



AUSPAC
INVESTMENT MANAGEMENT PTE LTD

AUSPAC PRIVATE CREDIT FUND

Private Credit Market Focus

The Fund has identified an opportunity within an ever-increasing funding gap in Singapore's private credit market. Recent regulatory changes and tightening credit cycle have been a catalyst for greater lending prospects amongst alternative lenders.

This fund primarily targets short-term bridge loan transactions with approved corporate entities, aiming to reduce volatility while pursuing stable and attractive annualized returns, ultimately providing a good hedge against market downturns and inflation risks.

Fund Objective

The Fund is designed to prioritize the preservation of investors' capital by employing a strategy focused on minimizing potential downside. It aims to generate steady, predictable income by investing in secured lending opportunities within Singapore.

Stable Income Through Secured Lending

This fund offers investors access to a diversified portfolio of short-term loans that are designed to meet the needs of investors who are targeting a competitive and consistent level of income without compromising the initial capital.

Investments are made through low-risk private credit deals, which are fully securitized by Singapore real estate assets, with the main objective of capital preservation. This means that the fund allocates its assets to loans that are backed by collateral, such as property or other valuable assets, reducing the risk of default.

By focusing on secured lending, the fund aims to provide a balance of safety and income stability, offering investors a reliable stream of fixed income while maintaining a focus on capital security.

FUND DETAILS

Fund Name	Auspac Income Fund VCC - Auspac Real Estate Fixed Income Fund
Fund ISIN	SGXZ96296942
Fund Category	Fixed Income
Type of Fund	Open-Ended
Asset Class	Private Credit
Portfolio Strategy	Asset-backed Lending
Target Fund Size	SGD 50 million
Inception Date	1 st November 2023
Domicile	Singapore
Base Currency	SGD
Subscription Frequency	Monthly
Dividend Distribution Frequency	Quarterly
Redemption Frequency	Quarterly
Subscription Fees	Up to 2%
Subscription Price Per Unit	SGD 100 (NAV Fixed at 100%)
Management Fees	2% p.a.
Target Net Dividend Yield	9% p.a.
Minimum Investment Amount	SGD 100,000
Lock In Period	12 months
Redemption Fees	1% (for holdings less than 24 months)
Target Net Dividend Yield	11% p.a.
Minimum Investment Amount	SGD 1,000,000
Lock In Period	24 months
Redemption Fees	1% (for holdings less than 36 months)

KEY BENEFITS



Principal protection by underlying collateral



Fixed quarterly Payouts



Performance fee tied to dividend delivery



Due to the optimal risk-reward profile to obtain higher returns



Diminished default risks



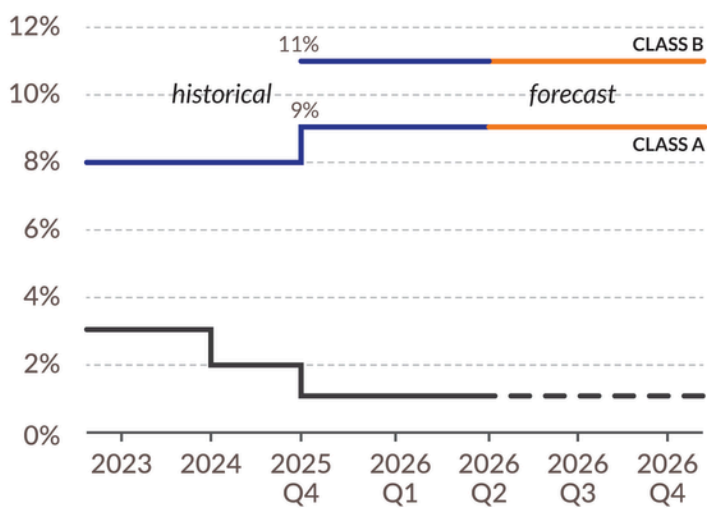
Portfolio diversification into underserved private credit market



This fund is also available on



9% and 11% Fund Return vs Bank Deposit Rates¹



- More than 27 years of experience in SME Financing from origination to disbursement.
- In-house team and established nationwide network of commercial brokers.
- Consistent low default and zero loss track record.

HISTORICAL RETURNS (CLASS A)

2023 (Annualized)	2024	2025	Projected for 2026 (Class A)	Projected for 2026 (Class B)
8%	8%	9%	9%	11%

MANAGEMENT

Fund Manager	Auspac Investment Management Pte Ltd
Legal Counsel	Rajah and Tann Singapore LLP
Fund Auditor	Crowe Horwath First Trust
Fund Administrator	Protege Fund Services Pte Ltd

- Handled more than SGD 300,000,000 of real estate secured short-term bridging private credit.
- Extensive due diligence process and complete legal documentation and caveat registrations.
- Highly diversified portfolio with high liquidity.



Optimal risk-reward profile

- Attractive returns in comparison to other fixed income products (e.g fixed deposits and bonds) on the market.
- Contractual, predictable and recurring interest income.
- Underlying assets (Singapore properties) offer greater stability in comparison to publicly traded instruments.

Diminished default risks

- Downside default risks are mitigated by securities (caveats on the borrower's real estate assets, plus corporate and/or personal guarantees).
- In case of default, these securities will recover capital and targeted returns.
- Only Singapore prime landed, strata residential, and commercial properties with positive transactional records are accepted.

Investment portfolio diversification

- Capitalize on an underserved private credit market that has only been traditionally accessible to institutional investors or family offices.
- Highly liquid investment due to the short term nature of the bridging loans, which ranges between 1 to 12 months.
- Market volatility has a lower effect on shorter duration investments.

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1.Statistics taken from the MAS website, <https://www.mas.gov.sg/statistics>: Commercial Banks: Deposit Rate of Singapore Dollar Denominated Deposits Offered to Non-Bank Customers, weighted average rate for all outstanding deposits from 2025 Fourth Quarter (12 months average). The Deposit Rate for 2026 First Quarter is not available and as such, is presented as a prediction only.