

# Assetora

INVEST DIFFERENTLY.

# PROPERTY

***“Assetora’s approach **CREATES**  
a simple, cost effective, easy and liquid way  
to invest in property.”***

**[www.assetora.com](http://www.assetora.com)**

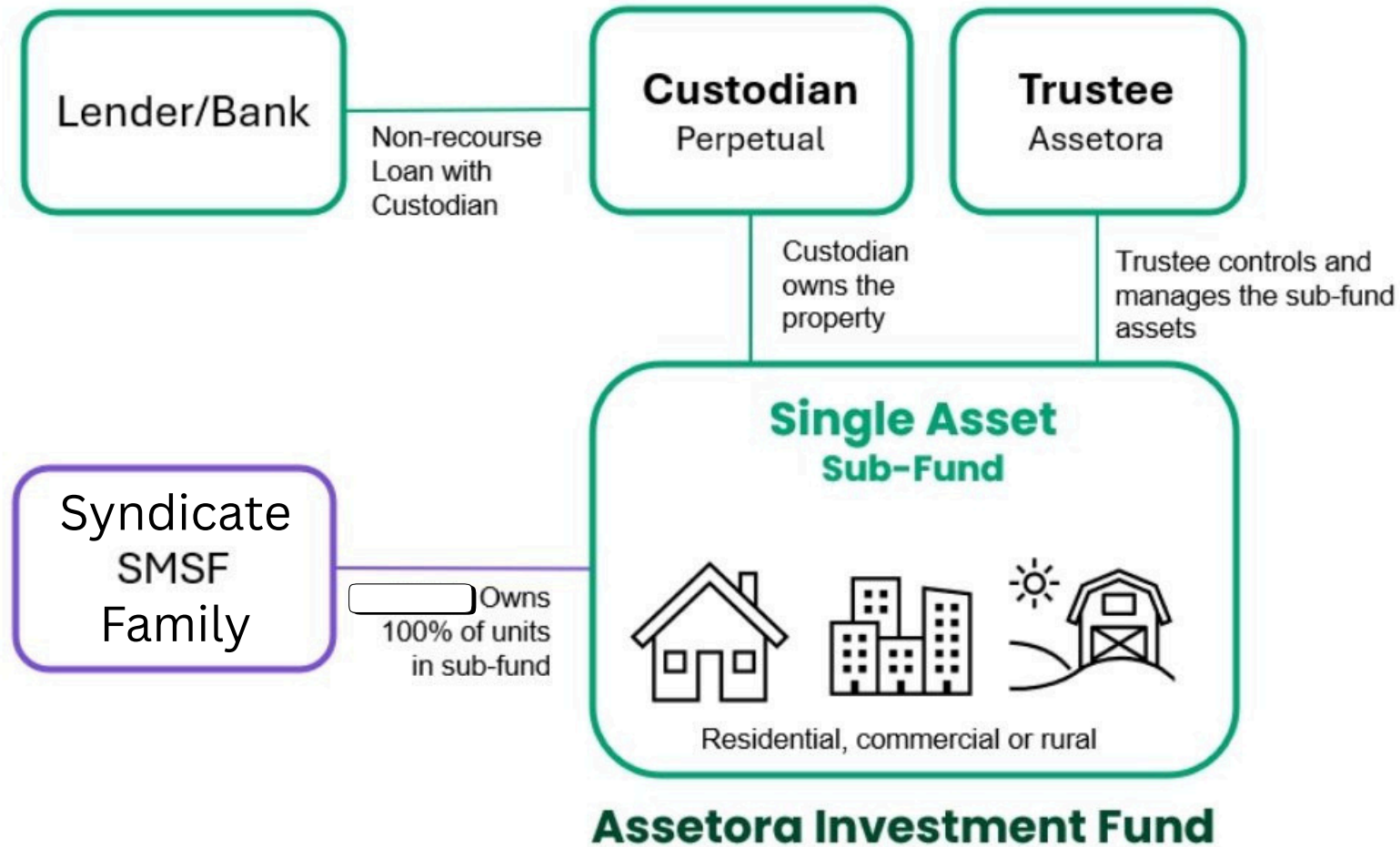


ASSETORA'S UNIQUE, TECHNOLOGY DRIVEN FRACTIONAL INVESTMENT PLATFORM  
MAKES EVERY ASSET AVAILABLE TO SMSF TRUSTEES FOR AS LITTLE AS  
\$1000.

