

HOME EQUITY INVESTMENTS

 LONGVIEW



Investor Update

Quarter Ending
30 September 2024

The Longview Home Equity Fund enables investors to capture a share of the capital growth in a portfolio of family homes. The Fund employs an investor friendly structure to deliver a multiplier on underlying growth with distributions as investments are realised over the 10-year Fund life. The Fund is unlevered, and targets investor returns of 14% p.a. with the risk profile of established residential property (1.9 x the long-term house price index).



Dear Investor,

I am pleased to provide you with the LongView Shared Equity Fund update for the September 2024 quarter.

We have now committed to investing in the capital growth of over 50 quality family homes (RODWELLS) across Melbourne, Sydney, and South-East Queensland. We estimate that 76% of the money we have invested in these homes is in the land and just 24% in the buildings. This is important because it is the land, of course, which appreciates over time. Our careful asset selection process has led us to reject 88% of the properties we've considered, ensuring we only invest in homes that align with our performance goals.

Key highlights of the portfolio include:

- A well-diversified portfolio, with 44% in Sydney, 35% in Melbourne, and 21% in South-East Queensland.
- On average, we're securing a 33% share of the capital growth in these homes for an investment of 10% of the value of the home, with no debt burden on the Fund.
- The homes in our portfolio have a track record of outperforming the 3 Main Cities property index by 66 basis points per annum over the past 50 years.

These metrics, and the track record of the homes we have invested in, are consistent with the Fund delivering the target returns outlined in the Fund Information Memorandum.

The deployment process is now operating smoothly and this quarter demand for shared equity contracts once again exceeded the available investment funds. Current indications are that the pipeline of RODWELLS in which the fund could invest will comfortably keep pace with the growing number of funds invested.

Antony Cohen

Co-Founder and Head of Funds Management

The LongView Shared Equity Fund (LVSEF or the Fund) was established in 2023 to co-invest with Homeowners in quality family homes.

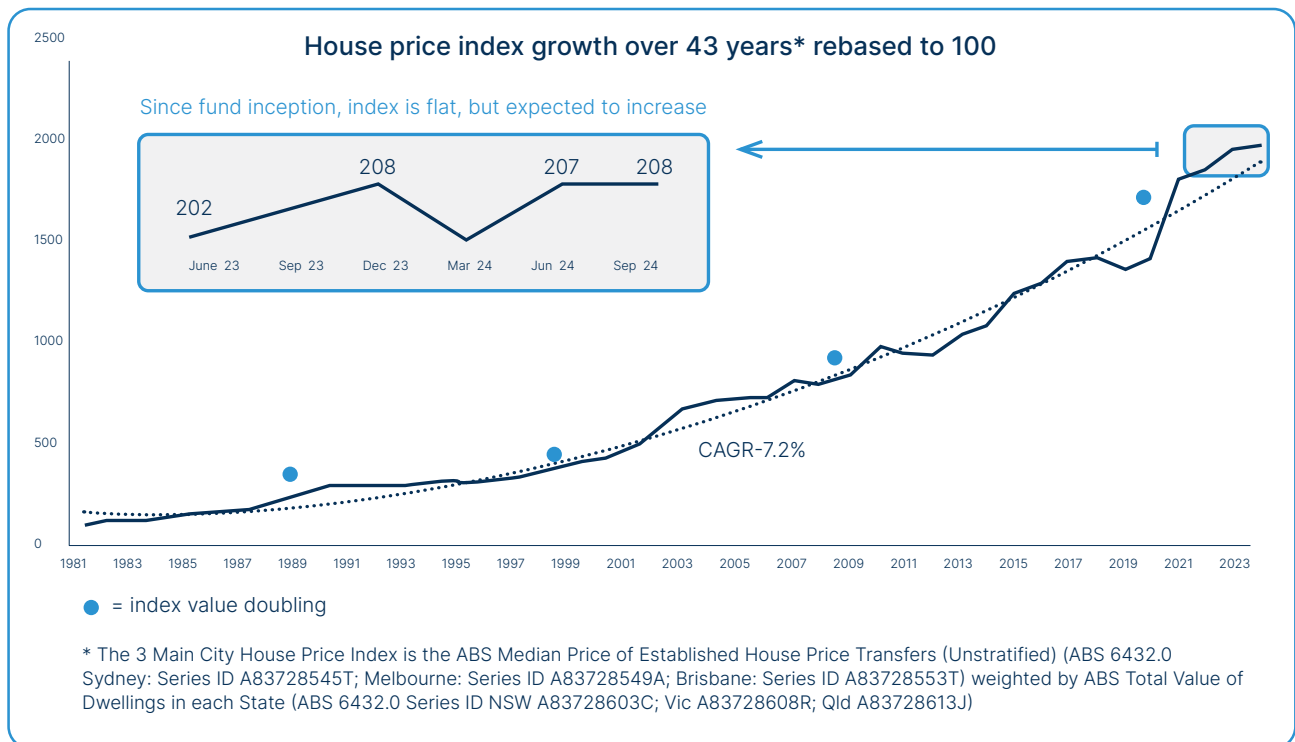
This quarterly report provides some further information on the activities of the Fund.

