Official Launch

12th September 2023 @ 7pm

General Advice Warning:
This information is of a general nature only and does not take into account your objectives, financial situation or needs. You should consider the Product Disclosure Statement (dated 14th August 2023) issued by Plantation Capital Limited ACN 133 678 029 AFSL 339481 in deciding whether to acquire an interest in the Strategic Opportunities (Growth & Income) Fund. Past performance is not a reliable indicator of future performance. No earnings estimates are made.

Any discussion of forecast profitability, distributions, redemptions, etc. are derived from unaudited financial projections. Such forward-looking statements are not guarantees of future performance and involve known and unknown risks, uncertainties, assumptions and other important factors, many of which are beyond the control of the Responsible Entity.

The Responsible Entity cannot and does not give any assurance that the results, performance or achievements expressed or implied by the forward-looking statements will actually occur and investors are cautioned not to place undue reliance on these forward-looking statements.

Agenda

Part 1	About The Opportunity
Part 2	About The Fund
Short Interval	
Encore	The Application Process

Strategic Opportunities (Growth & Income) Fund

Quick Introduction

Strategic Opportunities (Growth & Income) Fund

Quick Intro

- Qualified as an accountant
- Started investing 1999
- Financially free 2004
- Trained around the world
- Started my first managed fund 2012
- Launching my second fund tonight

Strategic Opportunities (Growth & Income) Fund

Part One:

Opportunities

Strategic Opportunities (Growth & Income) Fund

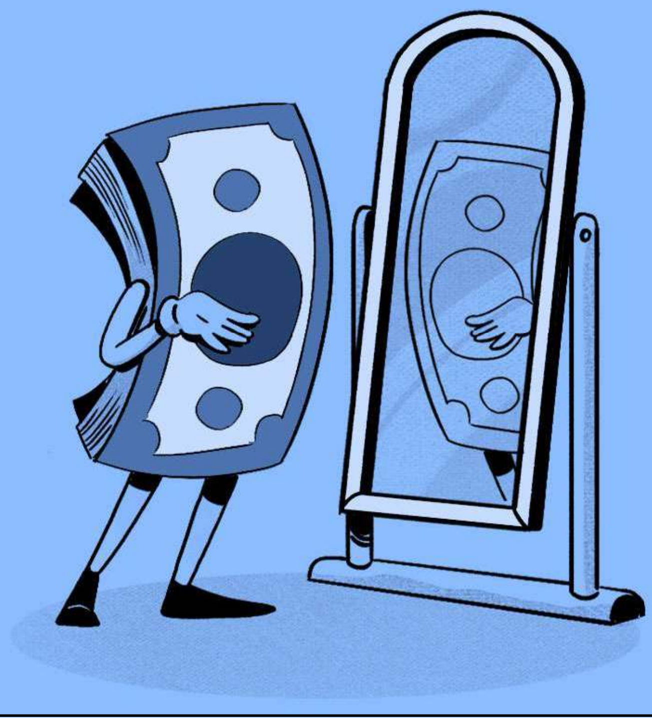

You miss 100% of the
shots you don’t take.


Make Your Choice…
“The Mine”
“The Line”


OPPORTUNITY
JUST AHEAD

This Opportunity

- ✓ Passive
- ✓ ‘Strategic’ Opportunities
- ✓ Investor focused
- ✓ Expert management
- ✓ Learn while you earn



Efficient Market Hypothesis

[ˈi-ˈfi-shənt ˈmär-kət hī-ˈpä-thə-səs]

A hypothesis that states that share prices reflect all information and consistent alpha generation is impossible.