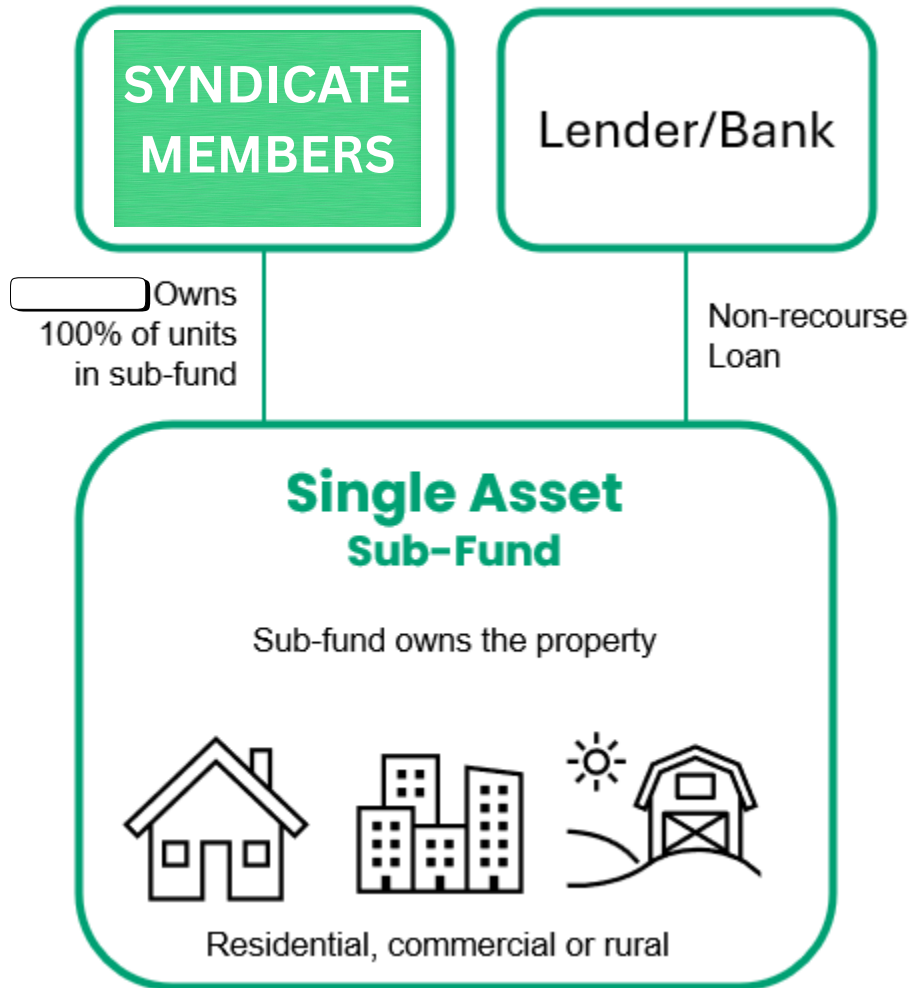
We break down BIG and VALUABLE assets into \$1 units.

We call it INVEST DIFFERENTLY.

