Investor Brochure

Privy Capital

About Privy Capital

Privy Capital is a specialist private credit firm, led by a team of seasoned professionals with over a decade of deep expertise in the mortgage lending sector. We are committed to sourcing high-quality mortgage investment opportunities that deliver consistent, reliable returns — underpinned at every stage by rigorous risk management disciplines designed to safeguard investor capital.

Our core strength lies in rigorous risk management: we structure complex transactions into controlled, well-managed investment opportunities, striking an optimal risk-return balance.

Supported by advanced systems, proven tools, and an extensive professional network, we partner closely with like-minded investors to deliver sophisticated, diversified private credit solutions. We are unwavering in our commitment to creating exceptional, long-term investment value for every client we serve.

Our Business Model

Privy Capital provides flexible lending solutions to borrowers with registered Australian real property as security. As a non-bank lender, we connect these lending opportunities with our network of private investors, offering them access to high-quality, yield-generating investments.

Our investment structure is a managed mortgage fund, where investors lend capital to property-backed borrowers through a mortgage trust. Through Privy Capital, investors allocate their funds across multiple individual lending opportunities — a structure designed to protect principal, minimise administrative burden, and generate steady, passive income through regular interest distributions.

Track Record 2025

Total Transaction Volume

$34.1M

Deals Completed

24

1st Mortgage Weighted Average Annual Return

11.5%

1st Mortgage Weighted Average LVR

63%

2nd Mortgage Weighted Average Annual Return

18%

2nd Mortgage Weighted Average LVR

64.3%

On-Time Redemption Rate

91.7%

Principal Loss Rate

0%

PRIVY CAPITAL

Management Team

Andrew Chen

Director

Capital raising and Credit Committee member.
19 years of Australian real estate investment experience across property development, commercial real estate, and fund management — spanning residential and commercial sectors.
Currently manages a portfolio exceeding A$100 million: 97 residential units and approximately 8,000 sqm of commercial assets, across multiple NSW property projects.
Deep expertise in strategic investment, financing, and market analysis.

Oscar Zhuo

Executive Director

Day-to-day operations and relationship management.
10+ years in credit and fund management; cumulative loan approvals exceeding A$300 million, with 30+ projects processed monthly.
Recognised for expertise in AFSL licensing and regulatory requirements.
Dual Master's degrees in Information Technology and Finance, plus an MBA from UNSW's AGSM.
Exceptional expertise in credit assessment, compliance, and client relationship management.

Alan Wang

Co-Founder

Capital raising and in-house legal advisory.
Admitted solicitor of the Supreme Court of New South Wales, with extensive commercial and litigation experience across construction, family, and criminal law.
Previously led commercial and litigation teams at a Sydney CBD law firm.
Holds an ACL (Australian Credit Licence) and advises on credit-related matters.
Rigorous legal discipline paired with commercial acumen.

To date, our loan portfolio has maintained an exceptional repayment record, consistently delivering returns to investors on schedule. This strong performance is a direct result of our extensive industry expertise, disciplined risk management capabilities, and the trust we have built with both investors and borrowers. Our team applies rigorous due diligence processes and prudent capital management to deliver reliable, high-quality investment opportunities — and to ensure every transaction achieves its intended outcome.

Why We Secure Our Loans With Australian Property

All Privy Capital loan facilities are secured by legally registered mortgages over Australian real property. While this structure does not involve direct property ownership, the rigorous security mechanism allows Privy Capital to fully utilise the inherent value of high-quality real estate assets — providing a solid foundation for every private credit investment and delivering consistently secure, stable returns to investors.

Key Advantages of Real Estate Security:

Secure & Protected

All registrations are completed digitally and securely, with mortgages legally registered to safeguard your investment.

Clear Title

Clear title, legally protected, with real-time access to information — minimising investment risk.

Efficient & Transparent

Property title data is transparent and accessible, supporting efficient capital recovery when required.

Stable Market

The Australian real estate market is resilient, with strong capital preservation characteristics over the long term.

Every mortgage loan at Privy Capital is independently and objectively assessed by experienced professional valuation partners, and approved through Privy Capital's rigorous due diligence process. This ensures that the capital backing each loan is adequately protected, with asset liquidity and realisable value remaining sound.

