

The HOPE Fund is Australia's first investment-grade rated residential housing fund. We empower essential workers to own homes and simplify property investing for investors.

Fund objectives and investment philosophy

HOPE Housing provides wholesale investors access to the capital growth of the Australian residential property market. Our investment philosophy is to capture and enhance the market capital growth by:

- Creating a diversified portfolio of residential real estate assets by co-investing with essential workers.
- Tapping into expertise and experience in the property due diligence and selection process
- Partnering with the essential worker, the owner occupier of the assets within the HOPE portfolio, to maintain the property in good order.

Operations update

In the 12 months to 30 June 2024 the HOPE Housing portfolio grew from 8 to 17 properties, the last 2 were added in the 3rd quarter of FY24.

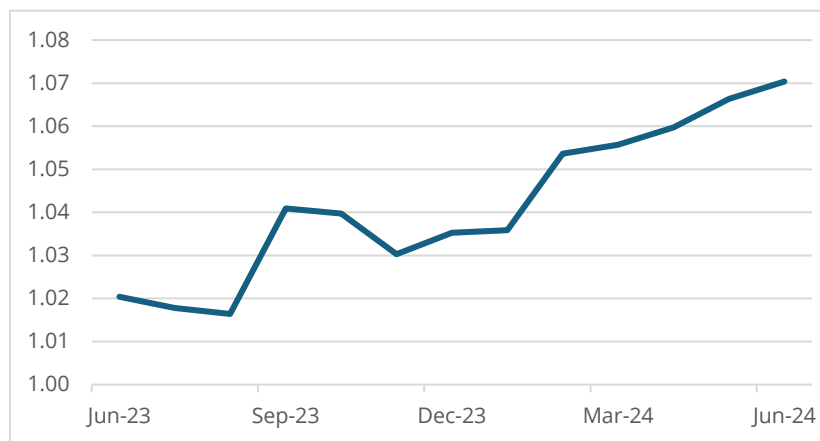
Over the next quarter HOPE Housing is working with its banking partner to support a further 10 essential workers into homeownership.

In line with its Trust Deed the HOPE Housing Investment Trust is scheduled to close for new investment end of October 2024.

Performance Information

	3 Months	6 Months	1 Year
Property Growth – Assets in Portfolio ^(A)	2.1%	5.4%	12.2%
CoreLogic Index – All Dwellings Sydney ^(B)	1.1%	N/A	6.3%

Unit Price History



Fund Facts

Fund Name	HOPE Housing Investment Trust
Fund Inception Date	October 2022
Net Asset Value	\$16.6M
Total Value of Properties	\$28.2M
Number of Holdings	17
Unit Price	1.0704

Rated Investment Grade ~

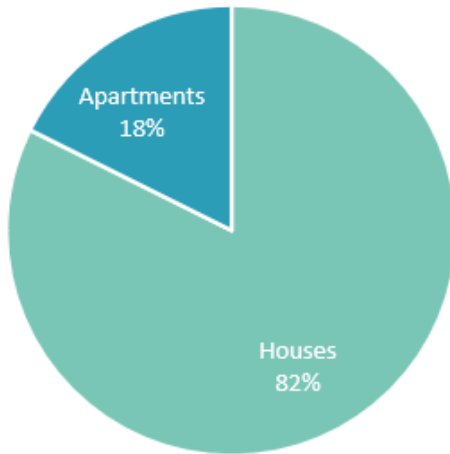
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SATISFACTORY

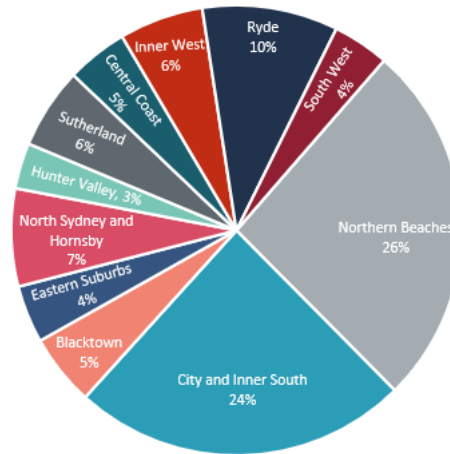


PORTFOLIO COMPOSITION

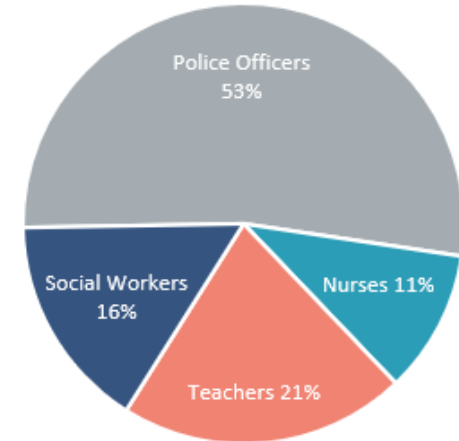
Houses/Apartments



Locations



Job Roles



HOPE'S IMPACT

Where Change is Happening



Results 12 months to Dec '23 ^(c)

13.5%
Social Return on Investment

\$1.2mil
Social Value Created

Survey Highlights

Homeowners reported a 22.5% reduction in travel time to get to work, with 77% noting they were now delivering a higher level of service in their profession and 69% saying they were now more likely to stay in their chosen profession.

100% of essential worker homeowners say they now have "peace of mind" regarding finances. 86% of essential worker owners report feeling mentally healthier after achieving home ownership.

Contact Information

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Disclaimer

This Investor Update has been prepared by HOPE Housing Fund Management Limited ABN 24 629 589 939 (Investment Manager/Manager/Company/HOPE/HOPE Housing) with Specialised Investment and Lending Corporation Ltd ACN 149 520 918 (AFS licence number 407100) acting as trustee (Trustee). The offer of units in the HOPE Housing Investment Trust (Fund) is available only to 'wholesale clients' within the meaning of that term under the Corporations Act 2001 (Cth). This document does not constitute an offer for units in the Fund. Prospective investors should refer to the Fund's private placement memorandum for further information about the offer and the Fund. Past performance is not a reliable indicator of future performance. For more information about the Fund, please refer to our [Investor Disclaimer](#) on our website.

(A) Portfolio growth is determined by estimating market value of the properties within the Fund's portfolio monthly, using CoreLogic IntelliVal (Automated Valuation Estimate) and PropTrack AVM. The change in total portfolio value is indexed from a base value of 100, established at the inception of the Fund's portfolio, to account for the addition of new properties during the same period. The 12-month growth represents the cumulative growth over the prior four quarters. The portfolio growth information does not take into account liabilities or expenses of the Fund and therefore may not reflect overall Fund performance.

(B) This is the growth of residential real estate in the Sydney market and is sourced from the 'CoreLogic Hedonic Home Index reports' for 'All Dwellings' in the Sydney market. The detailed methodology can be found on the CoreLogic Australia website.

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(C) Social return on investment is determined by HOPE and is assessed by surveying HOPE homeowners and applying proxies, sourced from domestic and international academic studies, to calculate value creation using a methodology that adheres to Social Value International's principles of social valuation. 'The Principles of Social Value' and the methodology is available on Social Value International's website. Social return is measured annually by HOPE each December. For more information about the calculation of the social return, please contact HOPE.

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