

A nighttime photograph of a city skyline, likely Singapore, with illuminated skyscrapers and a body of water in the foreground. The scene is viewed from a boat, as evidenced by the white railing and blue deck in the lower portion of the image.

KBRZ Managed Fund

Content



**About
KBRZ**



**KBRZ
Managed
Fund**



**Performance
Report**



Invest Now!

A dark blue circular graphic with a white border, containing the text 'PART 01' in white, bold, sans-serif font. The background of the slide is a city skyline at dusk, with buildings lit up and reflected in the water. The bottom half of the slide is a white, semi-transparent overlay with a blue-tinted wooden deck texture and a white nautical cleat in the center.

**PART
01**

About Us



Established in 2014, KBRZ is one of the fast-growing wealth management companies in Australia

We have accumulated investment portfolio with more than 150 million Australian dollars



02

We have Offices in Sydney and Beijing

01

03

KBRZ have more than six years of experience in fund management and property investment. We have obtained Australian Financial Service License, Australian Credit License and Australian Real Estate License

04



Australian Real Estate License

Financial Service License

Obtained Australian real estate license in Jan 2018

Obtained the Financial Service License from ASIC in Sep 2018

2014

2018

2019

Establishment

KBRZ CAPITAL PTY LTD T/A KBRZ registered as a company in Nov 2014.

Australian Credit License

Became a credit representative of Australian Finance Group Limited in Feb 2019



Certificate of Registration of a Company

This is to certify that

KBRZ CAPITAL PTY LTD

Australian Company Number 602 920 034

is a registered company under the Corporations Act 2001 and is taken to be registered in Victoria.

The company is **limited by shares**.

The company is a **proprietary** company.

The day of commencement of registration is **the eighteenth day of November 2014**.



CERTIFICATE

Issued by the Australian Securities and Investments Commission on this eighteenth day of November, 2014.



Greg Medcraft
Chairman

KBRZ Registered as a company, ABN: **602 920 034**



Australian Financial Services Representative

KBRZ CAPITAL MANAGEMENT PTY LTD
AFS Representative number 001266577

Extracted from ASIC's database at AEST 16:04:28 on 01/08/2019

Representative Summary	
Name:	KBRZ CAPITAL MANAGEMENT PTY LTD
AFS Representative Number:	001266577
Status:	Current
Commenced:	20/03/2018
Licensee Represented	
KEHLMANN BERLEYS CAPITAL PTY LTD	
Licensee Details	
Name:	KEHLMANN BERLEYS CAPITAL PTY LTD
License Number:	337968
ACN:	136 522 211
ABN:	58 136 522 211
Commenced:	09/09/2009
Representative Details	
Name:	KBRZ CAPITAL MANAGEMENT PTY LTD
AFS Representative Number:	001266577
ABN:	23 623 850 108
Commenced:	20/03/2018
Trading Name:	KBRZ CAPITAL GROUP
Trading Name Number:	2003/2018
Classes:	Deal in a financial product/Issue, apply for, acquire, vary or dispose of a financial product Provide general financial product advice to wholesale clients only
Principal Business Address:	2A Tryon St Chatswood NSW 2067

Australian Financial Service
License: **337968**



Credit Representative

KBRZ CAPITAL PTY LTD
Credit Representative Number 514468



Property, Stock and Business Agents Act 2002

CORPORATION LICENCE

Licence No: 10068156

Date Granted: 8 January 2018

Expiry Date: 7 January 2021

THIS IS TO CERTIFY that: **KBRZ Capital Pty Ltd** is licensed as a CORPORATION under the Property, Stock and Business Agents Act 2002.

Principal Place of Business (Registered Office)

