



*Invest Differently*

**www.assetora.com**

**A Simpler Path to SMSF Property Ownership**

The Assetora Sub-Fund structure allows your Self-Managed Super Fund (SMSF) to purchase property alongside related parties—without the traditional complexity of bare trusts or SMSF loans.

## How It Works

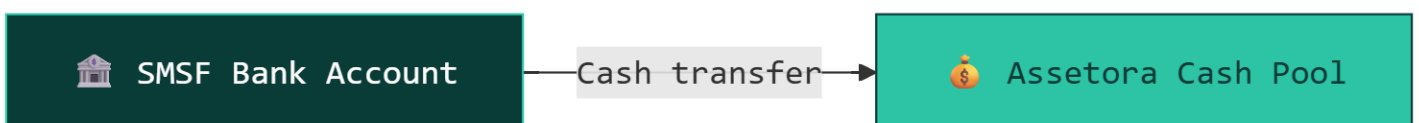
### Step 1: Set Up Your Assetora Account

Your SMSF registers online at [assetora.com](https://www.assetora.com) and completes the account setup process.



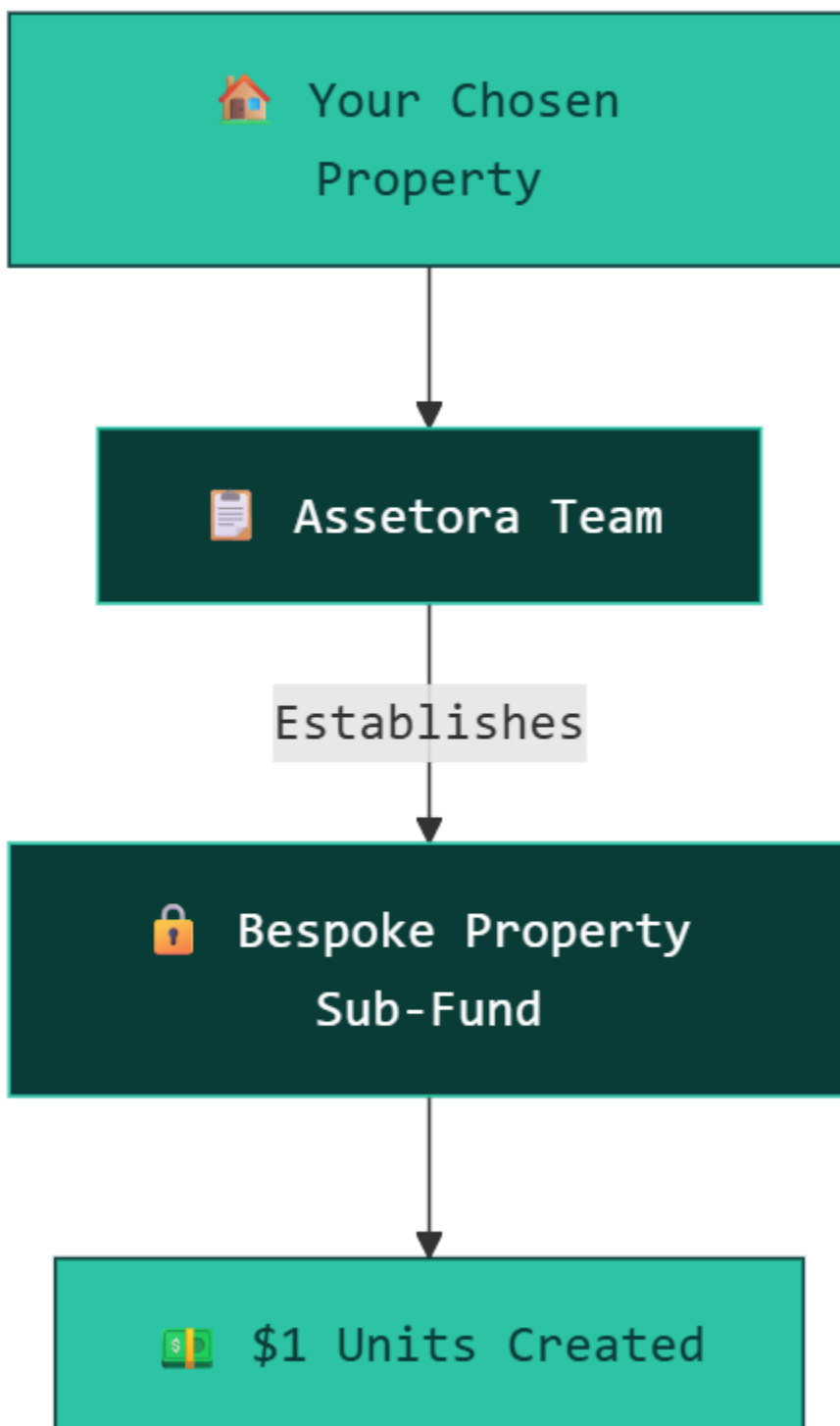
### Step 2: Transfer Funds

The SMSF transfers the cash it will use for the property purchase into the Assetora Account. These funds sit in the Cash Pool until allocated.