Principles

- Risk and return are related
- Expect efficient returns from efficient opportunities
- Higher returns can be found in inefficient markets, but the risk is higher too

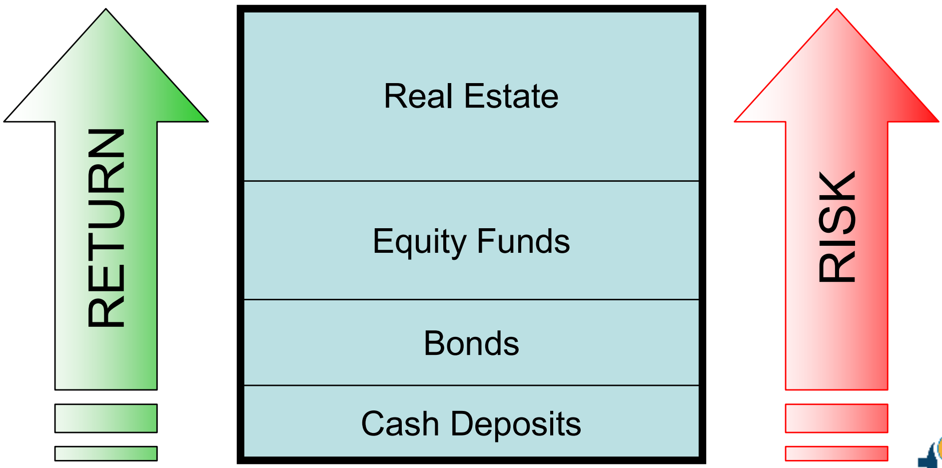
Profit Stack

The Conundrum

How do you lower risk
in inefficient markets?

- Strategy
- Skill
- Experience
- Due diligence

SOGIF Profit Stack



History - Steve

- Boyd Partners (1991)
- RMIT (1993)
- ICAA (1995/96)
- PCL (2012 – 2023)

Strategic Opportunities (Growth & Income) Fund

History - Paul

Jeena Ltd (1993 – 2012)

- Family Office
- Business Services
- Wealth Management

Strategic Opportunities (Growth & Income) Fund

History - Paul

Shadforth (2012 – 13)

- Acquired Jeena

Strategic Opportunities (Growth & Income) Fund

History - Paul

Auslink Property (2019 – 23)

- $600m+ FUM
- Responsible Manager
- Compliance Committee

Strategic Opportunities (Growth & Income) Fund

History - Paul

US Fund (2012 – 23)

- Board Director
- Multiple US trips
- Steve's sounding board

Strategic Opportunities
(Growth & Income) Fund

Efficient Opportunities

- Accessing Funds
  - More than just ETFs or Index Funds
- Portfolio construction

  & Asset allocation

Strategic Opportunities
(Growth & Income) Fund

Efficient Opportunities

- Portfolio management
  - Systematized
  - Disciplined
  - Patient

Inefficient Opportunities

- Direct property
- Property backed mortgage lending
- Focus on a mix of:
  - 'in-place' income
  - Problem + Solution = Profit

Thanks

Strategic Opportunities
(Growth & Income) Fund

Inefficient Opportunities

- Direct property
- Property backed mortgage lending
- Focus on a mix of:
  - ‘in-place’ income
  - Problem + Solution = Profit

Strategic Opportunities
(Growth & Income) Fund

Inefficient Asset

Strategic Opportunities (Growth & Income) Fund

Details

- $200,000 per annum
- $2,000,000 purchase price
- 9 year lease
- High vis location
- AAA tenant

Prickles

- Regional asset
- Really only a 3 year lease
- Ability to backfill
- Inflated rent?

Are You Seeking...

Experts to…

- Find and filter the mines?
  strategic opportunities?
- Manage and mitigate the risks?
- Send your share of the profits?

Strategic Opportunities
(Growth & Income) Fund

Part Two:

About The Fund

Strategic Opportunities

(Growth & Income) Fund

Target Market Determination
Strategic Opportunities (Growth & Income) Fund

Introduction

This Target Market Determination ("TMD") is required under section 994B of the *Corporations Act 2001* (Cth) ("the Act"). This TMD describes the class of consumers that comprises the target market for the Strategic Opportunities (Growth & Income) Fund ("the Fund") and matters relevant to the Fund's distribution and review (specifically, distribution conditions, review triggers and periods, and reporting requirements). Distributors must take reasonable steps that will, or are reasonably likely to, result in distribution of the Fund being consistent with the most recent TMD (unless the distribution is excluded conduct).

