

Assetora

INVEST DIFFERENTLY.

PROPERTY

***“Assetora’s approach **CREATES**
a simple, cost effective, easy and liquid way
to invest in property.”***

www.assetora.com

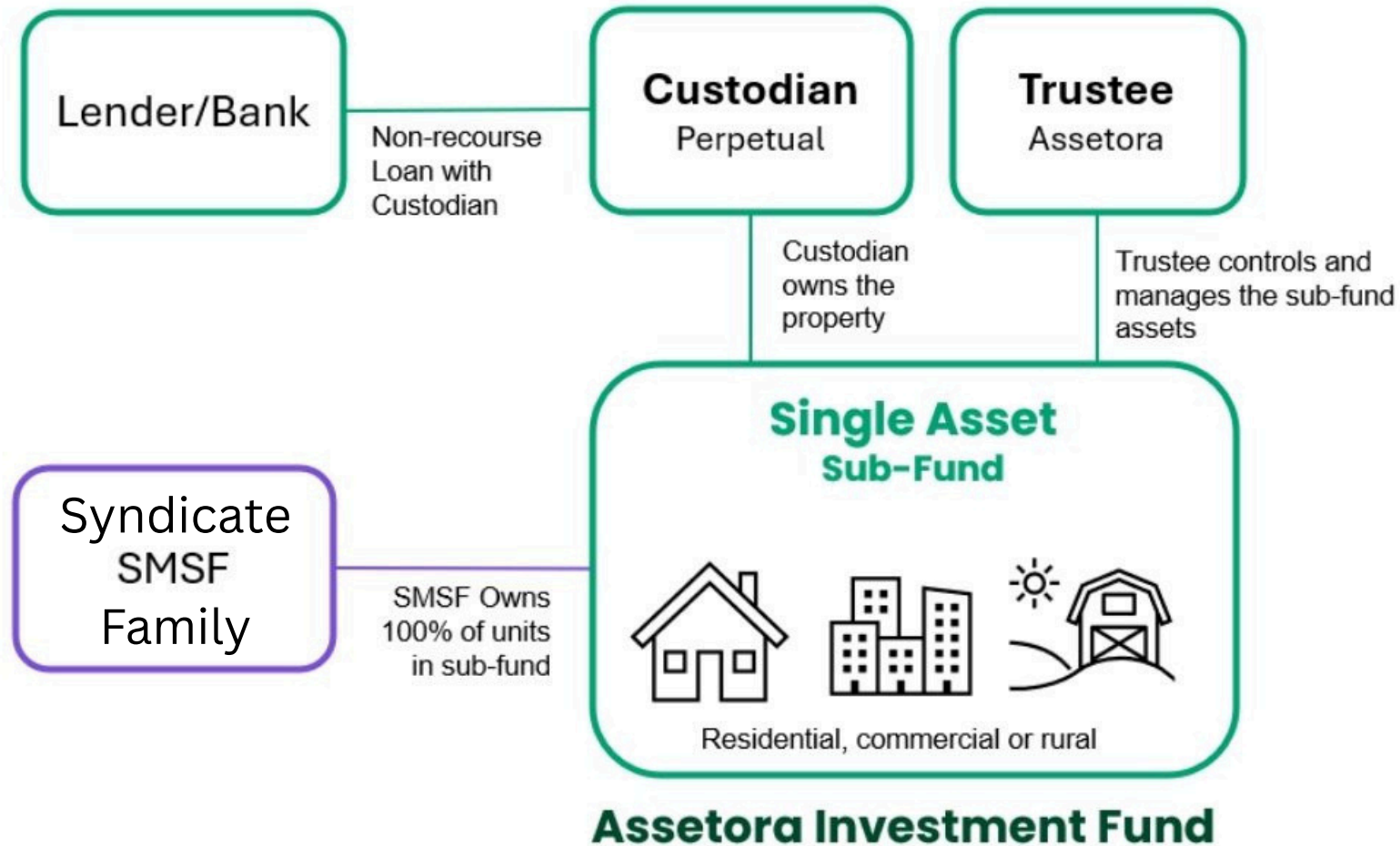


ASSETORA'S UNIQUE, TECHNOLOGY DRIVEN FRACTIONAL INVESTMENT PLATFORM
MAKES EVERY ASSET AVAILABLE TO SMSF TRUSTEES FOR AS LITTLE AS
\$1000.

