



CRFT Agri Business Fund



*"Number 1 in unique
and innovative
investments"*

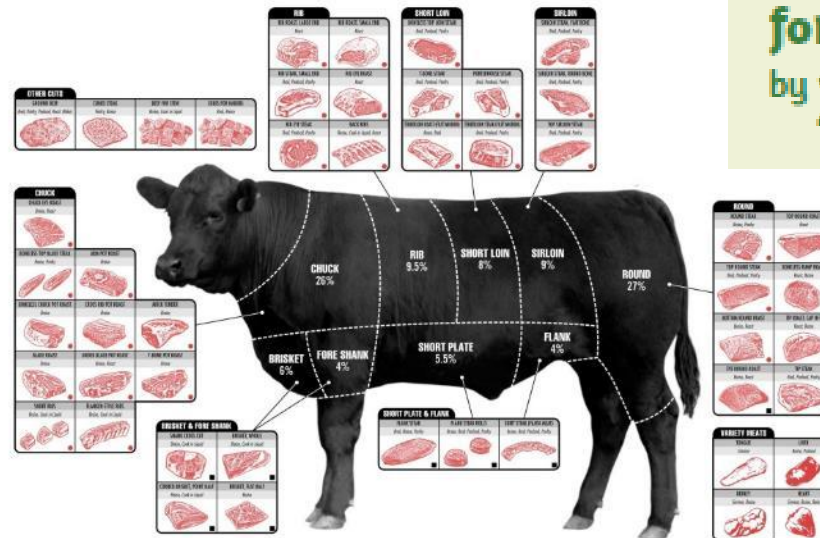
Contact: Phillip Imrie - MD CRFT +61 2 9637 5830
Glenn Griffin – CEO Investors Exchange Limited :+61 7 5532 1054



Agri Business Fund Opportunity

Production of clean, high value food in a region known for its organic production. Initial products:

- Beef
- Pasture Raised Eggs



A **70%** increase
in **global demand**
for **food** is predicted
by **2050** *




Agri Business Fund Opportunity

Production of clean, high value food in a region known for its organic production. Future and related products:

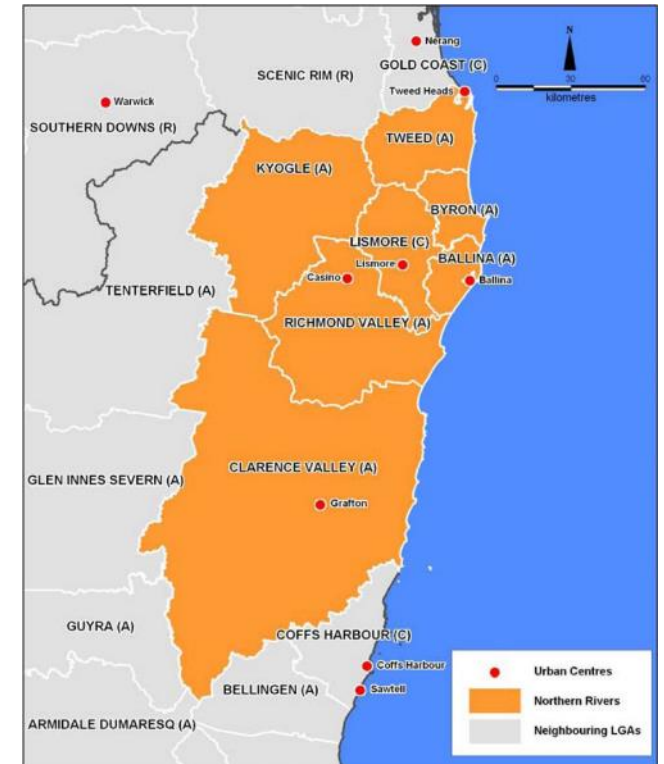
- Unlocks the value of plantation timber in the Northern Rivers.
- Opens up the potential of specialty cropping.

