

PARKVILLE
BY OLIVER HUME

MELBOURNE
CBD

NORTH MELBOURNE
THE PRINCIPAL

Messrs. BRISCOE & Co
18 MERCHANT 54
WEST MELBOURNE
BY OLIVER HUME

OUR MELBOURNE PROJECTS

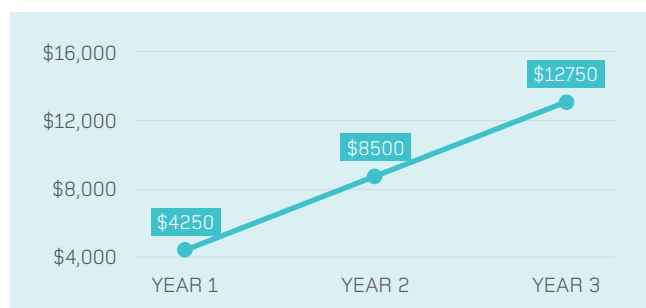
OLIVER HUME AUSTRALIA FOUNDATION FUND (SERIES 6)

8.5% INCOME RETURN PER ANNUM TARGET*

This Fund is available for sophisticated and professional investors including Self Managed Superannuation Funds and trusts. The funds raised are mainly lent to property development projects managed by Oliver Hume Property Funds Group. Projects are identified and assessed by our Investment Review Committee, with members experienced in real estate, property development, finance and accounting.

INCOME STREAM FROM OLIVER HUME AUSTRALIA FOUNDATION FUND (SERIES 6)

The adjacent chart shows an example of the distribution payments on a \$50,000 investment in the Oliver Hume Australia Foundation Fund (Series 6) for a three year term at the targeted income return of 8.5% per annum*.



The offer is for the issue of units with a target return of 8.5% per annum. Funds raised under this Offer are primarily lent to Oliver Hume Property Funds Group's property development projects.

The Fund may also make direct investments in the Oliver Hume Property Funds development vehicles. The Fund may also invest in cash or cash equivalent investments, interest bearing securities and other short term liquid investments. The Fund generates income from its investments, primarily from the interest payments made by Oliver Hume Property Funds development vehicles.



Parkville by Oliver Hume

Artist Impression

INVESTMENT HIGHLIGHTS

APPLICATION PRICE	AUD \$1.00 per unit
MINIMUM INVESTMENT	\$50,000 with further increments in multiples of \$10,000
TARGETED DISTRIBUTION	8.5% per annum*
DISTRIBUTION PAYMENTS	Quarterly in arrears
INVESTMENT TERM	3 years
FUNDS PAYABLE	100% on application
PREFERRED INVESTMENT STATUS IN OLIVER HUME PROPERTY FUNDS SYNDICATES	Investors in the Fund (and in our other priority funds) are given an opportunity to invest in future Oliver Hume Property Funds Syndicates ahead of other investors. This is subject to scaling back by Oliver Hume Property Funds, depending on the level of interest in an offer. Demand for our property developments can be high and are often oversubscribed, so this priority can give you an advantage.

*IMPORTANT INFORMATION: This Fund is subject to certain risks, which are set out in the offer document. The target return is a target only and is not promised or guaranteed. The fund is open to recipients who qualify as “sophisticated investors” and “professional investors” under the Corporations Act. This information has been prepared as general information only and does not take into account the investment objectives, financial situation or needs of a particular person. Applications to invest must be made on an application form attached to the offer document. An investment in the Oliver Hume Australia Foundation Fund (Series 6) is subject to risks. Investors should consider the offer document before making an investment decision.



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