return.
Fund Type	Registered Managed Investment Scheme (Australia, New Zealand).
Responsible Entity and Manager	Affluence Funds Management.
Key Investment Objectives	Total annualised returns of CPI + 5% over rolling 3 year periods. Monthly distributions of 5% per annum. Volatility less than half ASX200.
Suggested Investment Timeframe	At least 3 years.
Applications and Redemptions	Monthly (cut-off 25 th). Min. application \$20,000. Redemptions paid 10 days after EOM.
Distributions	Monthly. Target 5% per annum. Distributions are not guaranteed.
Custodian	Perpetual Corporate Trust Limited.
Registry	Registry Direct.
Auditor	Pitcher Partners.
Legal	Hall & Wilcox.
Fees & Costs	Affluence charges no fixed fee. Costs capped at 0.25% of net assets. Performance fee of 12.5% of positive returns, with a high water mark. Underlying Funds also incur fees & costs – see PDS.
Buy/Sell Spread	+/- 0.25%.

What next?

Learn more about our Funds

- Visit <https://affluencefunds.com.au/> to get more information including fund documents, performance reports, monthly updates and portfolio analysis.
- Got a question? Call us on 1300 233 583, or email invest@affluencefunds.com.au.

Considering an investment?

- Read the PDS/TMD or IM for the Fund. Consult your financial advisor if you have one.
- Apply online or download application and other forms from our website.
- The minimum initial investment is \$20,000. Minimum additional investment is \$1,000.
- Applications and withdrawals are accepted monthly.

Subscribe to our monthly eNews.

- Visit <https://affluencefunds.com.au/> to subscribe.
- We send just one email per month.
- Fund updates, investment ideas and other things we find interesting.
- It's 100% free and you can unsubscribe at any time.

05

About Affluence

Our aim is to provide you with a better investment alternative. We believe in doing things differently.

We are contrarian, value focused, and invest for the long term. We believe that exposure to quality investments across multiple asset classes, managers, geographies and strategies should be a fundamental building block of any well diversified portfolio.

Our focus is on delivering superior long term investment performance for you.

Affluence Funds are focused on investor outcomes

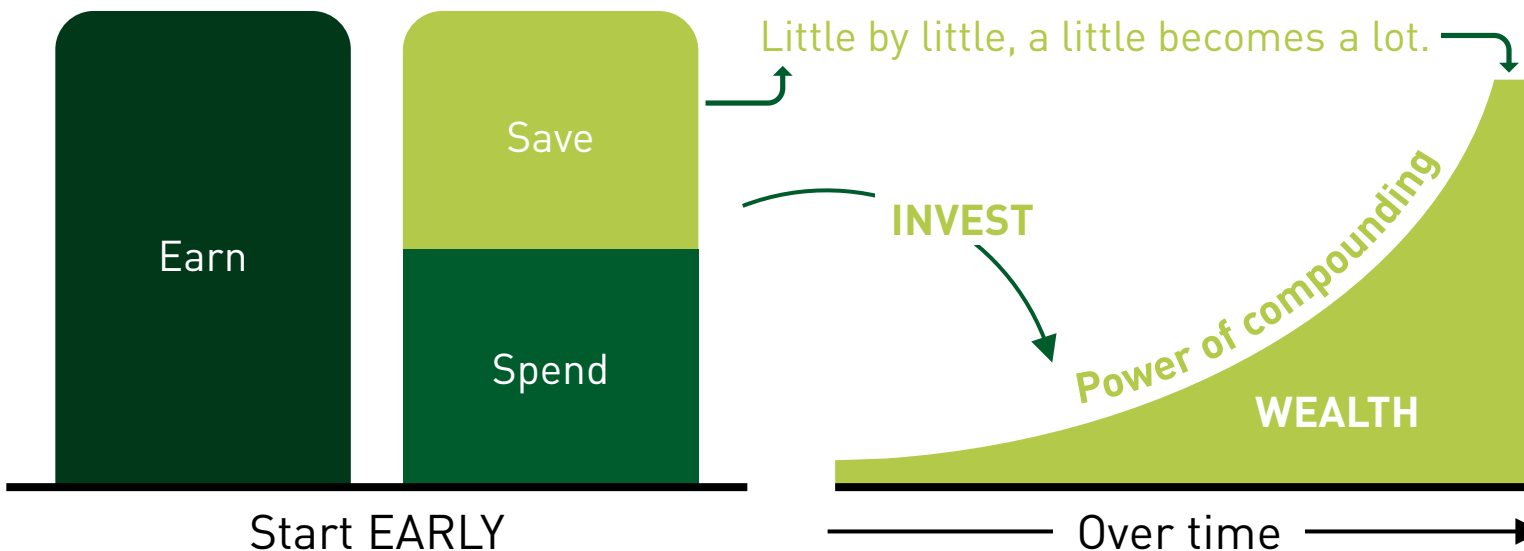
ALL OUR FUNDS TARGET:

Better than average returns: over three years and longer.

Regular income: at least 5% per annum, paid monthly or quarterly.

Smoother returns: to help limit the impact of market downturns.

- 1 Start early
- 2 Spend < Earn
- 3 Invest well



Source: www.safalniveshak.com

Our interests are aligned with investors.

We invest alongside you in all Affluence Funds.

We charge only a performance fee and cap other costs of running Affluence Funds at 0.25% p.a.

You can choose one or more Affluence Funds that suit you best.