A **70%** increase
in **global demand**
for **food** is predicted
by **2050** *



Northern Rivers Region

- Population approx. 300,000.
- Centre of alternative lifestyle movement.
- Focus on organic produce with minimal chemicals.
“Clean fresh food.”
- Reliable rainfall.
- Region contains a significant number of small land holdings which are not commercially viable as farms.
- Significant proportion of agricultural land unused.



In Australia, Agriculture consumes 60-70% of our fresh water resource



Agri Business Fund Opportunity

CRFT Competitive Advantage

- Integrated rail bound logistics reduces costs of major production inputs such as grain and fertiliser.
- Wider sourcing and distribution footprint.
- Environmentally friendly.

Fund Manager



*“Number 1 in unique
and innovative
investments”*

Investors Exchange Limited

ACN 116 489 420 AFSL 299024

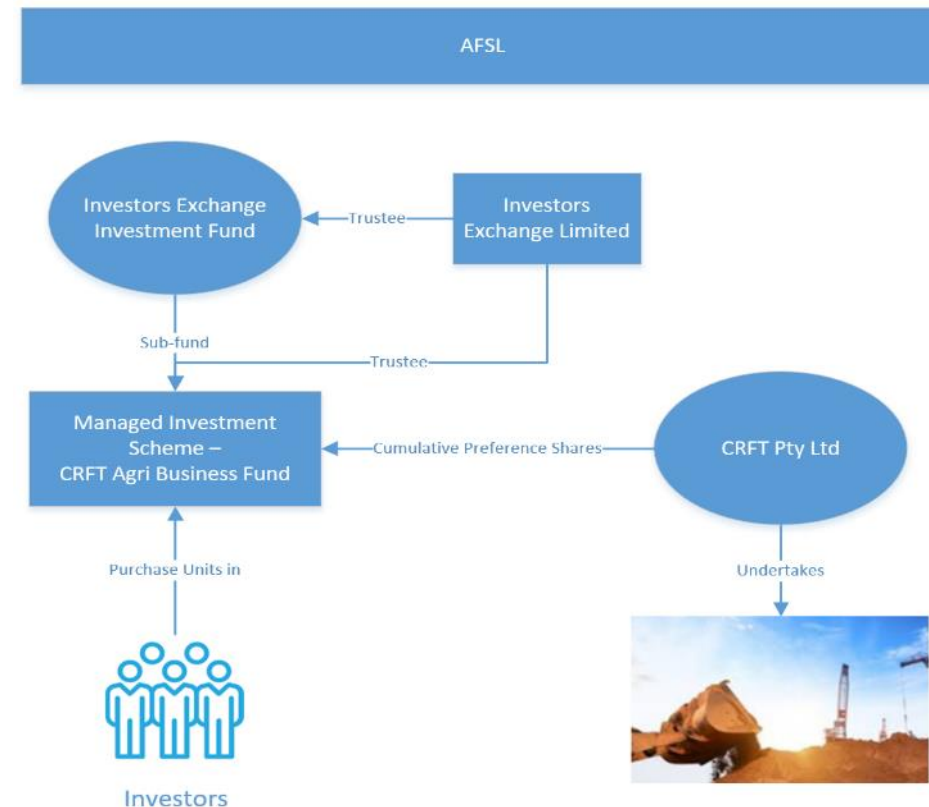
A: 112 Siganto Drive, Helensvale, QLD 4212

T: +61 7 5532 1054

E: glenn@investorsexchange.com.au

Investment Structure

- The CRFT Agri Business Fund will be a Managed Investment Scheme with a Trust Structure managed by Investors Exchange Limited AFSL #299024
- The fund will be a sub fund of the Investors Exchange Investment Fund.



CRFT Agri Business Fund Information Memorandum

Full details of the investment opportunity can be found in the Information Memorandum.



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Summary of the Investment

- Fund will purchase redeemable preference shares in CRFT
- Shares will be redeemed at 60 months from date of issue of the first share
- The preference shares pay a dividend of **8% per annum** which is cumulative over the 5 years.
- i.e. the total dividend payable on \$1 is \$0.40 over the 5 year period.
- Dividend payments will commence after the Initial Stage Construction has been completed approximately 18 months after date of issue and be paid on a six monthly basis.

