

Invest in your family's future.

Global SIV focus on strategic, high-return, Australian real estate investments with migration compliance or purely as a secure investment vehicle.



Global SIV
Investment Fund
Australia

The Global Significant Investment Visa (SIV)

SIV compliant as of 23 April 2015

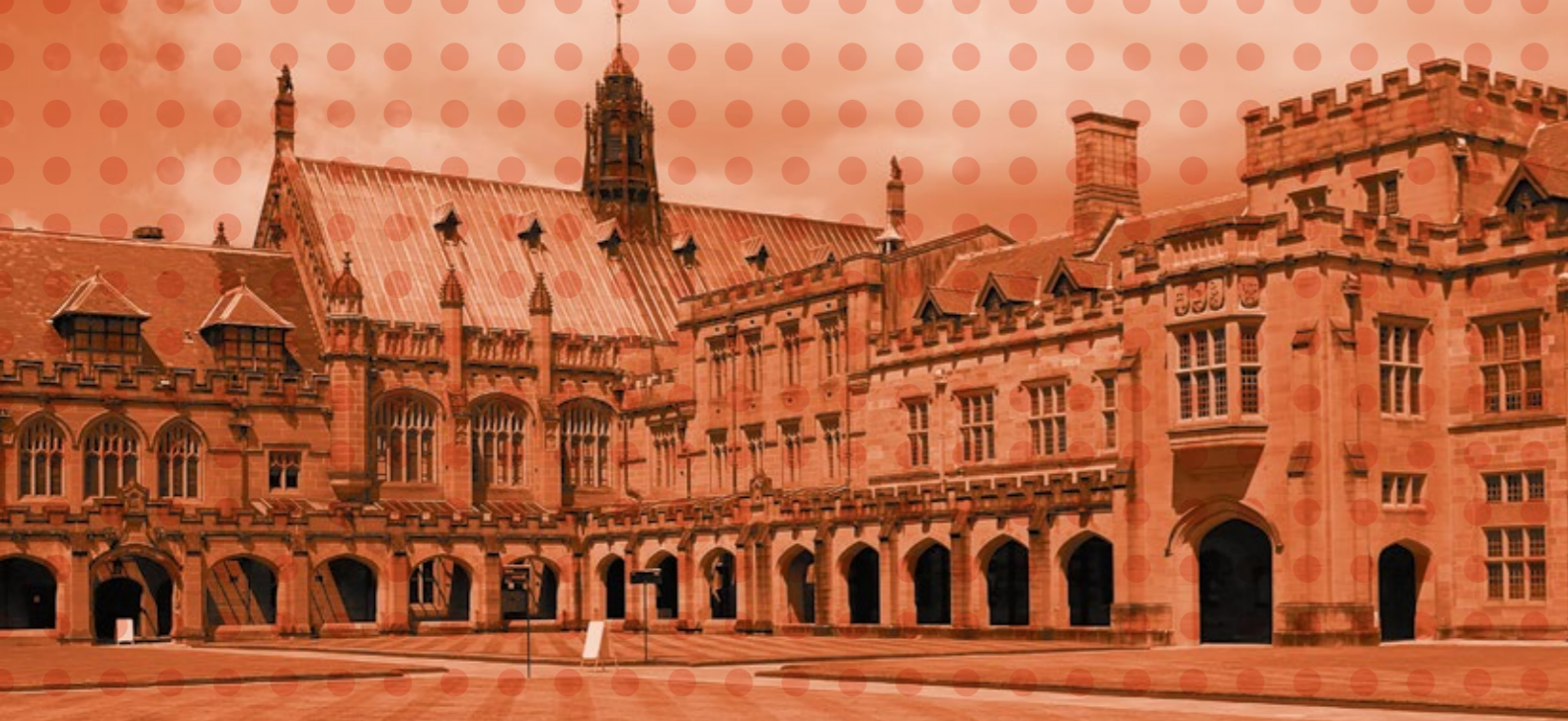
The SIV provides an opportunity for individuals of high-net worth to migrate to Australia. It provides permanent residency, allowing work, travel and study rights to the main applicant, their immediate family and dependents.

Australia – a land of opportunity.

A high quality of life, an outstanding natural environment and a consistently strong economy makes Australia a leading destination for aspiring migrants.

The State of Victoria for instance boasts a rich and multi-cultural way of life with Mandarin being the fifth most spoken language and Melbourne – its Capital, has topped 140 rivals to be crowned the most liveable city in the world.





