LEVRON
INVESTMENT GROUP

Levron Investment Unit Trust

Pitch Deck

Prepared from the Levron Memorandum of Information
M.O.I. dated 28 June 2026

Investor presentation summary

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A concise walkthrough of the investment opportunity, structure, mandate, economics, governance and application pathway.

Investment Snapshot

Headline terms extracted from the LEVRON Investment Group Memorandum of Information (M.O.I.).

$12M
Initial amount to be raised under the offer

8% p.a.
Return on Business Investments, after all fees, is not guaranteed

15% p.a.
Return on Property Investments, after all fees, is not guaranteed

$10,000
Offer price per Ordinary Unit

$5,000
Offer price for other classes of Units, inclusive of Redeemable Units

Minimum application

20 Ordinary Units @ $10,000 per Unit, total $200,000; or
10 units in other classes @ $5,000 per Unit, total $50,000.

Investor suitability

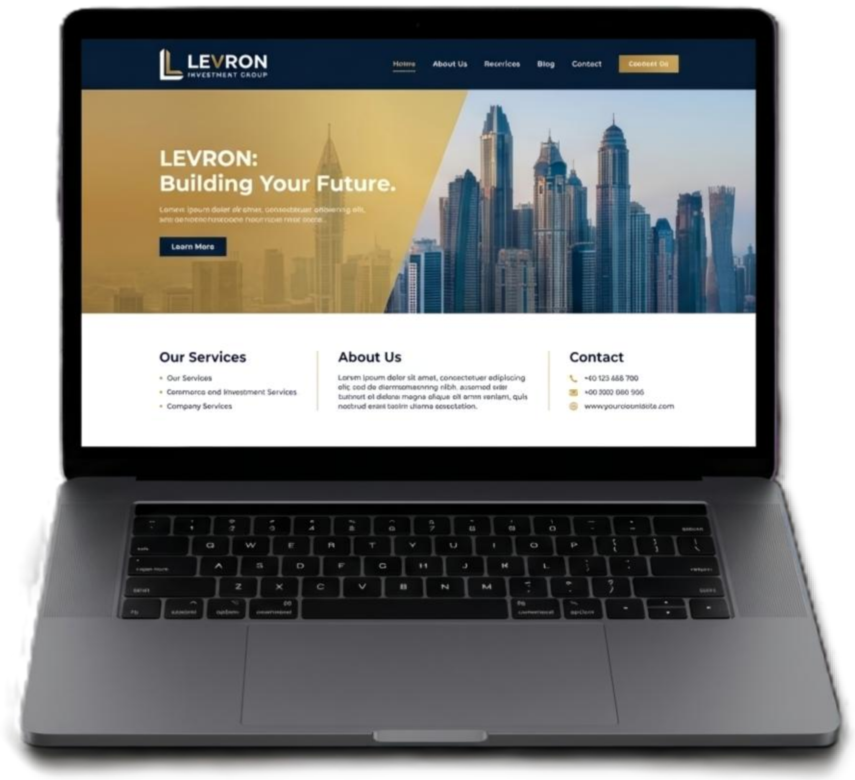
Designed for investors willing to accept the risks associated with business development and property development projects.

Speculative investment

The M.O.I. states that the Units should be considered highly speculative and that there is no guarantee of capital return, dividends or future Unit value.

Investor Proposition

LEVRON Investment Unit Trust positions itself as an accessible route to business and property development and related investment returns.



A diversified platform for business development exposure

- **Invests in and lends** to businesses & property developers with strategic advantage in the Australian business market.
- **Aims to fund** undervalued businesses and projects managed by experienced business owners.
- **Seeks to minimise** risk and maximise returns by diversifying across multiple projects.
- **Capital and returns** are intended to be paid out before founding unitholders or project developers receive profit payment.
- **Regular** distribution statements, quarterly updates and annual performance reporting are described in the M.O.I.

Target returns and investment outcomes are not guaranteed. Prospective investors should read the full M.O.I. and seek professional advice.

The Market Gap

The M.O.I. frames the opportunity around under-supplied capital for business growth and property development funding.

The funding gap has led to mezzanine finance and the use of third-tier lending, with the M.O.I. referencing rates up to 32%.

1 Capital constraint

Major banks are described as not providing adequate capital for business growth or the property development sector.

2 Funding gap

Businesses and property developers may have experience and staff, but insufficient capital.