Initial Stage Funding Requirement

- The Initial Stage Construction requires a budget of \$23 million.
- It is intended raise as much of this as possible as redeemable preference shares to be acquired by the CRFT Agri Business Fund.
- Should there be a shortfall this will be made up using debt finance.

CRFT Initial Stage Development

The Initial Stage Rail Terminal infrastructure procured includes-

- An intersection with Reynolds Rd providing site access for B-double sized vehicles.
- 1264 lineal m of sealed internal roadways above the 1 in 100 year flood event.
- Two railway sidings with total length of 2994 m capable of terminating a corridor length train of 1500 m in length.
- Connection to the ARTC mainline.
- 7065 sq. m bulk store area.
- 2100 sq. m sealed surface (container storage) allowing up to 250 20'containers to be stored at once.
- 13006sq m (8110 DGS20 + 4896 concrete) hardstand, with >400 m of container loading face.
- 8.44 ha of saleable land available for immediate development as warehousing / packing facilities.
- Mains power connection to site.
- Office and amenities complex for up to 20 staff (with solar power).
- Scalable wastewater treatment plant.

CRFT Initial Stage Development

The agri business infrastructure procured as part of the Initial Stage includes: -

- A 40 x 50 m steel framed shed (to be leased to the Operating JV).
- Egg packing and processing facility (to be leased to the Operating JV).
- Wood pellet plant (10 t / hr).
- Plant fuelling facility.
- Trailer mounted sawmill.
- Timber drying racks.
- Cattle crates.
- Portable cattle yards.
- Cold stores (to be leased to the Operating JV).
- 5 Chicken trailers with a capacity of 1000 birds each to be used for pasture raised egg production (to be leased to the Operating JV).

In addition, around 1500 ha of rural land with existing harvestable timber and suitable for grazing will be purchased.

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Minimum Funding Requirement

- The Minimum Construction requires a budget of \$9 million.
- It is intended raise as a minimum of \$4 million of this as redeemable preference shares to be acquired by the CRFT Agri Business Fund.
- Should there be a shortfall this will be made up using debt finance.

CRFT Minimum Initial Stage

The Initial Stage Rail Terminal minimum infrastructure procured includes-

- **An intersection with Reynolds Rd providing site access for B-double sized vehicles.**
- **Internal roadways above the 1 in 100 year flood event.**
- **Mains power connection to site.**
- **Office and amenities complex for up to 20 staff (with solar power).**
- **Scalable wastewater treatment plant.**

CRFT Minimum Initial Stage

The agri business infrastructure procured as part of the Minimum Initial Stage includes:

- **A 40 x 50 m steel framed shed (to be leased to the Operating JV).**
- **Egg packing and processing facility (to be leased to the Operating JV).**
- **Plant fuelling facility.**
- **Trailer mounted sawmill.**
- **Timber drying racks.**
- **Cattle crates.**
- **Portable cattle yards.**
- **Cold stores (to be leased to the Operating JV).**
- **5 Chicken trailers with a capacity of 1000 birds each to be used for pasture raised egg production (to be leased to the Operating JV).**

In addition, around 100 ha of rural land with existing harvestable timber and suitable for grazing will be purchased.

Casino Rail Freight Terminal Equity Structure

- Directors Phillip Imrie, Rex Boag.
- Combined 60 years of experience covering agri business and rail logistics.
- Proven management team.

CRFT Revenue Model

- Multiple revenue streams reduces risk.
- Revenue from both agricultural production and product value add
- Flexible and adjusts to changing conditions and uncertainty
- Vertical integration supports volume.

