



In line with TAMIM's strategy of selecting best of breed investment managers, the TAMIM Fund – Credit unit class will seek to partner with industry leading private credit investment specialists. The TAMIM Fund – Credit unit class provides investors with diversification across lending type, underlying security, counterparty and industry concentration.

The Tamim Fund – Credit unit class invests into private debt and other credit opportunities with the aim of generating an income stream for investors.

## INVESTMENT PROCESS

TAMIM Credit Investments (TCI) will construct the portfolio by making investments through a variety of funds / platforms in Australia that source secured private loans and other credit opportunities. TCI will subscribe to each fund / platform on behalf of the Credit unit class. TCI will carefully screen the fund / platform and select investments appropriately. This process will consist of undertaking rigorous due diligence on the credentials of the investment team, thoroughness of credit processes and ongoing monitoring and communication with the managers. The Credit unit class will have a portfolio with exposure spread across a diversified pool of loans and credit opportunities. The aggregated funds of investors are paid by the Tamim Fund – Credit unit class to the custodians or trustee of each fund / platform who will then advance amounts to the borrower or borrowers as selected by the fund / platform.

The experienced investment team will conduct a rigorous and thorough due diligence process which includes the following:

### People

- A team that displays strong levels of integrity;
- Strong specific credit knowledge;
- Experience including origination, execution and portfolio monitoring capability.

### Pedigree

- Strong corporate governance is essential;
- Security of business and overall team experience;
- Infrastructure and compliance review;
- Operational due diligence.

### Process

- Understand the complete credit and lending process;
- Evaluate the completeness and quality of the investment managers' credit policies and procedures;
- Understand loan and borrower eligibility screening, loan approval process, loan administration, portfolio monitoring and reporting;
- Assess loan structures, security arrangements, default rates, geographic and industry concentration.

### Performance

- Have the team or business been able to generate a return historically utilising their lending process;
- Assess and understand the underlying performance of investment managers / loan platforms.

The Tamim Fund – Credit unit class may invest into the following types of private debt opportunities (amongst others):

- Asset based lending
- Cash flow backed lending
- Corporate debt
- Real estate lending
- Opportunistic credit investments

The Credit unit class will only invest up to a maximum of 5% of its net asset value into loans that are not secured.

The strategy operates within the disciplined TAMIM risk control and governance framework. In addition to this, the Sub Manager of the TAMIM Fund – Credit unit class has appointed an Investment Committee to consider and approve all investment decisions.

## INVESTMENT TEAM

It is the role of TAMIM Credit Investments to:

- Identify investment opportunities which meet the investment criteria
- Conduct analysis and due diligence of investment opportunities
- Undertake fund raising
- Monitor performance of investments and report on investments
- Manage investor relation functions and manage service provider relationships
- Corporate governance and risk management processes

### Jeff Taitz

#### Director, Investment Committee

Jeff has over 25 years of far-reaching experience in finance, accounting, investing, tax, and property from his successful career at City Freeholds Group, Sasol Limited and Deloitte & Touche.

Jeff has managed over \$3 billion of transactions in multiple sectors and regions including mergers and acquisitions, property acquisitions and disposals, structuring and debt-raising, treasury management, share investing, portfolio management and managed funds.

Jeff's hands on experience in operating and structuring a high wealth family office provided him with extensive experience in wealth creation, wealth preservation, asset protection and philanthropy over the years. He is passionate about taking his invaluable knowledge and experience and using it to create value by offering customisable quality financial products for the benefit of hard working Australians in planning for their wealth creation and retirement.

Jeff is a fellow member of the Institute of Chartered Accountant Australia (ICAA) and Chartered Management Accountant of the UK (CIMA), holds a Masters of International Tax and a LREA.

### Darren Katz

#### Director, Investment Committee

**Darren is an accomplished business builder and leader with a career spanning over 20 years in financial markets. Darren has a passion for identifying quality managers and investment products.**

Most recently Darren was part of the management team of a boutique Australian equity fund manager focusing on the production & distribution of their Australian and International Equity solutions helping grow the business by over 5 times. Darren also held a management position with Infiniti Capital, an offshore Fund Manager, as the head of Australia to assist in the set-up of their Australian Funds Management operations. Prior to that Darren worked with HFA Asset Management, in Sydney, in an executive role which encompassed investments, distribution and operational responsibilities. During his tenure the team at HFA grew the business from \$120m of funds under management to just over \$6bn.

Darren has previously held senior investment positions with Nedcor Investment Bank in South Africa and Macquarie Bank in Australia, where he had the responsibility of managing portfolio's in excess of USD 12 bn.

## INVESTMENT STRUCTURE

### TAMIM Fund:Credit | KEY FACTS

<b>Investment structure:</b>	<b>Unlisted Unit Trust</b> (only available to wholesale or sophisticated investors)
<b>Minimum investment:</b>	\$100,000
<b>Management fee:</b>	1.25% p.a.
<b>Administration &amp; expense recovery fee:</b>	Up to 0.15%

<b>Exit fee:</b>	Nil
<b>Performance fee:</b>	Nil
<b>Buy/Sell spread:</b>	+0.20%/-0.20%
<b>Application:</b>	Monthly
<b>Redemption:</b>	Quarterly (with 30 days notice)
<b>Distributions:</b>	Quarterly
<b>APIR Code:</b>	CTS6709AU

### IMPORTANT NOTES

**Note:** There will be a maximum allocation of units to the value of A\$5m each month.

**Note:** Applications must be received and funded five (5) business days before month end.

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