Address: 2a Tryon Lane, CHATSWOOD, NSW 2067 AUSTRALIA

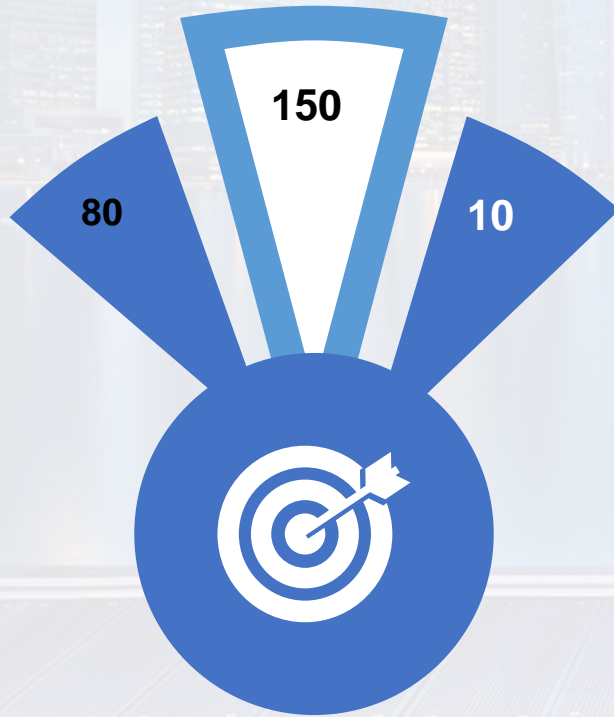
This licence has been issued subject to the following condition(s), if any, as well as any other condition(s) that the licensee has been notified of or that has been imposed by the Act or Regulation:

Extracted from ASIC's database at AEST 16:07:29 on 01/08/2019

Representative Summary	
Name:	KBRZ CAPITAL PTY LTD
Credit Representative Number:	514468
Status:	
ABN:	15 602 920 034
ACN:	602 920 034
Commenced:	11/02/2019
Principle Business Address:	Chatswood Central South Tower Level 8, 1-5 Railway Street, CHATSWOOD NSW 2067
Licensee Represented	
AUSTRALIAN FINANCE GROUP LTD	
Licensee Details	
Name:	AUSTRALIAN FINANCE GROUP LTD
Licence Number:	389087
ABN:	11 066 385 822
Commenced:	31/03/2011
Representative Details	
Name:	KBRZ CAPITAL PTY LTD
Credit representative Number:	514468
ABN:	15 602 920 034
ACN:	602 920 034
Commenced:	11/02/2019
Same Authorisations as Licensee:	
Principle Business Address:	Chatswood Central South Tower Level 8, 1-5 Railway Street, CHATSWOOD NSW 2067

Australian Credit License:
389087

Australian Real Estate License:
10068156



For the past 6 years, KBRZ provided professional services to more than 80 clients and projects, accumulated loan size has been more than 150 million Australian dollars, helped our investors to obtain more than 10 million Australian dollars of return.

Providing exceptional services to customers has always been our top priority. We offer the best management teams, risk control system to ensure the safety of our customers' investment.

A dark blue circle with a white border containing the text 'PART 02' in white, bold, sans-serif font. The background of the slide is a city skyline at dusk with buildings reflected in water, and a white nautical cleat on a blue wooden deck in the foreground.

**PART
02**

KBRZ Managed Fund



KBRZ Managed Fund aims to provide investors premium opportunities to invest in the Australian Mortgage market, Fund Manager: KBRZ Capital Management Pty Ltd, having in-depth understanding of the Australian mortgage lending market, we are able to provide the best investment option that fits in your risk appetite.

Advantages of KBRZ Managed Fund

Invest in KBRZ Managed Fund

Competitive fixed rate of return, much higher than regular term deposit

Flexible Money Access

Experienced Fund Management Team

Quarterly report available for transparency





Safe

Investment fund will merge together into a pooled fund that provides fixed rate of return



Reliable

Fund managers are closely monitoring the performance



Competitive

Competitive rate of return, much higher than regular term deposit

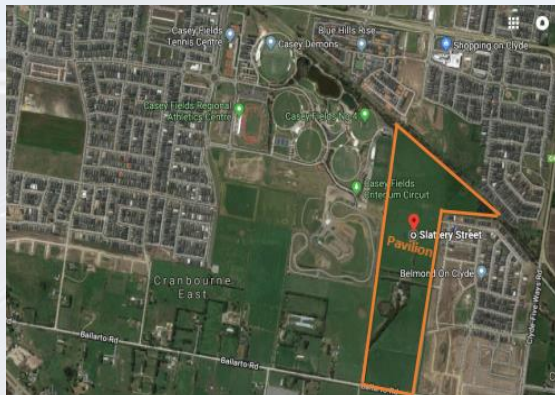


Case Study 1

Melbourne Casey Fields Pavilion

1st Mortgage Loan

- Security: 25 land lots, each lot valued around \$300,000
- Total Value: Around 7 million Australian dollars
- LVR: 65%
- Loan Amount: 1st mortgage loan of 4.5 million Australian dollars
- Loan Term: 6 months
- Interest rate: 12% p.a
- Successfully Settled by KBRZ Managed Fund



Case Study

Darlinghurst Apartment 1st Mortgage Loan

In April 2019, a non-resident customer purchased one apartment in Darlinghurst for 1.8 million Australian dollars with the settlement date 5th of June. The banks refused to offer a home loan to the customer, reasons being overseas income and his non-resident status (188A Visa). If the customer did not have the fund to settle the property in 5 days, this will result in the customer losing the 10% deposit.