This document is **not** a Product Disclosure Statement ("PDS") and is **not** a complete summary of the features or terms of the Fund. This document does not take into account any person's individual objectives, financial situation or needs. Persons interested in acquiring units in the Fund should carefully read the PDS for the Fund before making a decision whether to invest. Important terms used in this TMD are defined in the TMD Definitions which supplement this document. The PDS may be viewed online on at www.sogif.au.

Target Market Summary

This Fund is intended for use as a **major or standalone allocation, and possibly a core component or minor allocation,** (see page 10 for definitions), for a consumer who is seeking to generate passive income returns via quarterly distributions, with potential for capital growth, by investing in a diversified portfolio of efficient and inefficient assets. The consumer ought to have **high tolerance for risk** for that portion of their investment portfolio they plan to invest in the Fund. It is likely to be consistent with the financial situation and needs of a consumer with a **medium to long-term investment timeframe,** and who is unlikely to need to withdraw their money more frequently than twice per annum after 31 December 2024 (noting there is no redemption opportunity before then).

Disclaimer

This document is issued by Plantation Capital Limited (ABN 65 133 678 029) (AFSL 339481) ("the Responsible Entity" or "PCL") as responsible entity of the Fund. The information provided in this document is general in nature and does not constitute investment advice or personal financial Fund advice. This information does not take into account your investment objectives, particular needs or financial situation. You should seek independent financial advice.

The content of this document does not constitute an offer or solicitation to subscribe for units in the Fund or an offer to buy or sell any financial product. Accordingly, reliance should not be placed on this document as the basis for making an investment, financial or other decision. Past performance is not a reliable indicator of future performance. Performance comparisons are provided purely for information purposes only and should not be relied upon. The information included in this document may include information that is predictive in character which may be affected by inaccurate assumptions or by known or unknown risks and uncertainties and may differ materially from results ultimately achieved. Whilst all care has been taken in preparation of this document, PCL does not give any representation or warranty as to the reliability, completeness or accuracy of the information contained in this document.

PCL does not accept liability for any inaccurate, incomplete or omitted information of any kind or any losses caused by using this information. You should obtain and carefully consider the PDS for the Fund before making any decision about whether to acquire, or continue to hold, an interest in the Fund. Applications for units in the Fund can only be made pursuant to the application form relevant to the Fund. A copy of the PDS, continuous disclosure notices and relevant application form may be obtained from www.sogif.au.

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Why did you decide to start another fund?

Reasons For Another Fund

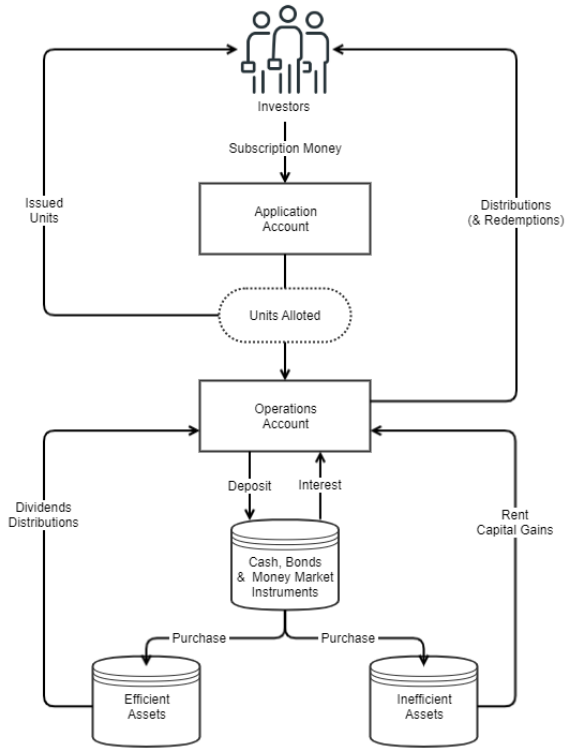
Selfish	Controllable investing vehicle I trust
Noble	Open opportunity for others
Altruistic	Provide income for legacy projects

Strategic Opportunities (Growth & Income) Fund

How Does

It 'Work'?

