

DomaCom is an innovative fractional investment platform where, with an initial investment as little as \$500, you can invest across a range of differentiated assets in property, ESG projects, mortgages and other special opportunities.

- (03) 9452 0230
- clientservices@domacom.com.au
- Level 5 , 607 Bourke Street, Melbourne VIC 3000

<https://domacom.com.au/corporate/governance/investment-risks/>

Refer to section 7 Risk section of the PDS for an explanation of the risks involved in an investment in the DomaCom Fund and the general risks associated with property markets.

To ensure Investors are aware of the risks we have re-stated several of the risks below that are relevant to an investment in this Sub-Fund and number of other risks specific to this type of property investment.

- **Sub-Fund not constituted** – If there is insufficient investor interest or if DomaCom is not successful in purchasing the Underlying Property the Sub-Fund will not be created however Investors with an Active Bid will all be proportionately liable for the Campaign Costs.
- **Value changes** – The value of an Investor’s investment will go up and down in accordance with the value of the Underlying Property. General economic conditions will impact the underlying the value of the property.
- **No guarantee** – Returns are not guaranteed and Investors may lose some or all their capital.
- **Risk of loss of Capital** – **If there was a significant downturn in the property market resulting in a reduction in the value of the property, this could lead to a loss of capital for the investors in this property Sub-Fund upon the eventual sale of the property. However, note that the term of this Sub-Fund is 10 years.**
- **Past performance** of the property market in the area of the Underlying Property, is no indication or guarantee of future performance.
- **Liquidity risk** – **An Investor cannot withdraw from the Sub-Fund until the Sub-Fund is terminated, and the Underlying Property is sold. DomaCom does intend to offer a liquidity facility through which Investors can seek to sell their Units to another party, however there is no guarantee of this occurring.**
- **Damage or loss**– **There are a range of events that can damage the Underlying Property including acts of God (fire, flood, earthquake, and other natural disasters) through to accidents, negligence, and failures of maintenance. DomaCom Fund’s insurance may not cover or may not fully cover such losses.**

- **Vacancy risk** –There is a risk that the tenant may vacate, and you are required to find a new sub-tenant. This could cause issues in relation to the potential vacancy level and the time it takes to obtain a new sub-tenant, which in turn impacts on the level of income received from the tenant. To mitigate this risk the Head Lease is with a disability housing provider, who also acts as the property manager who will actively seek replacement sub-tenants. In addition to this it is believed there is currently a shortage of NDIS housing for sub-tenants with disabilities in Australia.
- **Insufficient income/vacancy risk** – there is a risk due to not full occupancy of the property that the expenses of the property may exceed the income during certain times. To mitigate this risk and additional amount of \$10,000 is held in reserve for vacancy risk.

Central West Orana Community Investment Fund Community Information Sessions

Squadron Energy and DomaCom invite you to attend one of our Community Information Sessions to learn more about the Squadron Energy Central West Orana Community Investment Fund. Central-West Orana Renewable Energy Zone residents have an opportunity to invest in Squadron Energy's wind farm projects through the Fund.



Please join us:

Dubbo

🚩 When:

Monday 6 May 2024
5p.m. - 6.30p.m

🚩 Location:

Western Plains
Cultural Centre
76 Wingewarra St
Dubbo 2830

Wellington

🚩 When:

Tuesday 7 May 2024
4.30p.m. - 6p.m

🚩 Location:

Maliyan Cultural Centre
13A Nanima Cres
(Cameron Park)
Wellington 2820

Mudgee

🚩 When:

Wednesday 8 May 2024
5p.m. - 6.30p.m

🚩 Location:

Mudgee Golf Club
21 Robertson St
Mudgee 2850

Dunedoo

🚩 When:

Thursday 9 May 2024
4.30p.m. - 6p.m

🚩 Location:

Dunedoo Sports Club
58 Wargundy St
Dunedoo 2844

Contact us

P: 1300 365 930

E: clientservices@domacom.com.au



Scan the QR code
to register your
attendance



Visit DomaCom for
more information:
domacom.com.au

*This information has been prepared by DomaCom Australia Limited (ACN 153 951 770, AFSL 444365) as the manager of the DomaCom Fund (ARSN 167 020 626) and is general advice only. All investments in the DomaCom Fund carry risks and the value of your investment may increase or decrease. Before acting on the information provided you should consider the appropriateness of the information, in the light of your own objectives, financial situation or needs. Units in the DomaCom Fund are issued Melbourne Securities Corporation Limited ACN 160 326 545 AFSL No. 428289. Read the PDS here <https://domacom.com.au/corporate/governance/product-disclosure-statement/> and TMD here <https://domacom.com.au/corporate/governance/target-market-determinations/>