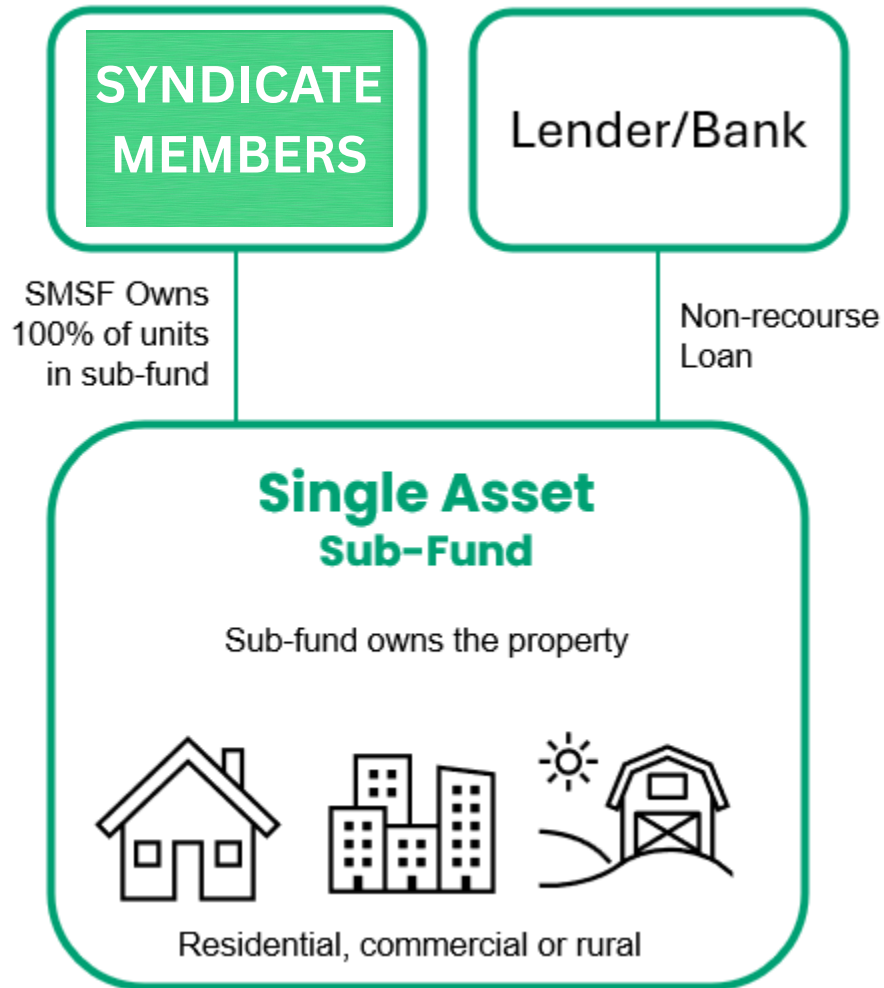
We break down BIG and VALUABLE assets into \$1 units.

We call it INVEST DIFFERENTLY.

