

## The Opportunity

- Obelisk provides a gateway for investors to access the exclusive Trio platform that finances the purchase of a property when a lease-to-own agreement has been signed and specific underwriting standards have been met
- The opportunity is structured to provide returns from cash flow from leases and profits from the sales of acquired homes

## Investment Profile

- The investment is structured to provide returns both from cash flow from trio leases and profits from the sale of acquired homes; all investments and returns are to be paid in US dollars

## How it Works

- Investors invest as preferred shares into the Obelisk Global Fund SPC, which then flow into the Trio Obelisk Opportunity LLC, as Class B investment units
- Trio sets aside a 2% cash reserve for each home acquired, and also co-invests 20% of the equity funding needed on each transaction that is in a first loss position ahead of the Trio Obelisk Real Estate Fund investment
- Trio will only finance the purchase of a property once a lease-to-own agreement has been signed
- To qualify under the lease-to-own program, residential properties must have been built or improved within the past 10 years and located in major U.S. market areas
- Cash flow is generated through the income produced from 3 year leases
- Investors receive regular quarterly distributions, plus return of capital and a bonus at the end of the fixed 3 year term
- No capital redemption is permitted during the investment term

## Trio Obelisk Real Estate Fund

The Trio Obelisk Real Estate Fund is a special purpose cell from Obelisk Global Fund SPC, a preferred shares offering.

## Investment Returns

Cell Details	3 Years Quarterly
Distribution Payment Frequency	Quarterly
Investment Period	3 Years
Investment Return (per annum)	7.00% p.a.
Investment Bonus	10.00% of the excess income and gain on sale of homes (at the end of the 3 year term)

## Key Facts

### Asset Class

Real Estate Fixed Income

### Inception Date

Obelisk Global Fund SPC - June 2013

### Preferred Share Launch Date

Aug 2017

### Domicile

Cayman Islands

### Fund Type

Closed-ended

### Investment Currencies

USD

### Investment Term

3 Years

### Distribution Payment Frequency

Payable quarterly

### Minimum Subscription

USD100,000

## Key Parties

### Manager

Obelisk Capital Management Limited  
Trio Management LLC

### Administrator

Transcontinental Fund Administration, Ltd.

### Bankers

Global Fidelity Bank, Ltd.

### Legal Advisers

Dinner Martin Attorneys

### Auditors

Baker Tilly Cayman

## trigroup

trigroup is a cross-border multi-disciplined asset management group providing and managing structured investments exclusively behind trio's proprietary residential lease with option to purchase home financing program.

trigroup's management, advisory team, and strategic partners have extensive combined experience in real estate, financial services, technology, consumer marketing and national technology & financial products; for example, the management team alone has transacted over USD 2 billion in residential housing transactions.

**General Investment Risk.** The value of the Trio Obelisk Real Estate Fund and the underlying investments may fall as well as rise and investors may not get back the amount originally invested. Accordingly, an investment in the Fund and/or the Segregated Portfolio should only be made by persons who are able to bear the risk of loss of all the capital invested. Investments of the Fund will be subject to market fluctuations, credit defaults, currency fluctuations and risks inherent in all investments and might also be affected by external factors such as global economic recession or the occurrence of any force majeure events, which are beyond the control of the Investment Manager, the Segregated Portfolio and/or the Fund. There can be no assurance that the Investment Manager, the Fund or the Segregated Portfolio will achieve their particular investment objectives. Investors should also be aware that the value of the investments made by the Fund and/or the Segregated Portfolio may fall as well as rise having a corresponding effect on the returns of each Trio Obelisk Real Estate Fund Shareholder. Before making an investment decision, a prospective investor should review the potential risks and also consider the suitability of the investment in the Trio Obelisk Real Estate Fund Shares with respect to their investment objectives and personal risk profile.

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