Strategic Opportunities (Growth & Income) Fund



How will

investors profit?

Investor Profit

Growth

- Capital appreciation as asset prices increase

Income

- Periodic income distributions

Who Can Invest?

Investing Entities

- Individuals / Joint / Minors
- Regulated Trusts (SMSFs)
- Unregulated Trusts
  (Family Trusts, Unit Trusts)
- Companies

What Is The

Minimum

Investment?

Minimum Investments

Initial	$10,000+
Top Up	$1,000+
AIP (per month)	$250+

How much will you be investing?

Steve's Situation

- Initial $5m+ investment
- Roll in US Fund balance
- Kids have invested
- PH to invest too

What kind of returns are you targeting?

Long-Term Target Returns

- Estimates, not guarantees
- Read as ‘as much as’, not ‘at least’
- Growth and income returns
- Before tax and fees

Long-Term Target Returns

Inefficient	10%
Efficient	8%
Bonds	RBA + 3%
Cash	RBA + 1%

What's are the key milestones?

Minimum Subscription	
Minimum Subscription	$30m
Cut off date	30/12/2023

If Not Achieved

- Units redeemed
- All capital returned
- Interest distributed
- All set up costs paid by RE

If Achieved

- Unit price goes

  from fixed at $1/unit

  to floating at NTA
- Set up costs recouped by RE

If Achieved Early

- Discounted contribution fee ends (no earlier than 30/9)
- Start deploying money sooner (look to buy the good deal I've found)

Initial Available Capital	
Units	75,000,000
Will then temporarily close until that money has been placed	

What's the contribution fee?

Contribution Fee

- Your cost of 'admission'
- Pays for the time and effort in making this opportunity available
- Per investment you make

CONTRIBUTION FEE	
Standard Fee	2% + GST
Special Offer	1% + GST

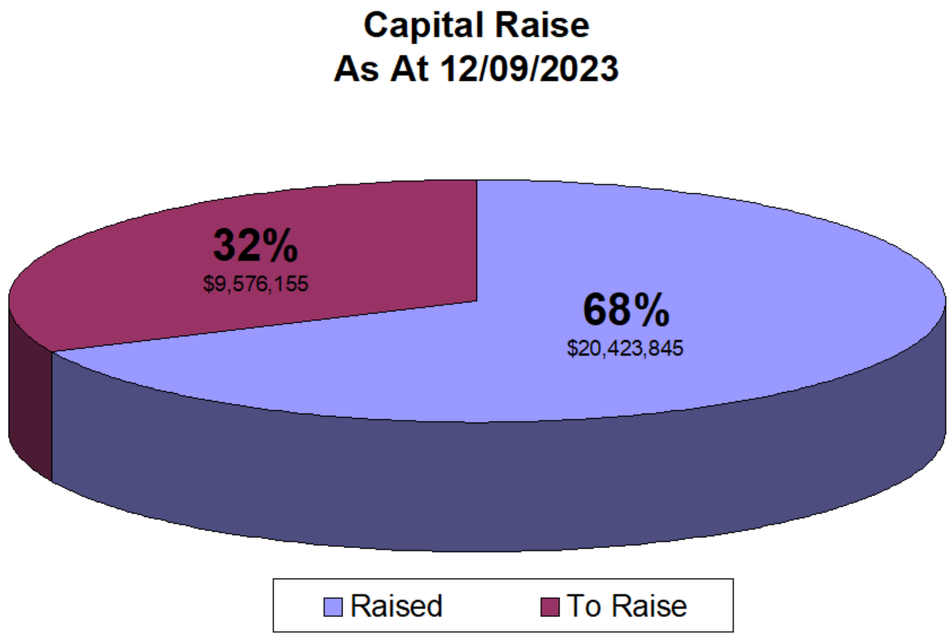
Strategic Opportunities (Growth & Income) Fund

Offer Open Until...