How our structure works



INVEST DIFFERENTLY as a SYNDICATE



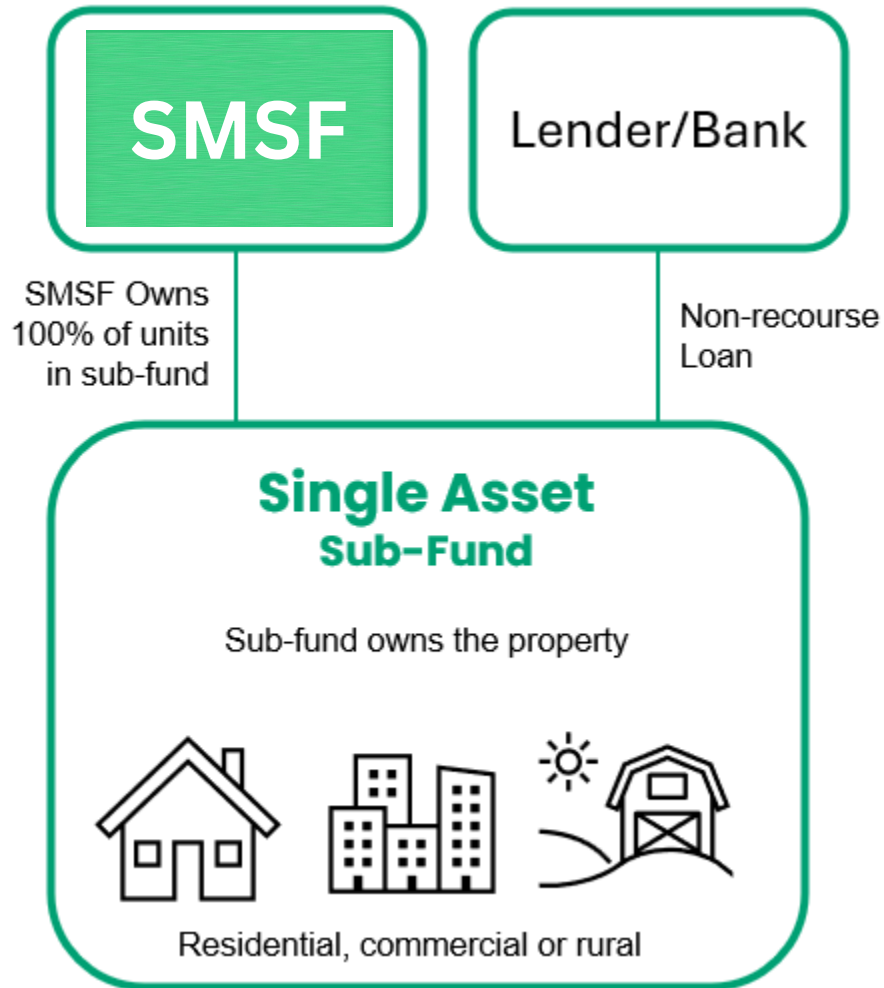
Each member buys units into the Sub Fund

The members can buy/sell units amongst themselves and/or our secondary market

No need for legal agreements, or solicitors



INVEST DIFFERENTLY as an SMSF



The SMSF buys units into the Sub Fund

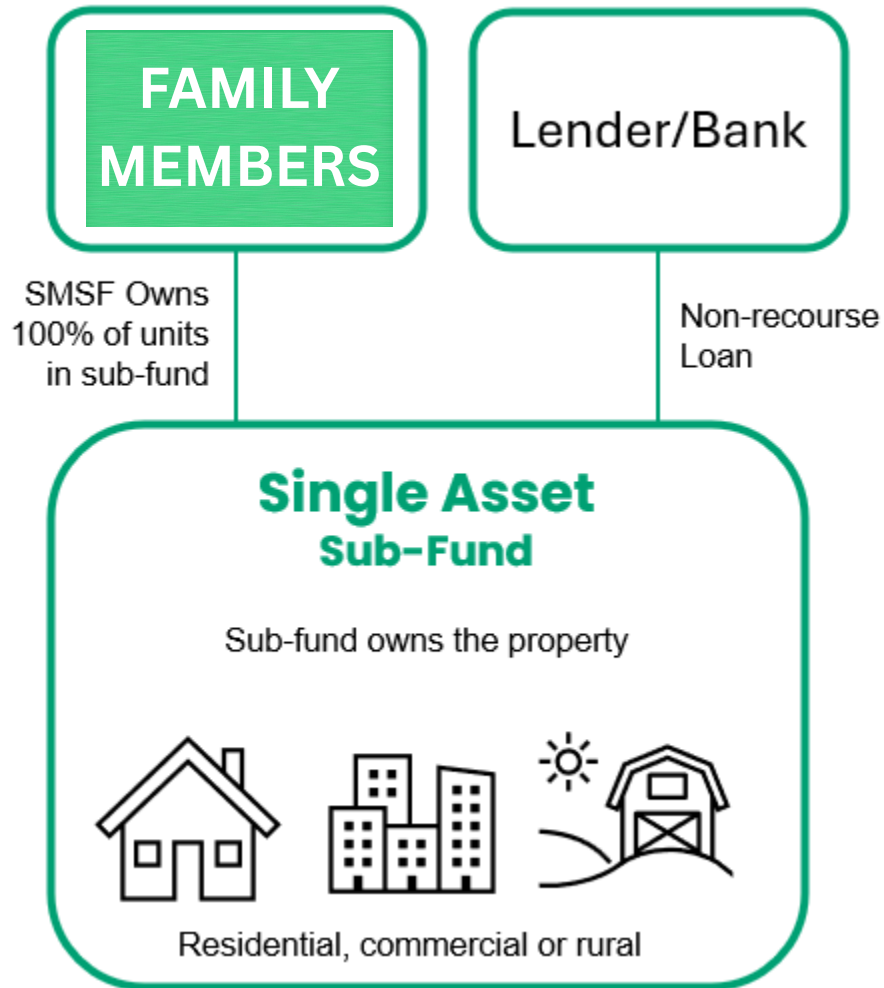
No need for a Bear Trust or an SMSF loan