Financial Forecasts

	2018	2019	2020	2021	2022
	\$	\$	\$	\$	\$
Revenue Timber & Cattle	\$157,811	\$7,051,731	\$9,101,779	\$9,759,467	\$10,003,454
Less Cattle Breeding Costs	1,856	183,916	193,227	198,058	203,009
Less Direct Costs	0	2,517,530	3,165,257	3,546,990	3,640,102
Gross profit	157,811	4,350,285	5,743,295	6,014,420	6,160,343
Revenue Rail Terminal, Leases and Joint Ventures	0	2,879,718	2,770,763	4,840,531	4,961,544
Gross Revenue Net of Direct Project Costs	157,811	7,230,003	8,514,058	10,854,951	11,121,887
EXPENDITURE					
Audit Fees		5,121	5,249	5,380	5,515
Administrative expenses	37,440	206,041	211,192	216,472	221,884
Interest Costs		1,044,994	977,774	910,686	803,044
Preference Share Interest		920,000	920,000	920,000	1,840,000
Operating Joint Venture Costs	45,333	1,994,670	2,044,537	2,095,650	2,148,041
Plant & Vehicle Costs	-	193,737	198,581	203,545	208,634
Personnel & Director expenses	-	381,105	390,632	351,376	360,161
Rates & Utilities		10,000	10,250	10,506	10,769