The **latter** of

- 30th September; or
- $30m minimum sub reached

Strategic Opportunities (Growth & Income) Fund



Strategic Opportunities (Growth & Income) Fund

It Will 'Pay' To Act

Apply now to get a guaranteed

- 50% Discount
- Only Pay 1% + GST

Beat The Deadline

- 30 Sept is a Saturday
- Must have received your application
- Must have received your investment sum

What's your management fee?

Please See...

For a full outline

of the fees please see

Section 8 of the PDS

MANAGEMENT FEE	
Expense Recoveries	As incurred
Standard Fee	**0%**

What's the performance fee?

MANAGEMENT FEE (On Fund Performance)	
First 10%	10% + GST
Thereafter	20% + GST

What's the acquisition & disposal fee?

ACQUISITION / DISPOSAL FEE (Inefficient Assets Only)	
Up to	2% + GST

Strategic Opportunities (Growth & Income) Fund

What's

Steve's role?

Steve's Role

- Remain key executive
- Transition to non-operational
- Primarily responsible for inefficient assets

Will You

Offer A DRP?

Strategic Opportunities (Growth & Income) Fund

DRP

- Yes
- Discount of up to 5% off the the issue price
- All in or all out
- Nominate in the app process

Strategic Opportunities (Growth & Income) Fund

What Is

The AIP?

Automatic Investment Plan

- Set and forget 'automatic investment'
- $250+ per month
- Direct debited from your nominated bank account

How Do I

Participate

In The AIP?

AIP Application Pack

- Begins 1 November 2023
- Need to complete an AIP form
- Details will be emailed to investors

What Is

Your Plan For

Redemptions?

Redemptions / Withdrawals

- First redemption

  not until after 31 Dec 2024

- Thereafter plan to offer

  twice yearly redemptions

How do

you apply?

www.sogif.au

How do you remit the initial amount?

Remitting Money

- EFT
- Cheque
- See PDS for details

Keep An Eye Out

- Live 1-day seminar series in October
- Level up your investing
- Sydney, Brisbane, Adelaide and Perth
- Details will be emailed this week!
- You can come for free as my way of saying thanks [Coupon code **SOGIF**]