3 LEVRON response

Trust capital is deployed into selected Investee Entities, secured loans, property and development opportunities.

LEVRON’s stated advantage is its business expertise, professional network and diversified portfolio approach.

Trust & Operating Model

A simplified capital-flow view based on the M.O.I.

Investors
Unit applications

LEVRON Investment Trust
Investment vehicle

Trustee Company
Approves investments

FOS + Advisory Board
Management & review

Investee Entities
Projects/services

Returns, dividends and reporting flow back to Unitholders subject to profits, declarations and Trust terms.

Manager
Funding Of Solutions Pty Ltd is appointed as Trust Manager.

Oversight
Board, risk team and advisory board review and monitor investments.

Investment Mandate

The Trust's stated objective is to generate consistent returns through diversified investments and secured structures.

Mandate Focus

Investee Entities, property development, acquisitions, consolidations and loans against assets.

Direct investment	Equity in businesses and project entities with strategic value.
Secured lending	Senior debt, mezzanine debt and loans against assets.
Property development	Residential, commercial, mixed-use and accommodation-linked opportunities.
Cash management	Fixed interest instruments and liquidity-focused holdings when not deployed.
Diversification	Multiple investments across business sectors and locations; single-project exposure controls.

Permitted investments and security instruments include JV agreements, partnerships, shareholdings, mortgages, caveats, guarantees and PPSR registrations.

Investment Selection Process

Each prospective investment is expected to move through a defined evaluation path before approval.

1 Opportunity
Identified through the Trust's professional and business network.

2 Internal Appraisal
Preliminary feasibility and project assessment.

3 External Appraisal
Independent consultants and valuers assess viability.

4 Due Diligence
Detailed review of project, entity and related risks.

5 Review
Management assesses criteria, reports and recommendations.

6 Approval
Board decides whether to formalise the investment.

Core criteria described in the M.O.I.

- Forecast return on investment of 8% to 25%.
- Targeted completion within 60 months.
- Feasibility must work in current and future market conditions.
- Project SPV must provide financial record access and service interest obligations.

Due Diligence & Monitoring

Risk management is positioned as a continual process, not a one-time check.

Before investment

- Feasibility assessment
- External appraisal
- Credit and track-record review
- Security position assessment

During investment

- Monthly reports from Investee Entities
- Financial record access
- Trustee Company representative checks
- Management and advisory board reviews

Security & controls

- Joint venture / partnership agreements
- First or second mortgages
- Caveats, guarantees and charges
- PPSR registrations and board appointments

The M.O.I. states each investment decision must be accompanied by a completed Due Diligence Checklist.

Use of Funds & Offer Details

The purpose of the issue is to fund Investee Entities and property development opportunities that meet the investment mandate.

Proposed use of funds

$2.4M	Project Investments — Minimum Subscription
$9.6M	Project Investments — Maximum Subscription
$80K	Offer Expenses — Minimum Subscription
$2.3M	Offer Expenses — Maximum Subscription

Issue pricing

Ordinary Units: $10,000 each. Other classes: $5,000 per unit.

Minimum investment

20 Ordinary Units / $200,000. Other classes: 10 Units / $50,000.

Offer status

This Offer is not underwritten. Applications may be accepted, reduced or rejected at the Trustee Company's discretion.

Capital is intended to be deployed into current Investee Entities listed in the M.O.I. plus future opportunities selected by the Trust.

Financial Snapshot

Selected figures from the 28 June 2026 M.O.I. financial statements for the half-year ended 31 December 2025.

$1.756M

Revenue / finance income

$1.648M

Profit for the half-year

$9.690M

Cash and cash equivalents

$16.766M

Investments

$26.942M

Total assets

$18.3M–$30.8M

Independent Expert valuation range; midpoint $24.5M

The M.O.I. states the 2024–2025 Financial Year accounts were not audited as of the date of the M.O.I. and that historical performance cannot be relied on to predict future performance.

Revenue Model

The Trust expects to generate revenue from Investee Entity returns, property and business activities, and defined fee streams.

Investee Entities & external investments → **LEVRON Investment Trust** → **Available surplus for Unitholders**

Revenue sources

Profits and distributions from investee companies, property sales, payments on leased assets, and returns from external businesses able to provide security.

Fees that may be charged

Joint venture, establishment, project management, capital raising, administration, valuation and due-diligence cost recovery.

Manager economics

M.O.I. describes a 1.50% annualised management fee and 20% performance fee above a 10% hurdle, subject to High-Water Mark.