Complies with SMSF regulations

Liquid real estate asset



INVEST DIFFERENTLY as a FAMILY



The kids can buy units from the parents Family Home Sub Fund every year

Equity release + estate transfer without the tax or stamp duty

No need for legal agreements, or solicitors



Simple steps to purchasing a property with your SMSF

1. Choose Your Property
 - You (the SMSF trustee) select the residential, commercial, or specialised property you want to own.
 - That property becomes the sole asset of a dedicated sub-fund within the Assetora Investment Fund.
2. Establish the Sub-Fund
 - Each sub-fund is a separate trust that holds the property and ring-fences income and capital for its unitholders.
 - Your SMSF invests by purchasing units in this sub-fund, often owning 100% of the units.
3. Add Leverage (Optional)
 - Assetora Australia in its role as the Trustee of the sub-fund takes out a Limited Recourse Borrowing Arrangement (LRBA), secured only against the property, to boost purchasing power while complying with SIS Act borrowing rules.
4. Professional Management
 - Assetora's team allocates a professional asset manager who manages the property, including tenant selection, rent collection, maintenance, and compliance. You benefit from ownership without the day-to-day management burden.
5. Income Flow & Cash Management
 - Net rental income is distributed to your SMSF.
 - Funds are deposited into the Assetora SMSF Cash Account—earning bank cash rate +0.13% p.a. with at-call access.
6. Integrated SMSF Reporting
 - All investment and cash account data automatically feeds into Class Super and BGL Simple Fund 360, giving your SMSF administrator or accountant real-time information for compliance and year-end reporting.
7. Liquidity Options
 - You can sell some or all of your sub-fund units without selling the property itself—providing flexibility and liquidity for portfolio changes or pension payments.

You pick the property, Assetora sets up and manages the compliant sub-fund, you receive rental income and capital growth benefits, and all the reporting is handled automatically making property ownership in your SMSF simple, compliant, and efficient.