Repairs & Maintenance		20,000	20,500	21,013	21,538
Depreciation and amortisation expenses	-	870,534	870,534	870,534	870,534
Total Expenses	82,773	5,646,202	5,649,249	5,605,162	6,490,119
Profit Before Income Tax	75,038	1,583,801	2,864,810	5,249,789	4,631,768
Income tax	0	414,225	787,823	1,443,692	1,273,736
Profit After Income Tax	\$75,038	\$1,169,576	\$2,076,987	\$3,806,097	\$3,358,032
Accumulated profit/loss at the beginning of the financial year	(\$152,567)	(\$77,529)	\$1,092,047	\$3,169,034	\$6,975,131
Total Available for Appropriation	(\$77,529)	\$1,092,047	\$3,169,034	\$6,975,131	\$10,333,162
Nett Cash Flow	\$75,038	\$1,040,110	\$1,947,521	\$3,676,631	\$2,728,566
Cumulative Nett Cash Flow	\$75,038	\$1,115,148	\$3,062,669	\$6,739,300	\$9,467,865

These forecasts should be read in conjunction with the notes contained in the Information Memorandum

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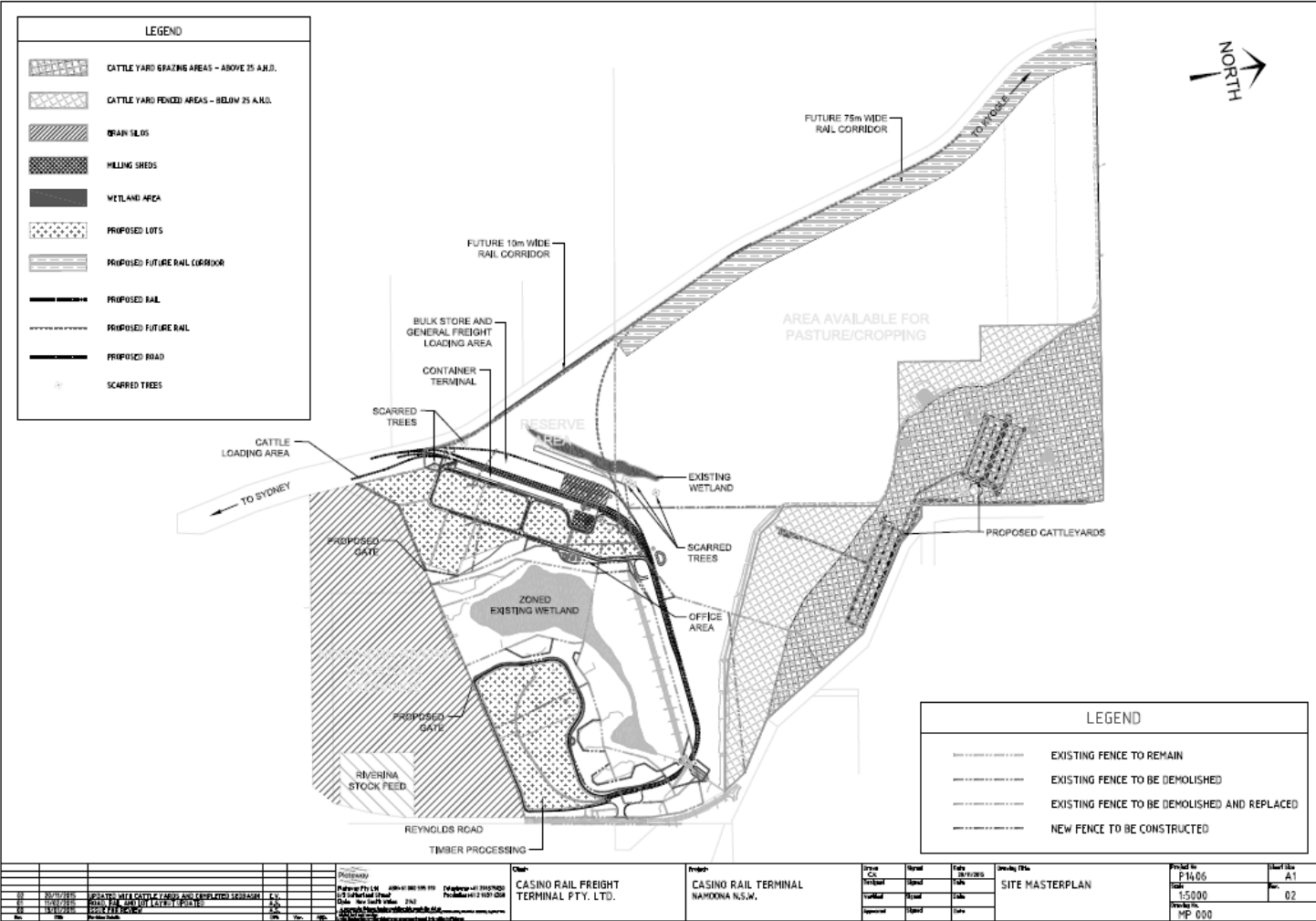
Financial Forecasts