	Affluence Income Trust	Affluence Investment Fund	Affluence LIC Fund	Affluence Small Company Fund
Summary	An income focused fund paying monthly distributions.	All our best ideas in a single, highly diversified fund.	A specialised strategy harvesting discounts & returns from LICs.	Targeting the higher growth potential from small cap equities.
Asset class	Fixed Income	Diversified	Predominantly Equities	Small Cap Equities
Risk profile	Low	Medium	Medium-High	High
Return focus	Income + Capital Preservation	Income + Capital Growth	Income + Capital Growth	Mostly Capital Growth
Target total return *	RBA Cash Rate + 3%	Inflation + 5%	ASX200 Accum. Index	ASX Small Ords Index
Distribution payment frequency *	Monthly	Monthly	Quarterly	Quarterly
Suggested investment timeframe	At least 1 year	At least 3 years	At least 3 years	At least 5 years
Fund Status	Open for investment	Open for investment	Open for investment	Open to wholesale & sophisticated investors
Minimum investment	\$20,000	\$20,000	\$20,000	\$20,000
Applications and withdrawals	Monthly, by the 25 th of each month.	Monthly, by the 25 th of each month.	Monthly, by the last business day.	Monthly, by the 25 th of each month.

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Affluence Funds Performance

Returns to 31 July 2025	Asset Class	1 Month	1 Year	3 Years	5 Years	7 Years	Inception
Affluence Income Trust	Fixed Income	0.6%	7.3%				7.7%
Affluence Investment Fund	Diversified	2.0%	9.1%	8.1%	9.0%	7.1%	7.9%
Affluence LIC Fund	Equities	4.5%	10.0%	9.0%	12.8%	10.4%	11.0%
Affluence Small Companies Fund	Small Equities	5.7%	13.3%	10.1%	13.9%	10.0%	9.4%

A performance track record spanning 10+ years.

- Affluence Investment Fund - commenced Nov 2014.
- Affluence LIC Fund – commenced May 2016.
- Affluence Small Company Fund - commenced Apr 2016.
- Affluence Income Trust – commenced Jul 2023.

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How Affluence Funds are different, and what it means for you

Access to a core portfolio of boutique managers and differentiated investment strategies.

- Boutiques have less FUM & better investor alignment. Many are closed to new investors.
- Differentiated strategies can help with diversification and reduce volatility.

Supplemented with some specialised investments in areas within our circle of competence.

- Discounts and other opportunities in Listed Investment Companies (LICs).
- Listed and unlisted property, with a focus on asset quality and mispricing opportunities.
- Other discount capture and contrarian opportunities, particularly in listed small caps.

Targeting reduced volatility, particularly during market corrections.

- A smoother ride means less worries when markets are bumpy.

Targeting monthly or quarterly distributions at a minimum 5% per annum.

- Regular income is very important to many investors. Can be paid in cash or reinvested.

Alignment of interests between Affluence and investors.

- We get paid only for performance. Affluence staff co-invest in all Affluence Funds.

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Our asset allocation philosophy delivers resilient portfolios

01

We reduce risk when rewards for taking risk are low. We increase risk when rewards are high.

02

We seek to diversify Fund portfolios in multiple ways.

By asset class, manager, investment style and strategy, geography and structure.

03

Wide asset allocation ranges, but gradual changes.

Low portfolio turnover which improves tax efficiency and limits transaction costs.

04

We assess current market values against long term averages and ranges. We tilt towards the best value.

We believe value investing works best in the long run.

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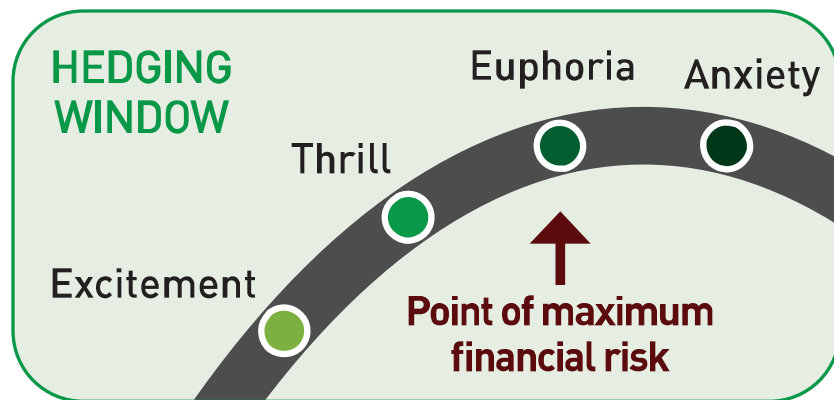
We may not invest in a sector/asset class if values are severely stretched and/or returns are unacceptable.

We try not to accept below target returns just to diversify.

The resulting portfolios should be able to perform in a variety of market conditions.

Strategies to manage risk & limit the impact of market downturns

“Wow, I feel great about this investment.”



“A temporary setback. I’m a long-term investor.”

“Maybe the markets just aren’t for me.”

- We aim to be conservative when markets are expensive and aggressive when markets are cheap, while remaining diversified.
- We consider valuations vs long-term averages, available opportunities & other factors.

Optimism

- Style diversification, unlisted/private assets and discount capture naturally reduce volatility.
- We adjust market exposure using cash, lower beta investments and hedging/put options.

Denial

Fear

Desperation

Panic

Capitulation

Despondency

Depression

Point of maximum financial opportunity

Optimism

Relief

Hope

Why now is the time to be a contrarian.

PERCEPTION

Everything is expensive.

US exceptionalism is worth paying for.

You must have AI in your portfolio.

Interest rates will fall quite a bit.

Own quality stocks – it's worth it.

Trump is unpredictable.
Literally anything could happen

REALITY

There are plenty of bargains out there.

The US market is overvalued.

We are at the top of the hype cycle.

Not much, unless bad things happen.

Quality is expensive.

That one is true!

Thank you for your time



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Strategies to manage risk & limit the impact of market downturns