# How our structure works



# INVEST DIFFERENTLY as a SYNDICATE



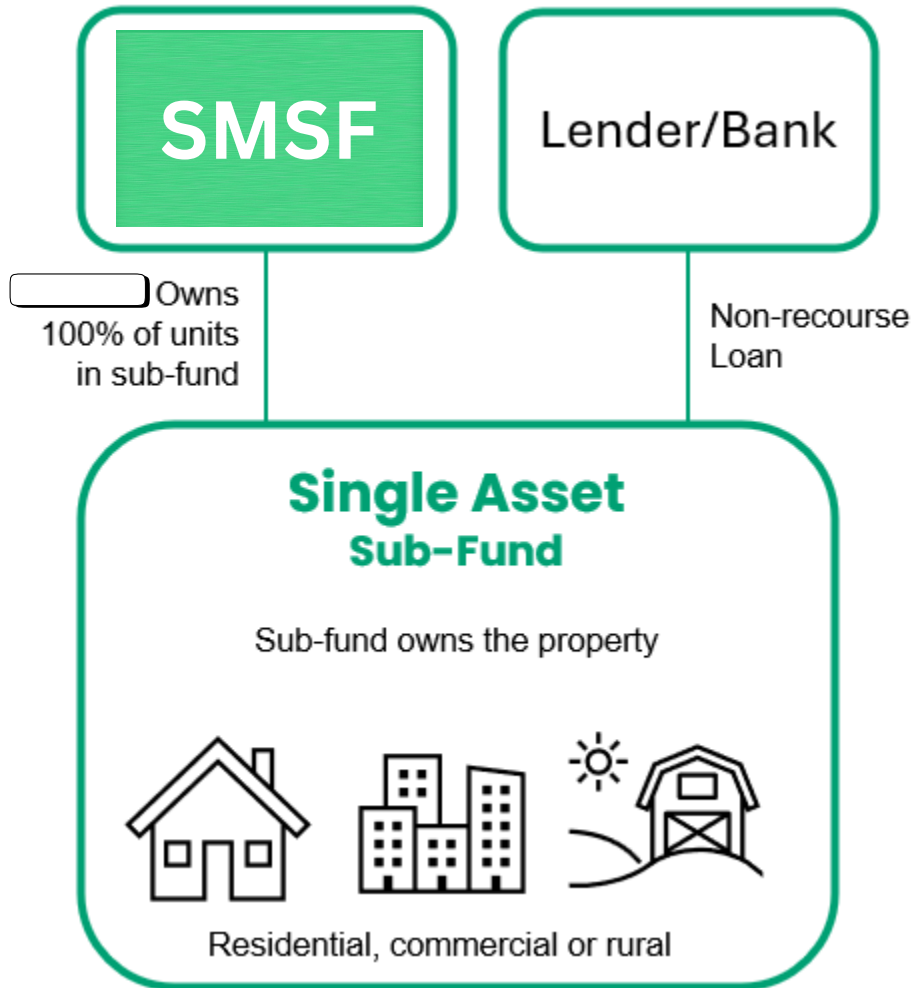
Each member buys units into the Sub Fund

The members can buy/sell units amongst themselves and/or our secondary market

No need for legal agreements, or solicitors



# INVEST DIFFERENTLY as an SMSF



The SMSF buys units into the Sub Fund

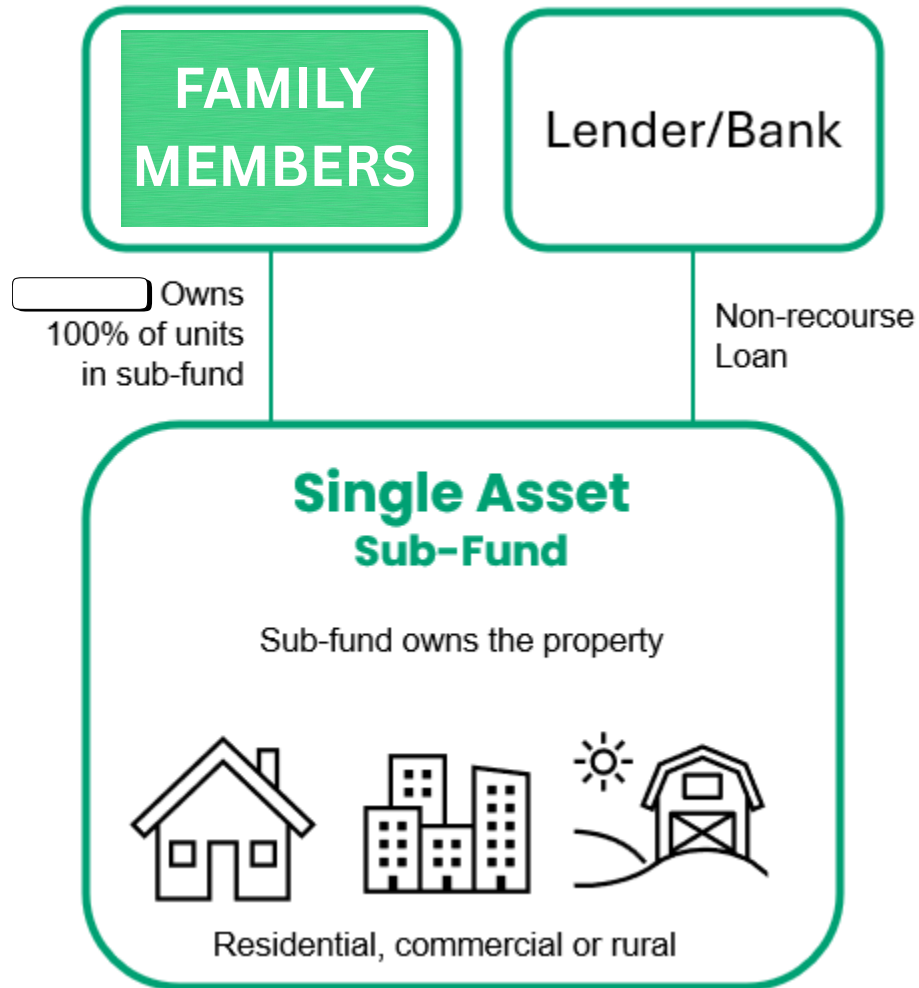
No need for a Bear Trust or an SMSF loan