Encore:
The Application Process

Strategic Opportunities (Growth & Income) Fund

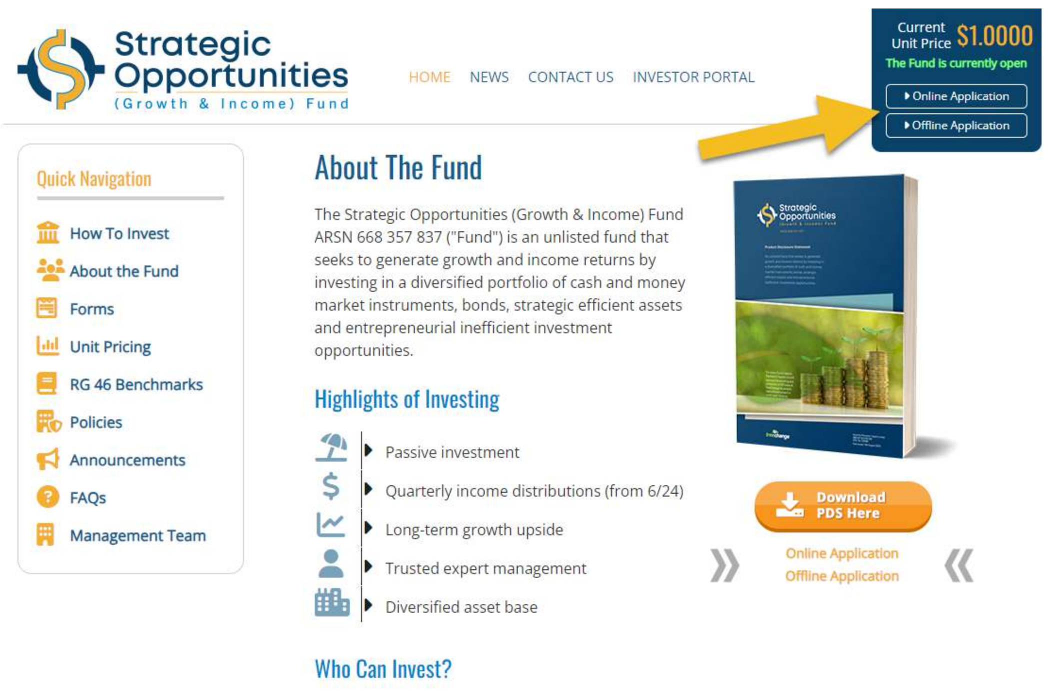
How To Apply

1. Application form

   (AIP form)

2. Identification

3. Investment sum



Application Options

1. Online application
2. Offline application

   ($55 fee applies

   but waived until 30/9)

Online Application

- Online Investor Portal
- Fill in information
- Online identification verification
- Upload other identification documents

Offline Application

- Download application form
- Complete application form
- Collate identification
- Mail to PCL

Encore:

Identification

Strategic Opportunities
(Growth & Income) Fund

Why ID?

- AML / CTF
- KYC
- FATCA
- CRS

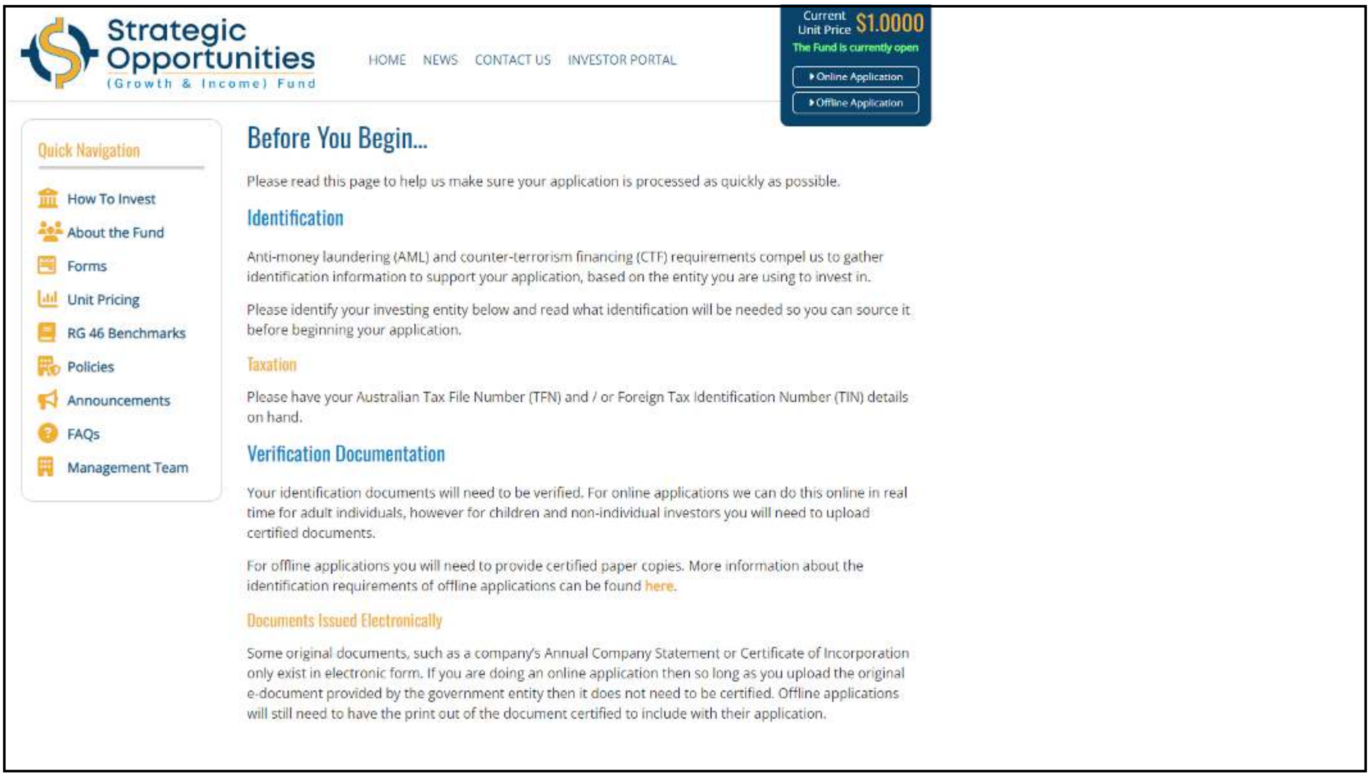
Who Had To ID?