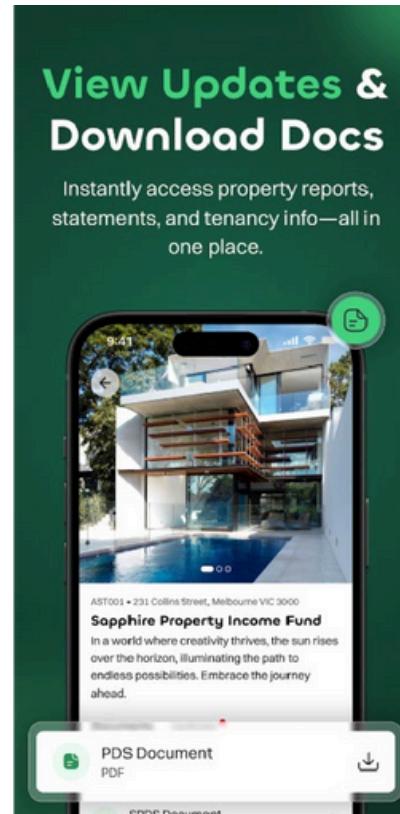
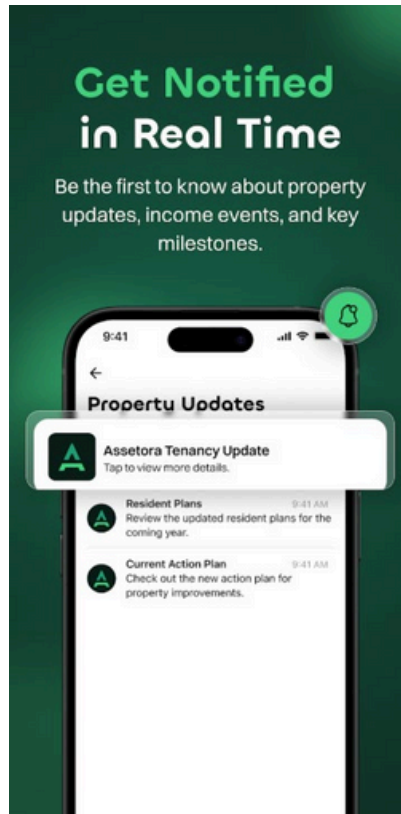
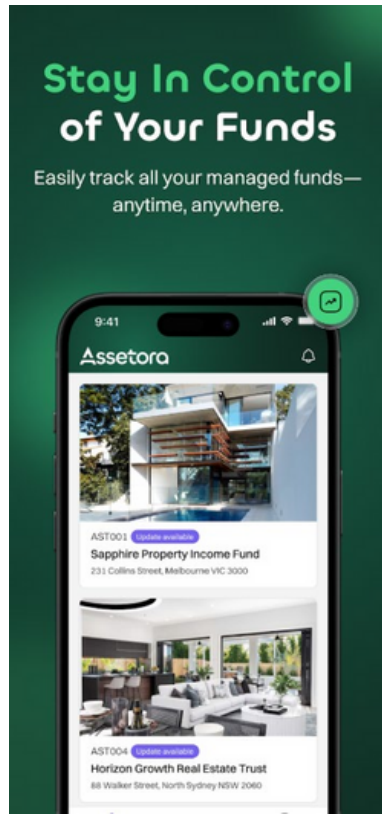
**Step 1 -
Set up your Assetora account
online www.assetora.com**

**Step 2 -
Set up your property campaign
on the Assetora platform**

**Step 3 -
Our team facilitate the transfer of
the property into the Sub Fund
Structure**

INVEST DIFFERENTLY, anywhere.

The Assetora App transforms the way investors connect with their wealth by making the experience as engaging as it is empowering.



With the Assetora App, investors can truly **invest differently** by experiencing ownership in a whole new way.

The Assetora App transforms the investor journey into a connected, engaging, and community-driven experience. Investors receive real-time updates on their holdings, follow opportunities in an Instagram-style feed, and engage with fellow investors through in-app chat.

Exclusive opportunities and investor benefits are unveiled directly in the app, creating a sense of insider access and belonging.





CASH INVESTMENT ACCOUNT for SMSF
INVEST DIFFERENTLY.

Apply online - www.assetora.com

RBA CASH RATE + 0.13%

Rollovers & SG contributions
accepted directly from source

No account fees or
withdrawal penalties

Transfer or withdraw
funds directly as needed

Flexible access & ease of use

George Takianos - Head of Sales - 0437 138 034

Assetora has an SMSF CASH INVESTMENT ACCOUNT

**Go to -
www.assetora.com
Click the SIGN UP button**

Every day, we show
the world what it
means to
invest differently.

