

B2B Capital Pty Ltd

EQUITY LENDING GUIDELINES - 2008

Equity is provided to a select group of developers dependent on current investment needs of our investors on the following basis:

- Minimum loan size is \$500,000
- Leverage cannot exceed 100% of the total development costs
- Minimum Project Margin to be at or above 15% based on net total development costs including senior interest and mezzanine interest
- Project contingency must be at least 5% of Construction Costs
- Preferred Equity IRR from each Project for the lender must be a minimum of 25%
- All other lending criteria regarding location and geographical constraints are the same as for the Mezzanine Lending Criteria