1. Fund Performance

The residential property market has been in a flat spot over the last 18 months (especially in Victoria) as it is periodically. We have no reason to assume growth will not resume as it has every time previously.

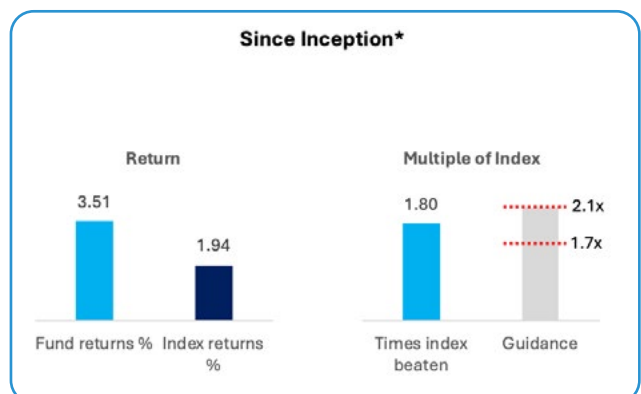
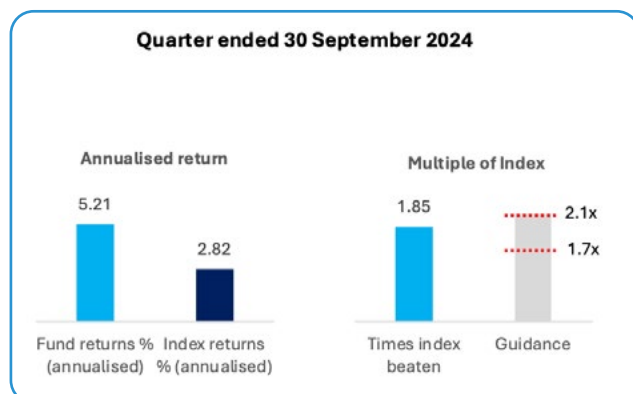
Our positions have outperformed this market as projected and will benefit from future market improvements as they occur.

As shown in the charts below the Fund is performing in line with expectations in terms of the multiple of index it is returning. However, the market index for the period is below the long-term trend, as it is periodically, with Melbourne in particular underperforming. As there is nothing unusual about this period of low growth, we have not seen any reason why future growth will not enable the long-term trend to continue.



Hence, the Fund returned an annualized 5.21% in the quarter ended 30 September 2024. This is 1.85 times the Fund reference Index which is within the Fund target of 1.7 – 2.1 times Index.

The annualized Index for the Quarter was 2.82% reflecting annualized individual city performance of; 3.13% in Sydney, 0.79% in Melbourne and 4.80% in Brisbane.



