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GOLDEN AGE CAPITAL

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Bringing You A Prosperous Future

Golden Age Capital team is united by their global business and investment expertise. Our expertise crosses oceans and cultures, and this deep understanding of the Chinese and Australian markets means we can be a conduit between them.

With an independent perspective, a global distribution platform and partnerships with international institutional investment houses, Gold Age Capital offers a fully integrated business model for clients seeking investments within Australian assets.

Golden Age Capital is also a professional funds management firm authorised by the Australian Securities and Investments Commission (ASIC) and holds an Australian Financial Services Licence (AFSL No. 493772). In just over two years, Golden Age Capital has successfully operated and managed a pool of more than A$250 million.

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THE MANAGEMENT TEAM

Jeff Xu
Founder / Managing Director

Jeff Xu is the Founder and Managing Director of Golden Age Capital and Golden Age Group. He established Golden Age Group in 2006 and led the Group through the development of the Sheraton Melbourne Hotel in 2014. This was a significant achievement being the first 5-Star Hotel by a Chinese developer in Australia. Mr Xu's sophisticated knowledge of the cultural, business and market drivers within Australia and China has been the significant underlying force driving the ongoing success of the Golden Age Group

Shelley Du
CFO

Shelley is the Chief Financial Officer of Golden Age Group and has been an Australian CPA member since 2002. She has over 18 years of accounting and finance experience across a diverse range of industries. Shelley has 8 years of tertiary teaching experience in accounting and finance, having taught at some of Australia's leading universities. Shelley has been with Golden Age Group for 8 years overseeing various aspects within each of the divisions including property acquisition and settlement, finance structuring, budgeting and forecasting as well as development finance

Chris Crighton
COO

Chris is the Chief Operating Officer of Golden Age Group, overseeing the sourcing and assessment of new opportunities. Chris has a diverse background having spent 10 years in the entertainment industry and over 8 years' experience within the property industry. Prior to joining Golden Age Group, Chris spent 7 years in ANZ Institutional Property Group structuring and administering senior finance solutions for many of Australia's largest property developments.

Sam He
Fund Manager

Sam is the Director of Golden Age Capital, holding a globally recognized qualification of Charted Financial Analyst (CFA), with more than 12 years of experience in capital management, financial risk control, corporate debt / equity raising and M&A. Sam has worked for Aurizon (AZJ), the largest transportation company in Australia as well as ASX 50 company. Before joining Golden Age Capital, Sam worked for National Australia Bank as a Director of Asia Desk for financial markets.

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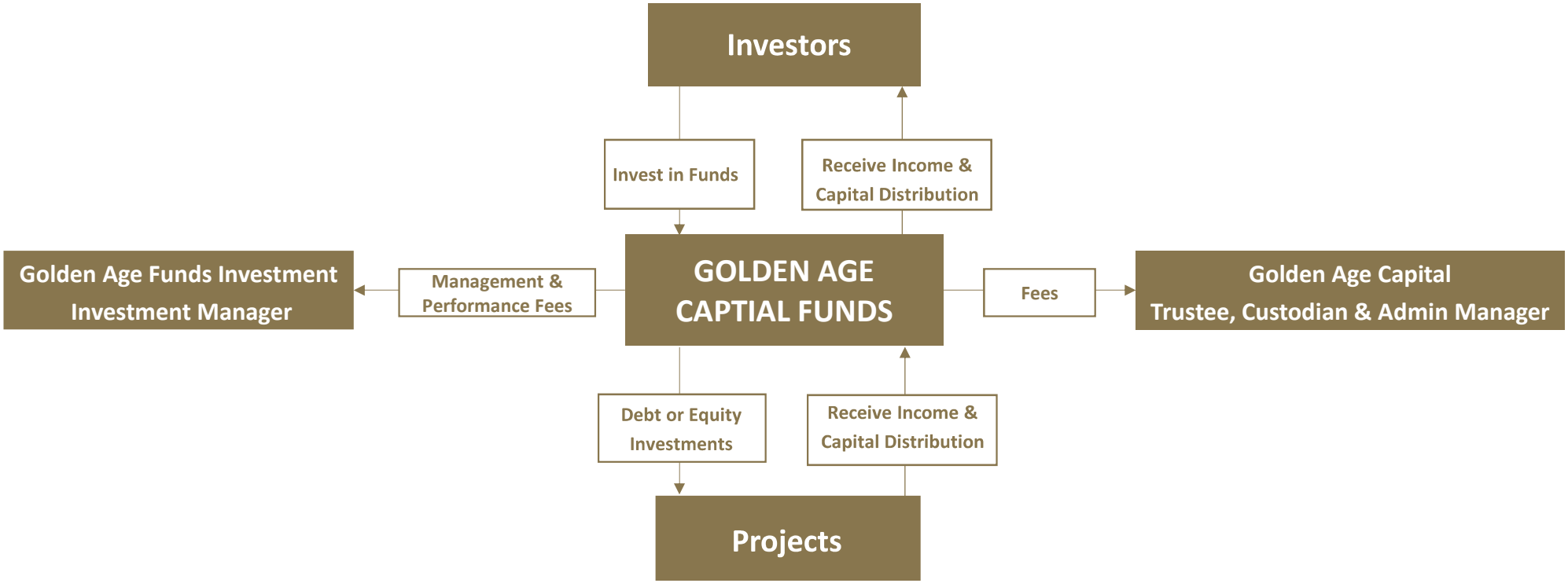
FUND STRUCTURE