Based on these valuations and due diligence findings, the Loan-to-Value Ratio (LVR) is carefully calibrated to provide investors with a solid and dependable level of protection.

Why Choose Privy Capital?

For investors seeking a private credit investment product with a target annual return of 7.5–9.5%*, offering consistent income backed by stable, tangible asset classes, Privy Capital presents a compelling investment solution.

We specialise in curating robust investment opportunities secured by commercial, residential, retail, and industrial properties, with capital deployed primarily in property development, corporate financing, and asset acquisitions. Through rigorous project selection and a disciplined risk management framework, investment terms typically range from 3 to 24 months.

Throughout the investment period, investors receive regular and consistent interest income, with principal returned upon successful completion of each project — delivering a balance of security and attractive returns.

**Target return only. Past performance is not a guarantee of future results.*

Professional Management

Professionally managed by investment managers with years of experience in investment decision-making and fund operations, dedicated to delivering sustainable growth for our investors.

Regular Distributions

Investment performance is rigorously assessed on a quarterly basis, with distributions made to investors on a monthly basis, ensuring a consistent and reliable income stream throughout the investment period.

Property Security

All loans are secured by quality real property, backed by our specialist legal team. In the event of default, Privy Capital is authorised to enforce the security and realise the asset, with the objective of protecting investor principal and interest.

Economies of Scale

Through our fund pooling structure, our investment managers deliver consistent products and streamlined investment processes — reducing operational costs and minimising competition among investors.

Investment Opportunities

Leveraging our specialist expertise and market insights, we identify and source exclusive investment opportunities for our investors — empowering them to navigate market cycles with confidence and strong returns.

Full Transparency

We continuously monitor regulatory changes, conduct rigorous project screening to manage risk, and maintain open and transparent communication with our investors — ensuring a clear and informed investment experience throughout.

Pooled Fund Product Overview

Steady returns with moderate liquidity. Risk is diversified across the fund pool, making this ideal for investors seeking stable growth without in-depth project analysis.

Megacap Credit Income Fund Investment Offering	
Minimum Investment	**$200,000**
Investment Term and Target Return	**Class A** – 12 months, 7.5% per annum **Class B** – 24 months, 8.5% per annum **Class C** – 36 months, 9.5% per annum
Distributions	Distributions will be made **monthly** in arrears.
Redemption	An investor may request to withdraw some or all of their associated investment at the end of an Investment Term by submitting a request no less than 3 months prior to the end of the relevant Investment Term.
Management Fee	1% + GST p.a.
Performance Fee	A performance fee in circumstances where the Fund achieves the targeted rate of return for each of the Classes of Units over an agreed period of time. Please see Information Memorandum Chapter 5 for more information.
Risks	Please refer to the Information Memorandum Chapter 4 for more information. Investors should carefully consider the risks of making an investment and should take their own financial advice before making an investment.
Collateral	Residential or commercial property

Wholesale Investors Only
Please refer to the Megacap Credit Income Fund Information Memorandum for further details.

Advantages of the Pooled Fund Structure

Conservative Risk Profile

Drawing on our team's extensive asset management expertise, we maintain a rigorous property selection strategy — favouring conservative, manageable assets. Through diversified allocation and pooled risk management, we provide investors with a more stable and reliable level of protection.

1st Mortgage & Low LVR

Our fund's capital is primarily secured by first mortgage, with a maximum loan-to-value ratio (LVR) capped at 75%. Through a tiered LVR structure combined with conservative lending policies, we effectively mitigate risk, safeguard asset value stability, and give investors greater peace of mind.

Stable Returns

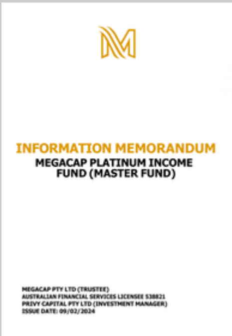
Since the fund's inception in September 2022, monthly distributions have been made on or ahead of schedule, with consistent performance. Compared with other non-bank financial products, our returns have typically been around 1–2% higher, delivering competitive returns to investors while maintaining a lower risk profile.
Past performance is not indicative of future results.

By carefully selecting and structuring sound investment opportunities through rigorously screened mortgage securities and conservative lending practices, we aim to reduce risk while delivering attractive, competitive returns to our investors.