Complies with SMSF regulations

Liquid real estate asset



# INVEST DIFFERENTLY as a FAMILY



The kids can buy units from the parents Family Home Sub Fund every year

Equity release + estate transfer without the tax or stamp duty

No need for legal agreements, or solicitors



## Simple steps to purchasing a property with your SMSF

### 1. Choose Your Property

- You (the SMSF trustee) select the residential, commercial, or specialised property you want to own. That property becomes the sole asset of a dedicated sub-fund within the Assetora Investment Fund.

### 2. Establish the Sub-Fund

- Each sub-fund is a separate trust that holds the property and ring-fences income and capital for its unitholders.
- Your SMSF invests by purchasing units in this sub-fund, often owning 100% of the units.

### 3. Add Leverage (Optional)

- The sub-fund can take out a Limited Recourse Borrowing Arrangement (LRBA), secured only against the property, to boost purchasing power while complying with SIS Act borrowing rules.

### 4. Professional Management

- Assetora's team manages the property, including tenant selection, rent collection, maintenance, and compliance.
- You benefit from ownership without the day-to-day management burden.

### 5. Income Flow & Cash Management

- Net rental income is distributed to your SMSF. Funds are deposited into the Assetora SMSF Cash Account—earning bank cash rate +0.13% p.a. with at-call access.

### 6. Integrated SMSF Reporting

- All investment and cash account data automatically feeds into Class Super and BGL Simple Fund 360, giving your SMSF administrator or accountant real-time information for compliance and year-end reporting.

### 7. Liquidity Options

- You can sell some or all of your sub-fund units without selling the property itself—providing flexibility and liquidity for portfolio changes or pension payments.

You pick the property, Assetora sets up and manages the compliant sub-fund, you receive rental income and capital growth benefits, and all the reporting is handled automatically making property ownership in your SMSF simple, compliant, and efficient.