FUND PARTNERS

	Name	Details
Trustee	Golden Age Capital Pty Ltd	Australian Financial Services Licence (AFSL) holder, financial license number 493772; Golden Age Capital team have significant experience as a fund trustee in the management of fixed income and private equity property funds.
Investment Manager	Golden Age Funds Investment Pty Ltd	Golden Age Funds Management has excellent experience in investment management for property funds. Capitals and returns of investors will be better protected through professional management.
Custodian Bank	National Australia Bank (AUD&USD)	National Australia Bank (NAB) is one of the four largest financial institutions in Australia. NAB is the custodian bank for both AUD and USD for Golden Age Capital funds.
Auditor	HLB Mann Judd	A well-known accounting firm in Australia.
Legal Counsel	Hall & Wilcox Lawyers	One of the top 10 law firms in Australia. It is responsible for overseeing the fund’ s compliance.
Regulators	Australian Securities and Investments Commission & Australian Taxation Office	The funds are all regulated by both the Australian Securities and Investments Commission (ASIC) and Australian Taxation Office (ATO) and are required to strictly comply with all relevant regulations.

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FUNDS

Fixed Income Property Funds

- Golden Age GAC Property Income Mortgage Fund（closed）
- Golden Age Macquarie Park Development Fund（closed）
- Golden Age Sky One Development Fund（closed）
- Golden Age Property Investment Fund 5（open）
- Golden Age Property Investment Fund 6（open）
- Golden Age Glen Property Fund（open）

Private Equity Property Funds

- Preferential Equity Fund（closed）
- Private Equity Fund （closed）
- Golden Age Australian SIV Fund（closed）

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FIXED INCOME PROPERTY FUNDS

Park One | **Sydney's First Urban Park Community**
Sydney

Sky One | **The Highest Building Outside of Melbourne CBD & The Largest Mixed Use Building in Box Hill**
Melbourne

No. 85 Spring Street | **One of Melbourne's Most Luxurious Developments**
Melbourne

Essence Double Bay | **Low-density High-end Apartments in One Of The World's Most Distinguished Districts**
Sydney

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FIXED INCOME PROPERTY FUNDS

Sky Garden

Sitting Atop A $460 Million Redevelopment Of The Glen Shopping Centre

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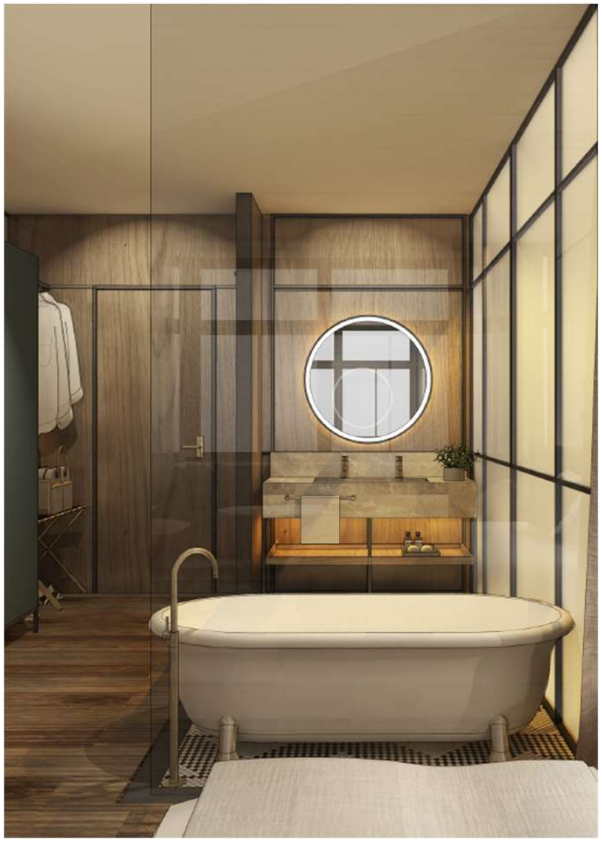
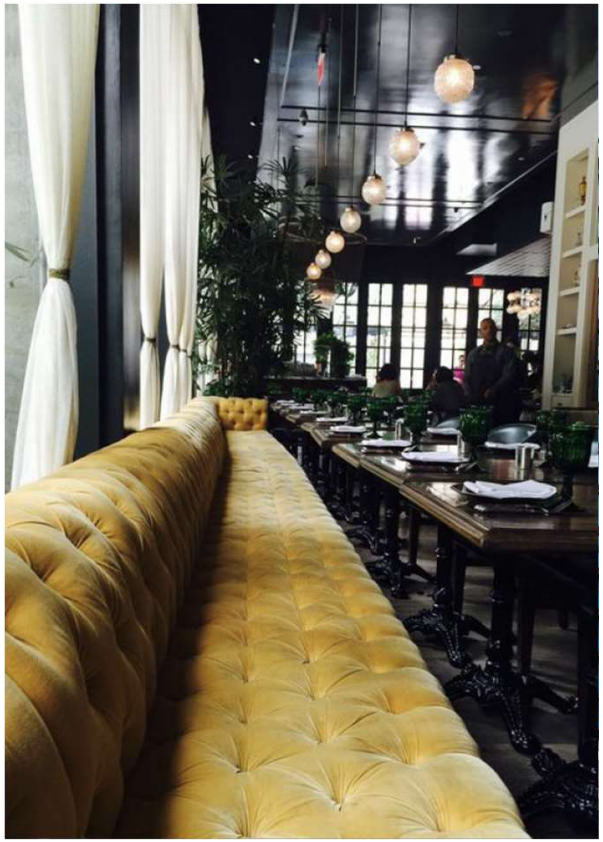
PRIVATE EQUITY PROPERTY FUND

Wentworth Ave, Surry Hills, Sydney