Investee Entity Ecosystem

The M.O.I. describes an integrated group of business services, development and management capabilities.

SAS Solvency
Business revival services

FOS
Management arm & assets

MCRAY / EZYBUILD
Engineering & housing

DOC Lawyers
Legal & settlement support

LEVRON Investment Trust

SAS Accounting
Accounting & reporting

EZYDEBT
Debtor management

Negotiating
RPL/RTO Skills Recognition
Debt Finance & Factoring
Property Development

Current capabilities span business revival, legal services, debtor management, accounting, engineering, housing, assets and lease-back arrangements.

Governance & Risk Management

The M.O.I. describes board-level oversight, advisory review and formal governance policies.

Board & Trustee Company	Strategic objectives, investment approval, budgets and oversight
Audit & Risk Committee	Risk systems, major risk areas and external advice where appropriate
Advisory Board / Investment Review Committee	Monthly portfolio review and assessment of new opportunities
Policies	Board Charter, Code of Conduct, securities trading policy and risk management statement

Related party controls

Investment proposals involving associates or related parties are described as subject to commercial arm's-length treatment and decision-process controls.

Investor updates

The Trustee Company is expected to provide regular investor updates on the portfolio and development project status.

Financial Forecasts

Illustrative annualised revenue snapshot based on disclosed capital allocations and stated target returns.

POTENTIAL PORTFOLIO REVENUE BY BUSINESS UNIT

Business unit	Disclosed capital	Rate	Illustrative revenue
Business services Solvency, accounting, legal, engineering, debt recovery and FOS	$6.320M	8%	$0.506M
Housing / property EZYBUILD Housing	$1.380M	15%	$0.207M
External investments Secured / external investment channel	$3.020M	15%	$0.453M
Illustrative total	**$10.720M**		**$1.166M p.a.**

INVESTOR SCENARIOS

$200,000
Ordinary Unit minimum

$16k - $30k
illustrative annual return

$50,000
Other-class minimum

$4k - $7.5k
illustrative annual return

Options: Property Development Profits - 3 years turnaround. Byron Bay project ($30m) and Sovereign Islands project ($12m)

ILLUSTRATIVE ONLY - NOT A FORECAST OR GUARANTEE

Calculated as disclosed capital x stated target return. It does not model timing, tax, losses, reinvestment, fees by entity or cash availability.

The M.O.I. says reliable earnings forecasts cannot be prepared; distributions are discretionary and investors may lose some or all capital.

Risk Considerations

The M.O.I. emphasises that all investments are subject to risk and that investors may lose some or all capital.

No guarantee

Capital return, rate of return, dividends and future Unit value are not guaranteed.

Liquidity risk

Units are not listed; there is no established secondary market.

Dividend risk

Returns depend on Investee Entity performance and available net income.

Related party risk

Some opportunities may involve connections with management or ordinary Unitholders.

Investment & market risk

Underlying projects may underperform because of economic, market or project-level changes.

Operational & compliance risk

Systems, processes, service providers, contracts and key personnel can affect performance.

Prospective investors should read the M.O.I. in its entirety and obtain professional advice before deciding whether to invest.

Investor Reporting & Application Process

The M.O.I. sets out regular reporting and a defined application pathway.

Reporting described

- Written confirmation of Unit purchase.
- Quarterly update on key investor information.
- NAV and NAV per Unit plus portfolio status.
- Annual periodic statement and investment announcements.
- Updates on completed investments, Investee Entities and changes to expected timing or returns.

How to invest

- Read the M.O.I. and risk factors in full.
- Complete and submit the Application Form.
- Provide AML/CTF client identification materials.
- Pay application money by EFT within 48 hours of lodging the form.
- Applications are processed first come, first served and may be accepted, reduced or rejected.

Important Notice

- This pitch deck is a summary of the Levron Memorandum of Information and is not a substitute for the full M.O.I.
- The M.O.I. is dated 28 June 2026 and states that it has not been lodged with ASIC.
- ASIC takes no responsibility for the contents of the M.O.I. or the merits of the investment.
- Units should be considered highly speculative; there is no guarantee of capital return, dividends or future Unit value.
- Prospective investors should obtain professional advice from an accountant, stockbroker, lawyer or other adviser before deciding whether to invest.

LEVRON
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Contact us

Contact us today to request a copy of the LEVRON Investment Group Memorandum of Information (M.O.I.)

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