**Step 1 -  
Set up your Assetora account  
online [www.assetora.com](http://www.assetora.com)**

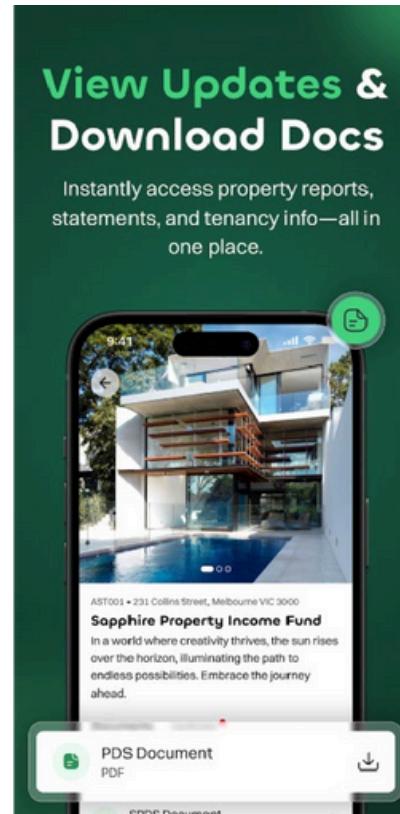
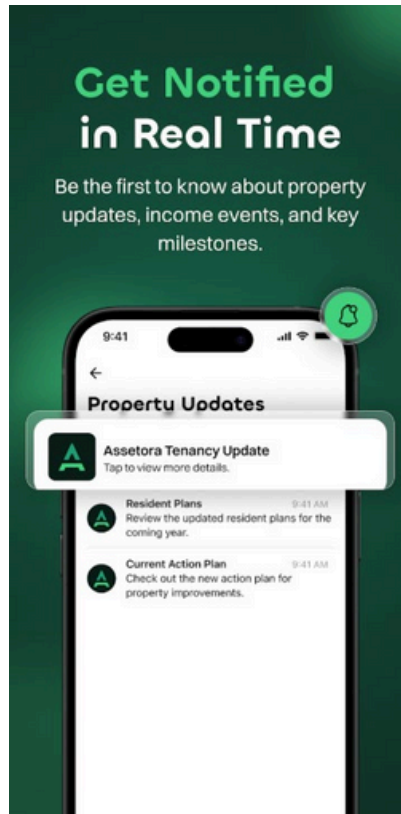
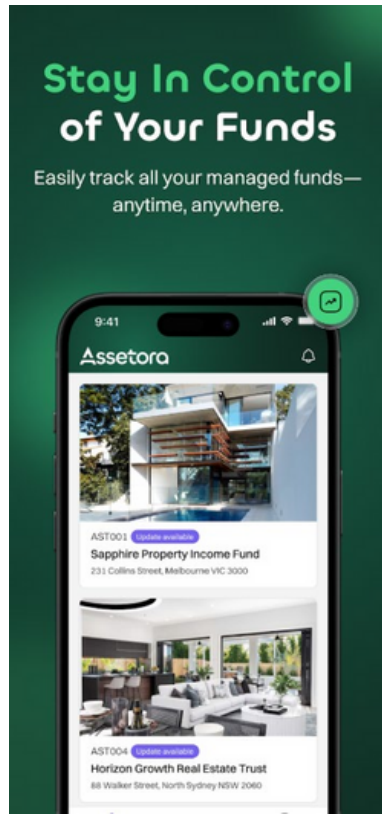
**Step 2 -  
Set up your property campaign  
on the Assetora platform**

**Step 3 -  
Our team facilitate the transfer of  
the property into the Sub Fund  
Structure**



# INVEST DIFFERENTLY, anywhere.

The Assetora App transforms the way investors connect with their wealth by making the experience as engaging as it is empowering.



With the Assetora App, investors can truly **invest differently** by experiencing ownership in a whole new way.

The Assetora App transforms the investor journey into a connected, engaging, and community-driven experience. Investors receive real-time updates on their holdings, follow opportunities in an Instagram-style feed, and engage with fellow investors through in-app chat.

Exclusive opportunities and investor benefits are unveiled directly in the app, creating a sense of insider access and belonging.





# CASH INVESTMENT HOLDING ACCOUNT FOR SMSF



Use your Assetora Cash Investment Holding Account to:

1. Earn interest on idle cash in your SMSF waiting to be deployed to an investment opportunity - RBA Cash Rate + 0.13%
2. Get access to Assetora's unique Sub Fund investment options - INVEST DIFFERENTLY with your SMSF
3. No fees or penalties for withdrawals.

Use your SMSF Bank Account for everyday transactions.



Get to know us - [www.assetora.com](http://www.assetora.com)

**Assetora has  
an SMSF  
CASH INVESTMENT HOLDING ACCOUNT**

**Go to -  
[www.assetora.com](http://www.assetora.com)  
Click the SIGN UP button**

Every day, we show  
the world what it  
means to  
invest differently.

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