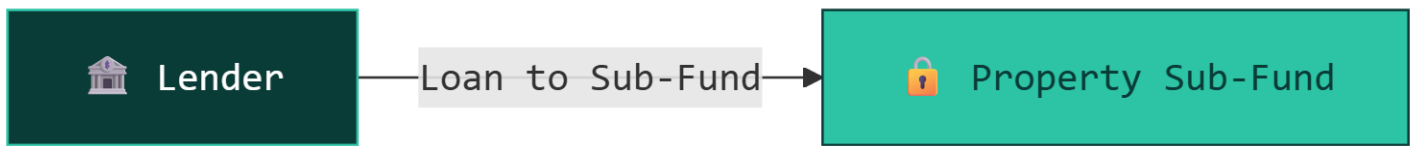
### Step 3: Create Your Bespoke Property Sub-Fund

The Assetora team works with your SMSF to establish a dedicated Sub-Fund for your chosen property. This creates a ring-fenced managed investment scheme with \$1 units.



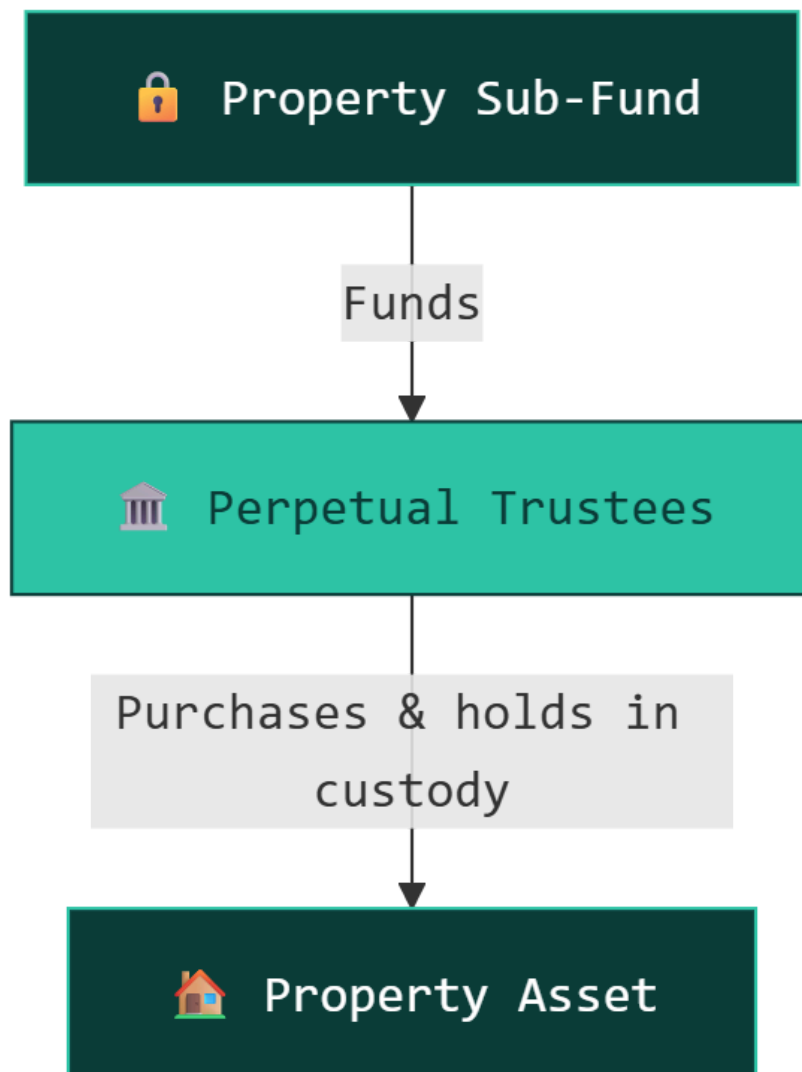
## Step 4: Sub-Fund Borrows (If Required)

If additional funding is needed, the Sub-Fund itself borrows the money—not the SMSF. This removes the need for complex SMSF lending arrangements.



## Step 5: Property Purchased in Custody

The property is purchased by Perpetual Corporate Trust Limited, held in custody for the ring-fenced Assetora Sub-Fund. This provides institutional-grade asset protection.



## Step 6: SMSF & Related Parties Buy Units

Your SMSF and **related parties set up their own Assetora accounts ([www.assetora.com](http://www.assetora.com))** and can purchase units in the bespoke Property Sub-Fund. Each unit represents fractional ownership of the property.

<b>Traditional SMSF Property</b>	<b>Assetora Sub-Fund Structure</b>
Bare Trust required	No Bare Trust needed
Complex SMSF loan arrangements	No SMSF loan required
Limited to existing properties	Land & house packages eligible
Single owner structure	Related parties can co-invest
Direct trustee liability	Perpetual Trustees holds custody

## Why This Matters

The Assetora Sub-Fund structure **removes traditional barriers** to SMSF property investment:

- **Simpler compliance** – No bare trust documentation or LRBA structures
- **Flexible ownership** – Pool funds with family members or related parties
- **Build from scratch** – Land and house packages are now accessible to SMSFs
- **Professional custody** – Perpetual Trustees provides institutional-grade asset holding
- **\$1 unit structure** – Precise allocation of ownership percentages

**Ready to *Invest Differently?***

Get started at [assetora.com](http://assetora.com)

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