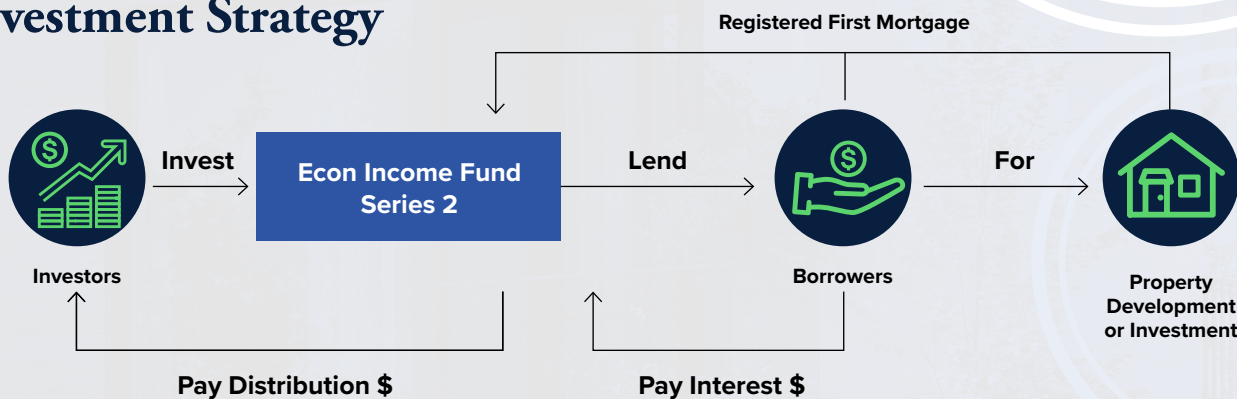


Econ Income Fund Series 2 Fact Sheet

ABN 18 318 302 210)



Investment Strategy



Features

Funds Details

Fund Objective

The fund aims to provide investors with a regular and stable monthly income secured by first registered mortgages over Real Australian Property.

Fund Strategy

Invest in a portfolio of loans secured by first registered mortgages

Fund name

Econ Income Fund Series 2 (ABN 18 318 302 210)

Type of Fund

Unregistered wholesale unit trust

Trustee & Manager

Econ Funds Management Pty Ltd (AFSL 517694)

Target Return

RBA + 5.50% (net of management fees)

Distribution frequency

Monthly

Performance fee

NIL

Entry & Exit fee

NIL

Term

Up to 24 months from closing date

Minimum Investment

\$100,000

Investor Type

Strictly limited to wholesale investors

DISCLAIMER

This fact sheet is intended only for the person to whom it has been delivered. This fact sheet should not be used as the primary source of readers' information but rather in conjunction with the Information Memorandum, which should be read in its entirety before making a decision to invest. Econ Income Fund Series 2 will be exposed to the financial risks typically associated with mortgage-style investments. Such risks may result in capital losses. Econ Income Fund will not be liable for losses of any kind. A complete list of the major risks associated with an investment made in Econ Income Fund is also provided in the Information Memorandum. The contents of this fact sheet should not be interpreted as legal, tax investment or other advice and this Fact Sheet may not be replicated or used for any other purpose.