- Investing Entity
- Beneficial owner
- (Key person)

What Information

- **Collect** personal data
- **Verify** data where required

  (against independent source)



Strategic Opportunities (Growth & Income) Fund

HOME NEWS CONTACT US INVESTOR PORTAL

Current Unit Price $1.0000

The Fund is currently open

Online Application

Offline Application

Quick Navigation

- How To Invest
- About the Fund
- Forms
- Unit Pricing
- RG 46 Benchmarks
- Policies
- Announcements
- FAQs
- Management Team

Before You Begin...

Please read this page to help us make sure your application is processed as quickly as possible.

Identification

Anti-money laundering (AML) and counter-terrorism financing (CTF) requirements compel us to gather identification information to support your application, based on the entity you are using to invest in.

Please identify your investing entity below and read what identification will be needed so you can source it before beginning your application.

Taxation

Please have your Australian Tax File Number (TFN) and / or Foreign Tax Identification Number (TIN) details on hand.

Verification Documentation

Your identification documents will need to be verified. For online applications we can do this online in real time for adult individuals, however for children and non-individual investors you will need to upload certified documents.

For offline applications you will need to provide certified paper copies. More information about the identification requirements of offline applications can be found here.

Documents Issued Electronically

Some original documents, such as a company's Annual Company Statement or Certificate of Incorporation only exist in electronic form. If you are doing an online application then so long as you upload the original e-document provided by the government entity then it does not need to be certified. Offline applications will still need to have the print out of the document certified to include with their application.

Choose Your Investing Entity

Each entity has its own unique identification and verification requirements. Select your investing entity from the options below and press the '+' icon to expand that section.

+ Individuals (incl. Beneficial Owners / Controlling Persons)
+ Companies (including Trustee Companies)
+ Regulated Trust (i.e. Self-managed Superannuation Fund (SMSF))
+ Unregulated Trust (i.e. Family Trust, Unit Trust)

Phew!

That's a lot of information to digest and hopefully you can located what you need before you start.

As always, if you need assistance or have any questions then please email admin@sogif.au or phone (03) 8592 0270 during business hours. Please note that during busy periods you will need to leave a message and we will call you back as soon as we can. For faster service please email.

>> I'VE GOT WHAT I NEED AND I'M READY TO BEGIN OR CONTINUE MY APPLICATION <<

Online Application

- **Individuals** verified online in real time
- **Non-individuals** need to provide additional uploaded identification

Offline Application

- Follow the instructions in the offline application pack.
- Will need copies of identification to be certified.

Encore:
Identification

Strategic Opportunities
(Growth & Income) Fund

Investment Sum

- Initial amount only
- Remit when you have completed your application and have your APP###
- Multiple EFTs
- Cheque

How To Invest

www.sogif.au

- Online application
- Offline application
- Identification
- Investment sum