Accumulated Debt

Balance of Financial Facilities	1,240,000	127,166	9,877,793	8,877,793	7,877,793
Annual Debt Drawdown	9,887,166	11,250,627	-	-	-
Annual Debt Reduction	-	1,000,000	1,000,000	1,000,000	1,500,000
Transfer to Redeemable Preference Shares	11,000,000	500,000	-	-	-
NET YEAR END DEBT	127,166	9,877,793	8,877,793	7,877,793	6,377,793
Redeemable Preference Share	\$11,000,000	\$ 11,500,000	\$ 11,500,000	\$ 11,500,000	\$11,500,000

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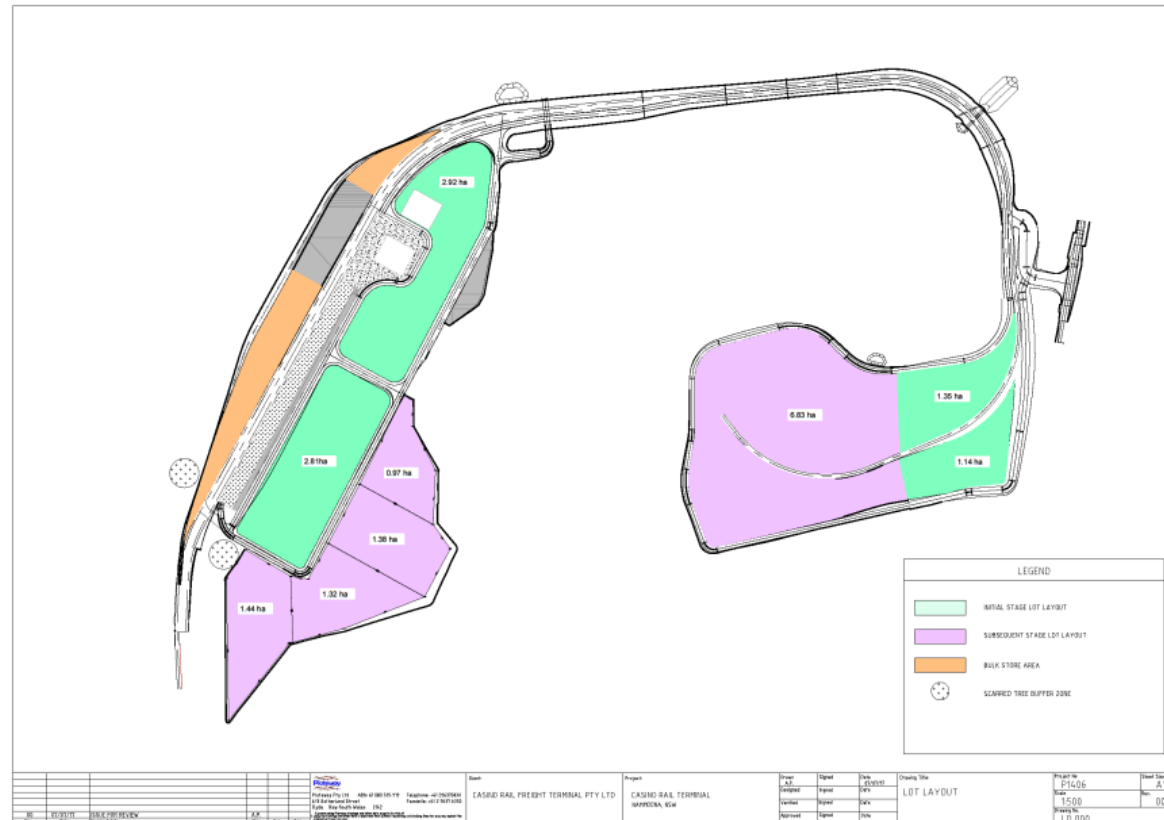
Site Master Plan



