

## Table of Summary for Sankofa Property Fund

<b>Name of the Fund</b>	Sankofa Property Fund	<b>Structure of the Fund</b>	Preference Unit Holders: Other investors Ordinary Unit Holder: Australia Oracle Development Pty Ltd
<b>Scale of the Fund</b>	There is no limitation to the scale of the Fund. The Manager may, from time to time, at its absolute discretion to adjust the scale of Fund to facilitate the Fund's investment objectives.	<b>Lock-up Period</b>	24 months
<b>Trustee of Fund</b>	Sankofa Funds Management Pty Ltd	<b>Custodian</b>	One Managed Investments Funds Limited
<b>Legal Adviser</b>	Sophie Grace Pty Ltd	<b>Auditor</b>	Hall Chadwick
<b>Custodian Bank</b>	Bank of China (Australia)	<b>Intended Investment Objects</b>	Australian Real Assets, including, but not limited to property or land, which have potential for development or value-added activities purposes.
<b>Returns of Fund</b>	The Fund's quarterly distribution mechanism, after the deduction of the associated subscription fee, will provide a stable return at 7% p.a. to the Investors. Premium Investors with a subscription amount at or more than \$2 million Australian Dollars will be eligible to our Premium annual return at 8% p.a.*		
<b>Associated Management Fee</b>	Management fee: Collected at 2% per annum of the Gross Asset Value of Fund. Custodian fee: Collected at approximately 0.1% p.a. of the Gross Asset Value of Fund. (Additional information: The above fees will be attributed to Ordinary Unit Holder. As a Structured Fund, Preference Unit Holders will be eligible to fixed distribution rate on a quarterly basis subject to terms and conditions in Sankofa Property Fund Information Memorandum.)		
<b>Taxation Liability</b>	Investment's associated taxation matters would be subjected to the local law where the Fund is incorporated. Any Taxation Liability will be bore by the Investor or paid by the Fund on behalf of the Investor.		
<b>Subscription Fee</b>	A one-off payment of 1% will be collected from the Investor's Subscribed Amount. For Premium Investor who subscribe for \$2 million or more is eligible to apply for an exemption of the subscription fee*.		
<b>Fund Operation</b>	<ol style="list-style-type: none"> <li>The major shareholder of Sankofa Funds Management Pty Ltd, Australia Oracle Development Pty Ltd, will subscribe for and be the holder of Ordinary Units which have an aggregate issue price being no less than 25% of the aggregate issue price of the Preference Units issued.</li> <li>The Fund's Interest will be distributed to Preference Unit Holders quarterly. Distribution Date will be each 31<sup>st</sup> March, 30<sup>th</sup> June, 30<sup>th</sup> September and 31<sup>st</sup> December.</li> <li>The lock-up period is 24 months. Preference Unit Holders are eligible to apply for redemption after the lock-up period is ended with 90-day prior written notice.</li> <li>The fund will continue to operate and distribute quarterly if Preference Unit Holder do not request for redemption after the lock-up period.</li> <li>Preference Unit Holders may apply for early redemption before the end of the lock-up period with 120 days prior written notice to the Fund's manager. Terms and conditions apply as stated in the Sankofa Property Fund Information Memorandum.</li> <li>Preference Unit's minimum investment threshold at \$500,000 or more, except Investors who satisfy the definition of Wholesale Investor under section 761G (4) of the Corporations Act 2001.</li> </ol>		
<b>Fund's Security</b>	<ol style="list-style-type: none"> <li>Fund's Asset will be deposited into the Custody Trust account and managed by Custodian, One Investment Group. All usage of the Fund's underlying asset will be strictly monitored by the Custodian as stated in the Sankofa Property Fund Information Memorandum.</li> <li>Financial buffer: If uncertainty incurs, associated risks will be bore by the Ordinary Unit Holder (who accounts for no less than 25% of the aggregate issue price of the Preference Units issued) prior to Preference Unit Holders.</li> <li>The Fund will not conduct any indebted management and will neither provide mortgage nor guarantee to other corporations.</li> <li>The Fund will fully comply with the Fund's risk management policies and procedures, and the entire investment process will be monitored under the supervision of the Fund's manager.</li> <li>Hall Chadwick, as Appointed Auditor, will be responsible for the annual auditing process over the operation over the fund's operation and submit the associated audit report to ASIC accordingly.</li> <li>Sophie Grace legal will monitoring the Trustee and the compliance of Fund's operation on a quarterly basis.</li> </ol>		
<b>Risk Management and Merits</b>	<ol style="list-style-type: none"> <li>The quarterly distribution of the Fund will provide investors with a greater degree of financial flexibility.</li> <li>The annual return of the Fund at 7%-8% to Preference Unit Holders*, which is greater than the current mortgage interest rate at approx. 4.0% p.a.</li> <li>Ordinary Unit Holder's investment is accounted for no less than 25% of the aggregate issue price of the Preference Units issued. It will against risks and loss prior to Preference Unit Holders' investment and to ensure the seniority of Preference Unit Holders' entitlement to the return of capital and distribution.</li> </ol>		

All information contained herein shall be subject to the terms and conditions of the Sankofa Property Fund's Information memorandum

\*Subject to Information Memorandum's terms and conditions, and will be determined by the Fund's Manager