KBRZ offered the customer a 1.1 million bridging loan within a week and that gave the customers more than enough time to apply for home loan refinance with a lower interest rate.





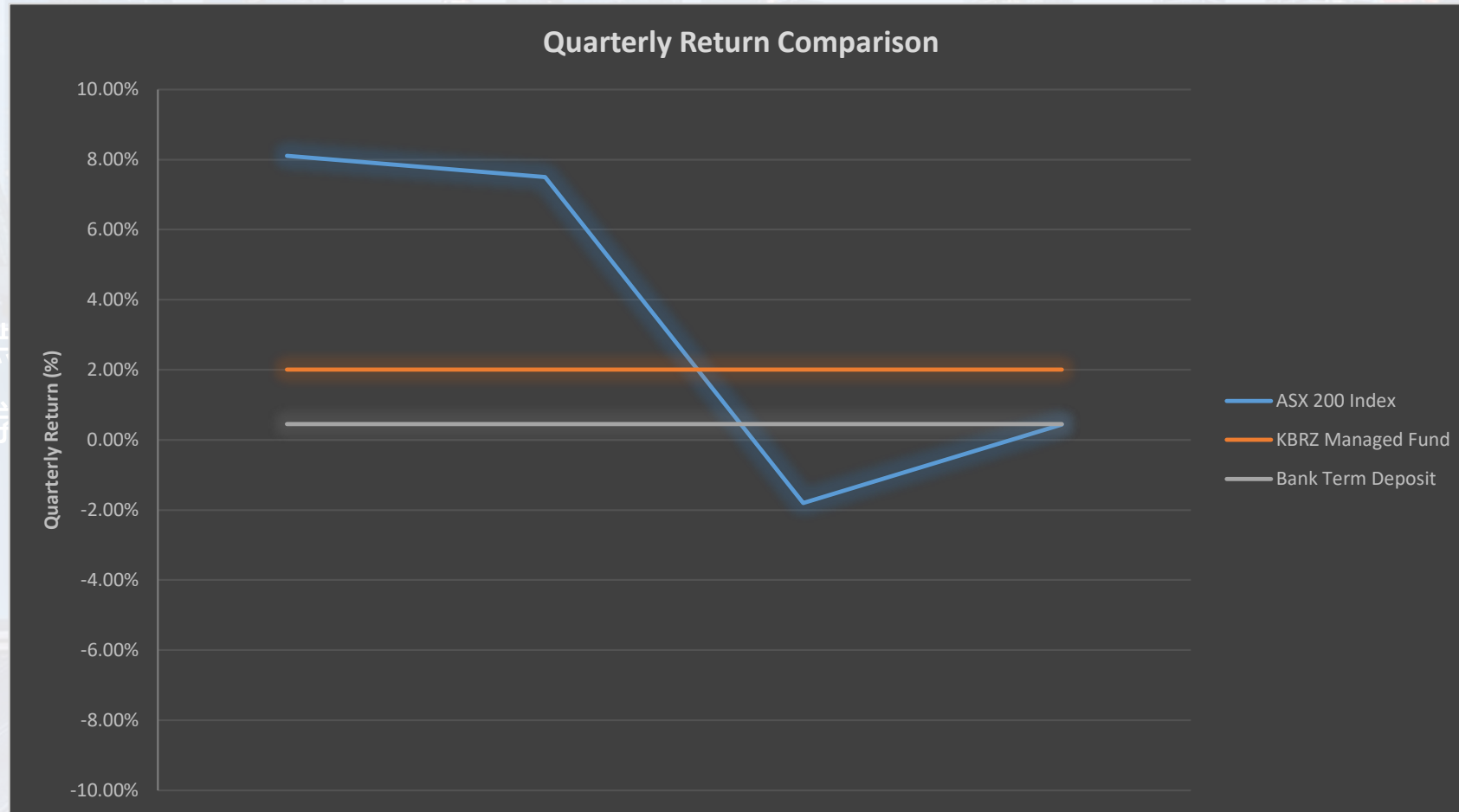
**PART
03**



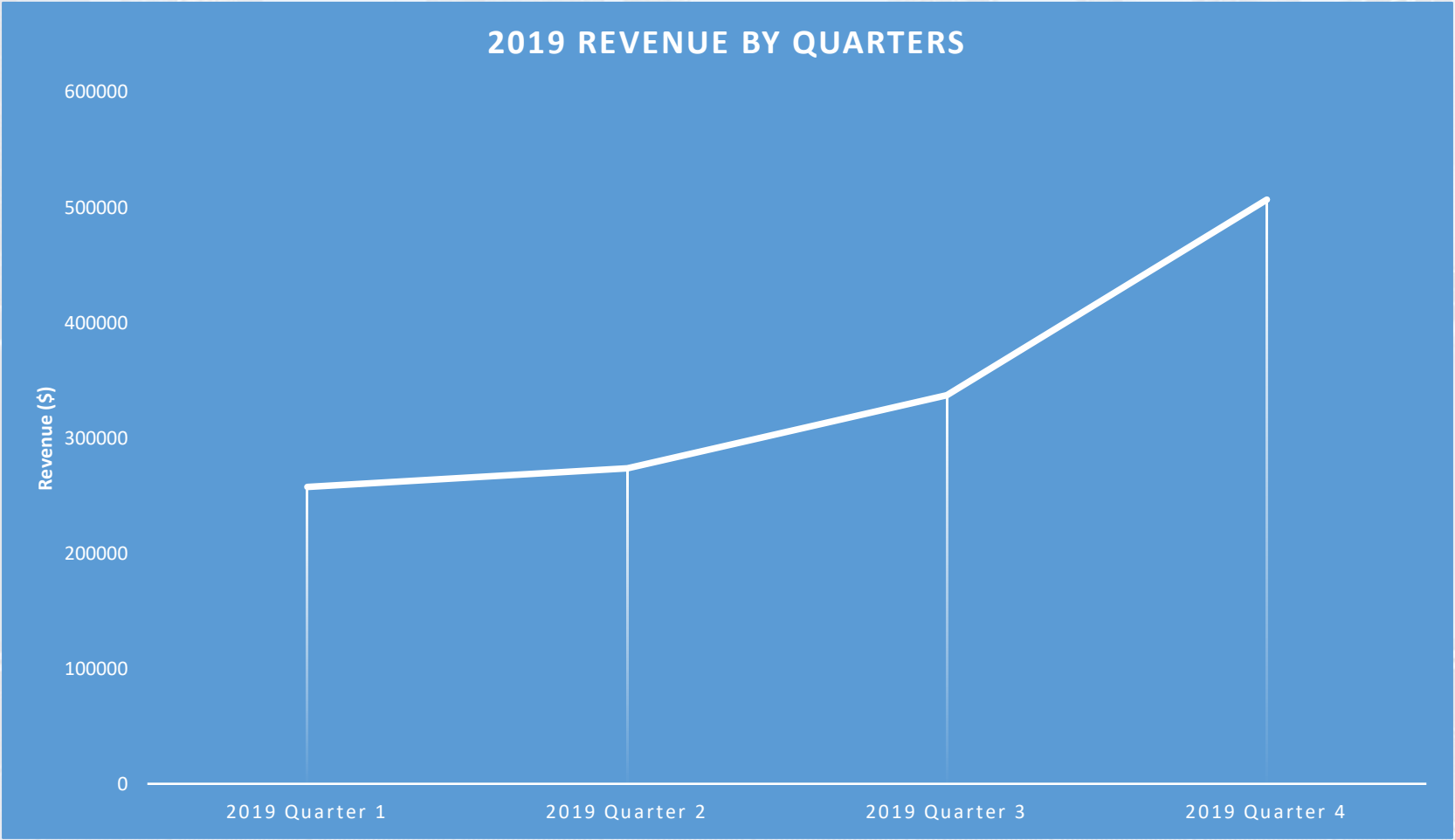
**Past
Performance**

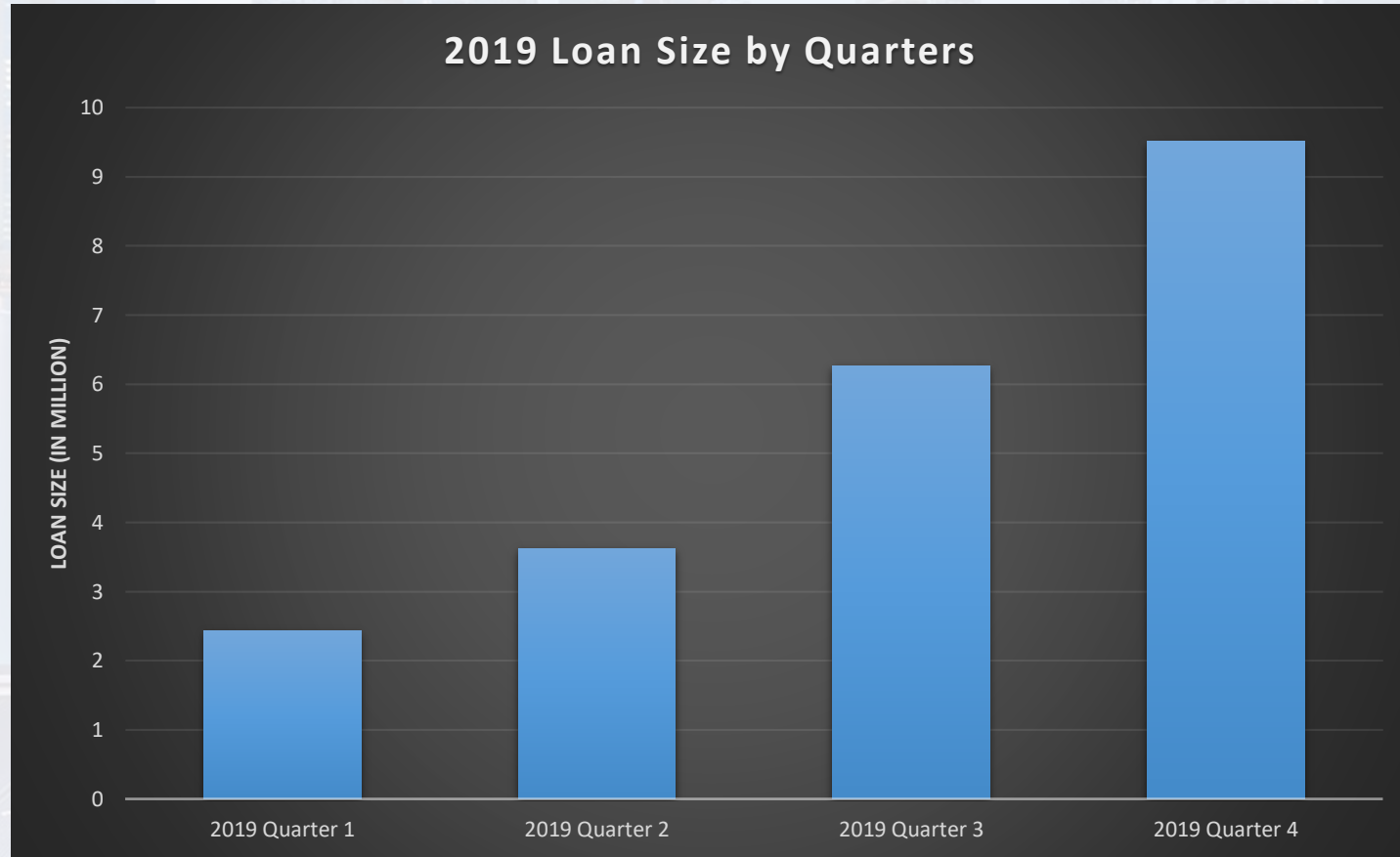


KBRZ Managed Fund



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**PART
04**

Invest Now!





KBRZ Managed Fund

Fund Type	Mortgage Fund
Minimum Investment Amount	\$500,000
Minimum additional investment	\$100,000
Investment Period	12 months
Management Fee	1.5% p.a
Rate of return	8% p.a
Application/Exit Fee	None
Early Withdraw rate of return	RBA rate
Risk Level	Low to Medium

Contact Us

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1-5 Railway Street, Chatswood NSW 2067 Australia
T: 1300 588 978

L10, Gate 3, Wynn International,
21 Worker's Stadium North Rd, Chaoyang
Beijing 100001 China
T: 400 997 1889

Email: info@kbrz.com.au
Website: www.kbrz.com.au



A background image of a city skyline at night, with illuminated skyscrapers and a body of water reflecting the lights. The scene is viewed from a boat, with a white railing and a white post visible in the foreground.

THANK YOU!