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Initial Stage Footprint

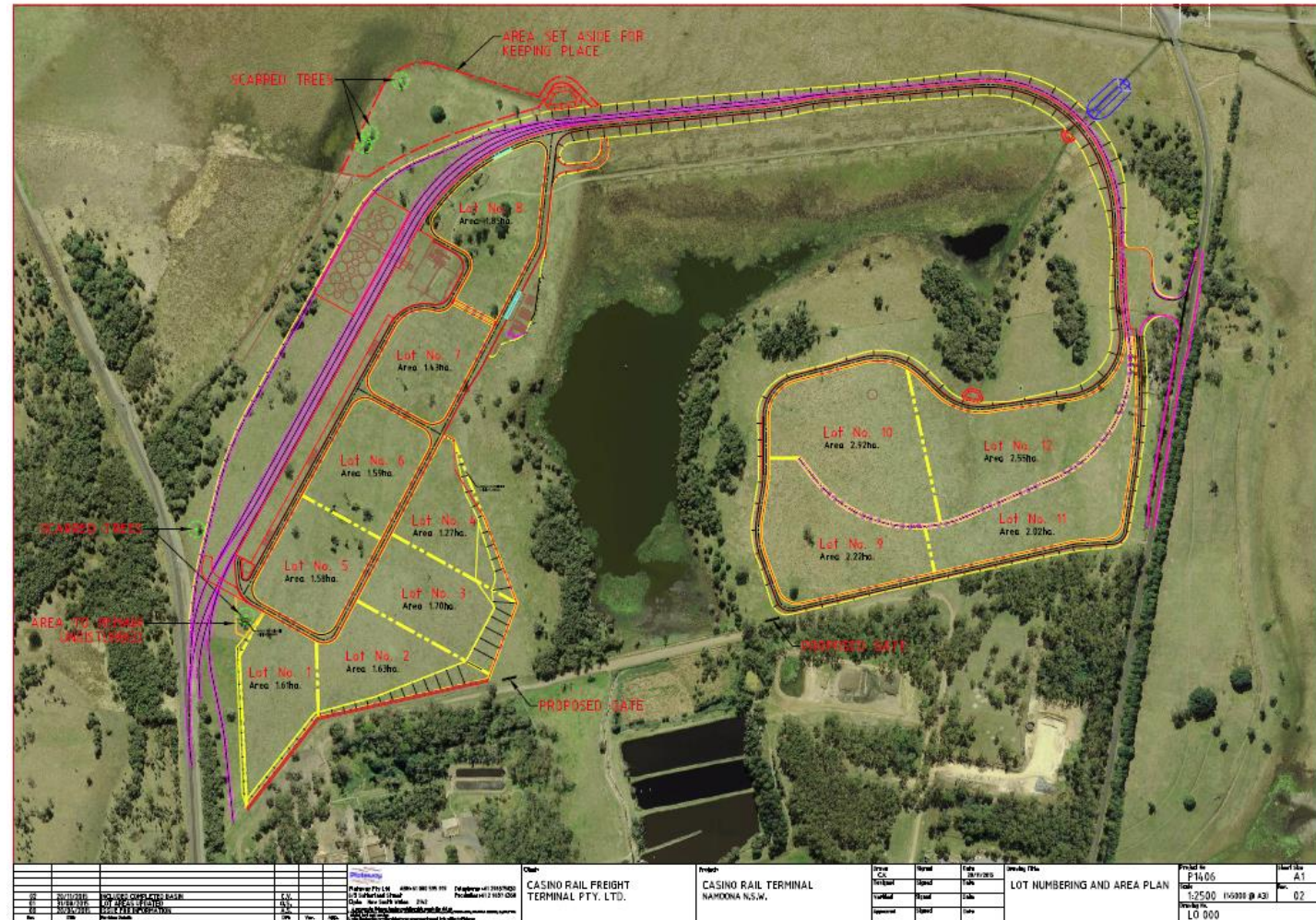


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Room for Expansion and Growth

- Approx. 23 ha of land available for development of ancillary facilities.
- Special Zoning allows industrial development associated with the rail terminal



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Delivery Structure

- Joint Venture with Casino Boolangle Local Aboriginal Land Council (CBLALC).
- Joint Venture to operate terminal facilities as well as agri businesses on land owned by the partners.

Key Advantages

- Low cost due to locally sourced staff.
- Increases economy of scale and improves resource utilisation.
- Allows for growth.

Project Status

- Rail and Grain Terminal Approval Phase Complete.
- Project “shovel ready”.
- Short Construction Program.
- Commence operations 8 months after funding.

Item	% Complete	Time to Complete
Approvals		
Rail Terminal Development Approval – Project Stage 1	100	N/A
Development Application – Grain Terminal & Milling Shed	100	N/A
Development Application – Subdivision	10	6 months
Development Application – Cattle Operation	10	6 months
Design		
Rail Terminal Environmental Works	100	N/A
Rail Terminal Intersection	100	N/A
Rail Terminal Bulk Earthworks and Drainage	90	1 month
Rail Terminal Roads	90	1 month
Rail Terminal Tracks	90	1 month
Grain Terminal	40	3 months
Subdivision	70	2 months
Cattle Operation	20	1 month
Construction		
Rail Terminal	5	8 months
Grain Terminal & Milling Shed	0	12 months
Subdivision	0	N/A
Cattle Operation	30	3 months

Site Works Completed

- Rail Terminal Detailed Design
- Council acknowledged Commencement of Terminal Development Application
- Sediment Basin Constructed
- Stage 1 & 2 sediment fencing completed
- Wetland fencing partially completed



Site Works Completed

- Cattle yards and new holding paddocks constructed on Woodlands.



Agri Business Ramp Up

- Cattle herd build up underway.
- Company owns a total of around 350 beasts with more being added every few days.



Company Directory Casino Rail Freight Terminal

Business name: Casino Rail Freight Terminal Pty Ltd

Date registered: 25th October 2013.

Registered Office Address: 1 Creek Road Birkdale Qld 4159

Business Address: 6/3 Sutherland St, Clyde NSW 2142

Business Structure: Proprietary Limited Company

ABN: 70 166 530 847

ACN: 166 530 847

GST: The company is registered for GST.

Domain names: www.crft.com.au, www.crft.net.au