*Fund Inception July 2023

2. Deployment

Portfolio of RODWELLS to date

55
Approved
Investments

88%
Properties
rejected on our
criteria

\$8.6m
Shared equity
investments
approved

\$88m
Total value
of homes
invested in

33%
Average share of
capital growth

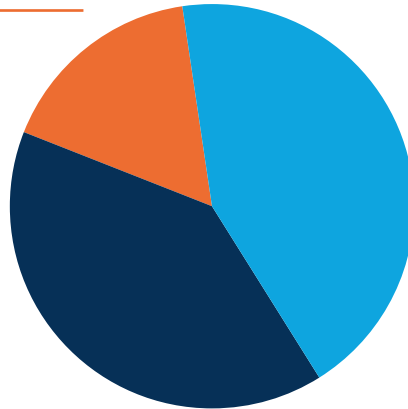
76%
Average land
content

QLD

\$1.6m
20.7%

VIC

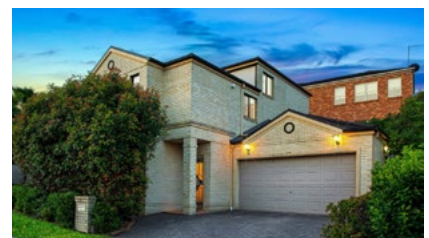
\$2.7m
35.1%



NSW

\$3.43
44.2%

Examples of the properties in which the Fund has invested are shown below:



3. Financial Statements

Ernst & Young have recently completed the independent audit of the fund for the 2024 financial year and issued an unqualified audit opinion on the Financial Statements. The Financial Statements and Audited Report are available on request.

4. Change of Administrator

993 Fund Services Pty Ltd has now replaced Alter Domus as the administrator of the fund.

This decision to change administrator was made to:

- Reduce the administration costs for the fund
- Improve the efficiency of the fund manager
- Provide superior technology for purposes of accounting, investor applications and the investor portal.

All investors have now been sent details of the new investor portal “Registry Direct” and registration/login information. If you have not yet received them or been unable to login, please contact the administrator:

993 Fund Services Pty Ltd

Level 5, 476 St Kilda Rd, Melbourne Victoria 3004

Email: longviewir@polar993.com

5. About LongView

We believe every Australian deserves a home and are fiercely committed to creating a more equitable and accessible housing system for all. We are creating aligned, scalable and mutually beneficial property finance solutions, aimed to be a better way for investors to invest in Australian property.



**HOME EQUITY
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Important notice: This document has been prepared by LongView Funds Management Pty Ltd ACN 661 689 150 (“Manager”), the Manager of the LongView Shared Equity Investment Trust (“LVSEF”), and Polar 993 Limited ACN 642 129 226 (“Trustee”) the Trustee of LVSEF to provide general information relating to LVSEF. The Manager is a corporate authorised representatives of Polar 993 Advisory Pty Ltd ACN 649 554 932, AFSL No. 531 191. Units in LVSEF are only available for subscription by wholesale clients within the meaning of section 761G of the Corporations Act 2001 (Cth) (“Wholesale Client”). By receiving this document you represent that you are a Wholesale Client. This document is not provided to any person located in a jurisdiction where its provision or dissemination would be unlawful. This document provides a high level summary of information relating to LVSEF only and is incomplete without reference to, and should be viewed in conjunction with, the investment overview, Information Memorandum, the trust deed, subscription deed, application forms and other constituent documents of LVSEF. You should not treat the contents of this document as advice relating to legal, taxation or investment matters and should consider seeking professional advice before making any decision to acquire, continue to hold or dispose of units in LVSEF. In preparing this document, the Trustee and Manager have not considered your objectives, financial position or needs. To the maximum extent permitted by law, the Trustee, the Manager and any other entity or officer associated or related to them and their respective officers, employees and agents exclude and disclaim all liability for any losses, damages or costs incurred by you as a result of any investment in writing or this document, including for the inaccuracy or incompleteness of any statements (including forward-looking statements), opinions or information in this document. The information contained in this document is confidential and is provided for the exclusive use of the recipient to whom this copy has been issued and may not be copied or distributed except to the recipient’s professional advisors (who must be informed of its confidentiality).