Direct Lending Product Overview

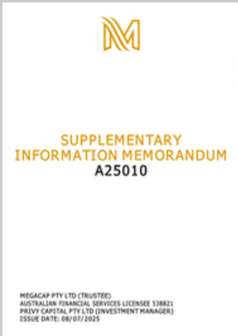
Megacap Platinum Income Fund — Product Summary

Investors lend directly to high-quality credit projects.
While this structure offers higher potential returns, it carries lower liquidity, with all project-specific risk borne by the investor. It is best suited to sophisticated investors who possess strong analytical capability and a thorough understanding of credit markets.


INFORMATION MEMORANDUM
MEGACAP PLATINUM INCOME FUND (MASTER FUND)

MEGACAP PTY LTD (TRUSTEE)
AUSTRALIAN FINANCIAL SERVICES LICENSEE 538821
PRIVY CAPITAL PTY LTD (INVESTMENT MANAGER)
ISSUE DATE: 09/02/2024

IM (Information Memorandum):
A general document outlining the overall fund structure and key investment information.


SUPPLEMENTARY INFORMATION MEMORANDUM
A25010

MEGACAP PTY LTD (TRUSTEE)
AUSTRALIAN FINANCIAL SERVICES LICENSEE 538821
PRIVY CAPITAL PTY LTD (INVESTMENT MANAGER)
ISSUE DATE: 08/07/2025

SIM (Supplementary Information Memorandum):
A deal-specific document providing more detailed information on individual projects.

Advantages of Direct Lending

Property-Secured

All loans are secured by property, with strict property selection criteria. Only low-risk, manageable projects are chosen, providing a solid and verifiable security foundation for the overall investment.

Single-Loan, Ring-Fenced Risk

Each investment is directly matched to a single mortgage loan. Funds are not commingled with other projects; risk is entirely contained within that one deal. The structure is transparent and manageable — investors can clearly see where their capital is deployed.

Stable Income

Returns are directly tied to the performance of each individual project, with a clearly defined income structure and monthly distributions providing investors with consistent cash flow. Within a prudent risk management framework, our return rates remain highly competitive relative to mainstream non-bank lending products — delivering competitive yields for our investors.

Our direct lending product offers investors a stable and transparent investment through single-mortgage structures. By carefully selecting quality security and applying conservative loan structures, we effectively mitigate single-project risk — while delivering competitive returns within a well-controlled framework, creating investment opportunities that are both secure and genuinely attractive.

Your Investment Journey — How to Get Started:

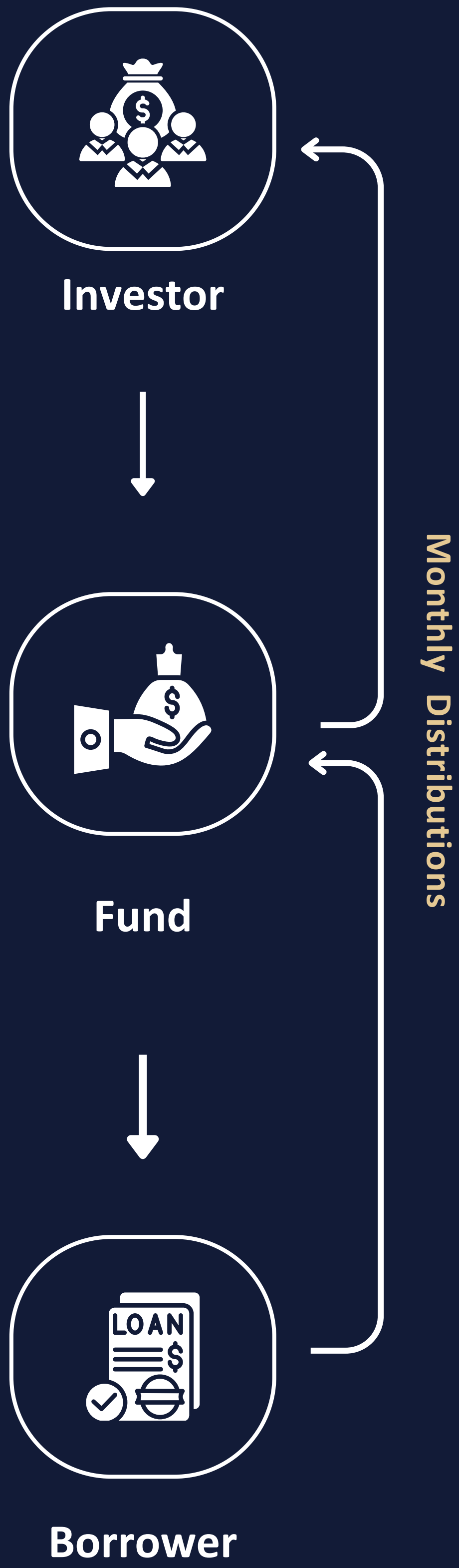
Consult Our Fund Manager

Review the Fund Memorandum

Complete Onboarding and Compliance

Complete Application Form

Transfer Funds & Confirm Investment



Scan the QR code to visit our official website and begin your investment journey.

Case Studies — First Mortgage Loans

Smithfield NSW

Net Annual Return: **12%**
LVR: **65%**

Loan Term	**6 months**
Loan Purpose	Refinance
Loan Amount	$2,350,000

Kurnell NSW

Net Annual Return: **10%**
LVR: **65%**

Loan Term	**9 months**
Loan Purpose	Refinance
Loan Amount	$1,300,000

Neutral Bay NSW

Net Annual Return: **10.5%**
LVR: **65%**

Loan Term	**6 months**
Loan Purpose	Refinance
Loan Amount	$6,110,000

Nangwarry SA

Net Annual Return: **11%**
LVR: **37%**

Loan Term	**12 months**
Loan Purpose	Cash Flow
Loan Amount	$3,000,000

Turramurra NSW

Net Annual Return: **10%**
LVR: **70%**

Loan Term	**2 months**
Loan Purpose	Settlement
Loan Amount	$3,584,000

Mandagery NSW

Net Annual Return: **16%**
LVR: **70%**

Loan Term	**12 months**
Loan Purpose	Cash Flow
Loan Amount	$1,400,000

(*Past performance is not a reliable indicator of future performance.)

Case Studies — Second Mortgage Loans

Rydalmere NSW

Net Annual Return:	LVR:
20%	84%

Loan Term	**6 months**
Loan Purpose	Refinance
Loan Amount	$320,000

Norwest NSW

Net Annual Return:	LVR:
19%	70%

Loan Term	**6 months**
Loan Purpose	Cash Flow
Loan Amount	$900,000

Hamilton QLD

Net Annual Return:	LVR:
23%	85%

Loan Term	**6 months**
Loan Purpose	Acquisition
Loan Amount	$800,000

Seaforth NSW

Net Annual Return:	LVR:
18%	87%

Loan Term	**6 months**
Loan Purpose	Cash Flow
Loan Amount	$1,200,000

Five Dock NSW

Net Annual Return:	LVR:
19%	86%

Loan Term	**3 months**
Loan Purpose	Settlement
Loan Amount	$600,000

Neutral Bay NSW

Net Annual Return:	LVR:
22%	80%

Loan Term	**6 months**
Loan Purpose	Refinance
Loan Amount	$1,000,000

(*Past performance is not a reliable indicator of future performance.)

Contact Us

Focused on long-term value.
Building lasting wealth, steadily.

Scan the QR code
to visit our official website

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AFSL (Australian Financial Services Licence)
Megacap Pty Ltd holds an Australian Financial Services Licence (AFSL No. 538821) issued by the Australian Securities and Investments Commission (ASIC), authorising the provision of managed investment scheme services to wholesale clients.
Under its AFSL, Megacap Pty Ltd is authorised to operate investment funds for wholesale investors, including mortgage-secured credit investment funds. The Board comprises both executive and non-executive directors, and the management team brings extensive industry experience in mortgage management and fund operations.
Privy Capital Pty Ltd (ACN 661 967 497), acting as investment manager, operates under Megacap's licensed framework to deliver compliant and professional investment management services to investors.

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Prior to acquiring any financial product, you should carefully read and fully understand the relevant Information Memorandum (IM) and all associated documentation.
We strongly recommend that you consult a qualified financial adviser or other relevant professional before making any investment.
Past performance is not indicative of future results. Any projected or forecast returns are provided for reference purposes only, and actual returns may differ materially from those anticipated.

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