

EDEN INVESTMENT MANAGERS

Track Record as
at 31 October 2020

Table of Contents

1. Investment Details - Overview of the investment details for all Eden Funds
2. Investment Performance - Return performance for the Funds
3. Gross Portfolio Level Performance - Overall portfolio level returns for all Funds
4. Investor Net Returns - Fund level returns for all Funds.

Eden Investment Managers Strictly Private & Confidential

Investee Company	Description	Sector	Investment Type	Security	Seniority	Jurisdiction	Date of Investment	Investment Currency	Initial Amount Invested
Private Debt I									Million
Jason Ranches	Real estate development firm that has closed over 3,000 real estate transactions.	Real Estate	Equity co-investment	No	Senior	USA	01-01-05	USD	Ongoing
Tundra Energy	Oil & gas focus in West Texas	Oil & Gas	Equity co-investment	No	Senior	USA	01-01-11	USD	0.140
Windemere Energy	Salt water disposal operators for oil and gas companies	Oil & Gas	Equity co-investment	No	Senior	USA	01-03-11	USD	0.135
Four Fountains	Salt water disposal permitting and regulatory operation	Oil & Gas	Equity co-investment	No	Senior	USA	01-01-12	USD	0.120
Clear Water Resources	Consolidated operations and assets of Tundra, Windemere and Four Fountains. Sold to Perella Weinberg in non-disclosed multi-million dollar deal.	Oil & Gas	Equity co-investment	No	Senior	USA	01-01-12	USD	2.200
Kudney Rig Up and Down Services	Top-rated rig up/down service for several operations in Eagle Ford Shale	Oil & Gas	Equity co-investment	No	Senior	USA	01-01-12	USD	0.100
Silver Eagle	Trucking/logistics company in oil and gas industry. Sold to PE group in non-disclosed multi-million deal.	Transportation Logistics	Equity co-investment	No	Senior	USA	01-01-12	USD	0.200
Maverick Flowback Testing	Oil and gas servicing company in the Eagle Ford Shale and Permian Basin	Oil & Gas	Equity co-investment	No	Senior	USA	01-01-13	USD	0.100
Kinergy	Created after merging of Maverick and Kudney in mm deal.	Oil & Gas	Equity co-investment	No	Senior	USA	01-01-15	USD	0.050
Warbucks Development	Custom home site developer in Central Texas.	Real Estate	Equity co-investment	No	Senior	USA	01-01-15	USD	Ongoing
S&R Home Builders	Spec home-builder in Central Texas.	Real Estate	Equity co-investment	No	Senior	USA	01-01-16	USD	Ongoing
Meador Ranch	Water sourcing company that sourced to oil and gas for fracking purposes.	Oil & Gas	Equity co-investment	No	Senior	USA	01-01-16	USD	3.000
Basin Properties	Funded purchase of 600,000 acres in Permian Basin. Sold 400,000 acres and reserved remainder for water rights and source to O&G for fracking purposes.	Oil & Gas	Equity co-investment	No	Senior	USA	01-01-17	USD	Ongoing
Midland Basin Partners	Funded purchase of 30,000 acre joint venture with Texas Pacific Land Trust to sell water to O&G companies.	Oil & Gas	Equity co-investment	No	Senior	USA	01-01-18	USD	12.000

Seabed	Funded lease of 32,000 acres in Permian Basin. Sold to an operating sand mine and reserved royalty.	Business Services	Equity co-investment	No	Senior	USA	01-01-16	USD	0.400
Colony Ranch	344.78 acre development divided and sold as 30 individual lots.	Real Estate	Equity co-investment	No	Senior	USA	01-01-07	USD	0.626
Remington Ranch	218 acre development divided and sold as approximately 40 lots.	Real Estate	Equity co-investment	No	Senior	USA	23-04-19	USD	1.254
Wilson Hills	230 acre development divided and sold as 21 individual lots	Real Estate	Equity co-investment	No	Senior	USA	01-03-19	USD	1.045
Abbott Acres	waiting on #'s for this development	Real Estate	Equity co-investment	No	Senior	USA	01-04-20	USD	

EDEN FUNDS SUMMARY				Vintage		Number Investments		Invested Capital	
Private Debt I				2005				\$'m	
<i>Fully Realised</i>						14		21.4	
<i>Partially Realised</i>						4		-	
Total						18		21.4	

1.10	29-02-2008	80%	20%
1.17	01-03-2008	80%	20%
1.376	01-02-2020	80%	20%
2.292	21-04-2020	80%	20%
		80%	20%

Realised Value	Unrealised Value	Total Value	Realised MM	Total MM	Book IRR	
\$'m	\$'m	\$'m				
16.5	-	37.8	?	?	77%	77
-	-	-	0.00x	0.00x		
16.5	-	37.8	?	?	77%	

Total IRR
'0%
77%