The SIV provides an opportunity for individuals of high-net worth to migrate to Australia

The Global Significant Investment Visa (SIV)



An opportunity to be part of 23 years of economic growth.

One of the strongest and most stable in the world, the Australian economy has recorded 23 years of uninterrupted economic growth averaging 3.4% per year.

Additionally, Australia enjoys a triple 'AAA' rating by all three global rating agencies along with a level of net public debt amongst the lowest in the OECD.

An opportunity to enjoy our special relationship with China.

To quote a former Premier – "Victoria's prosperity is linked to the State's relationship with China – now and into the future. As our largest trading partner, a growing source of inward investment and a major source of migration and knowledge, Victoria's ties with China have never been more important."

An opportunity to study at the world's leading schools.

Australia is a leading destination for international students with over 400,000 studying in 2014 alone. A high standard of teaching, internationally accepted qualifications and a safe environment generate the high academic standards Australia is renowned for. The University of Melbourne for instance sits in the top 30 schools in the world.

An opportunity to take advantage of world-class healthcare.

The World Health Organisation rates Australia as one of the best performing countries for health, life expectancy and health costs.

What are the criteria for a SIV?

Firstly, there are no age limits or English language requirements and you are not required to meet with the Department of Immigration or pass the Border Protection's point test.

Secondly, you must spend no less than 160 days (40 per annum) in Australia over a four-year provisional term.

Finally, applicants must make a minimum AUD\$5 Million in one or a combination of the following:

- Direct investment in a private Australian company not listed on the Australian Securities Exchange (ASX).
- Commonwealth, State or Territory Government Bonds.
- Australian Securities & Investment Commission (ASIC) regulated managed fund (GSIVIFA) with a mandate for investing in Australia.
- Sponsorship by a State Government.





Global SIV is dedicated to removing the guesswork from development

Why Global SIV?

Global SIV is committed to outstanding commercial, residential, mixed use and retail property developments that offer returns for investors that consistently deliver well above government bonds and any other SIV compliant investment vehicles.

Their extensive resources and dedicated expertise promotes maximum development potential across a wide range of projects, including use-specific expertise in hotels, medical, aged care and child-care.

Global SIV is dedicated to removing the guesswork from development. Their aim is to arm investors with a high degree of flexibility across Alliance or Joint Venture Partnerships that guarantee success whilst minimising stress and maximising success and profits.

Global SIV Fund overview.

- SIV investment compliant Fund.
- Fund protected by mortgages against real estate.
- Funds are not pooled – investor's money can be secured by registration over the underlying security property.
- Stable returns – Fund aims to achieve per annum returns of 6-10%.
- Additional per annum returns of 20% plus via real estate investment.

How secure is your investment?

Very importantly, all developments are secured with the investor as bank with a 1st and 2nd mortgage over property asset. Returns over 20% p.a. are common with additional equity and profit share opportunities.

Why Australian Property?

Historically, Australia has generated strong returns averaging 10% per annum over the past 10 years. A strong economy, foreign capital in-flows and declining interest rates dictates a more than favourable outlook for the foreseeable future.





An extensive in-house team of expert property consultants, managers and highly regarded consultants ensure projects are delivered on-time and on-budget

Who is Global SIV?

● Anthony Elcheikh Director

Anthony is founder and CEO of Global SIV, the JTX Group and its subsidiaries. His role as a highly experienced director and senior executive in offshore and local property, construction and development extends across a wide range of significant projects.

They include boutique residential construction, multi-unit construction, tilt panel, commercial construction, project management, design and permit attainment, intellectual planning, general management as well as sales and marketing.

He is a Master of Property with a track record of engineering sophisticated development strategies ensuring consistent maximum development outcomes.

Anthony's ability to work collaboratively with community, local, state and federal bodies on joint initiatives has added massive value upside to his investors and their joint projects.

His extensive in-house team of expert property consultants, office managers and highly regarded consultants ensure projects are delivered on-time and on-budget with full transparency from planning to completion.

● Jason Chen Director

Jason is a multi-award winning finance broker and accredited credit advisor with full-membership of the Mortgage Finance Association of Australia.

His 10 years in the industry resulted in extensive dealings with a local and international mix of private and corporate clients leading to a wide and enviable knowledge and network base. So much so, he's been awarded the 2011, 2012, 2013, 2014 Top 15 Diamond Broker status by the Professional Lenders Association of Australia.

Jason's specialty lies in development and complex loans. An ability to make complicated scenarios look simple means his well thought out strategies offer practical and easy to understand solutions for the most discerning of clients.

● Luke Chamberlain Associate Director Development Manager JTX Group

Luke is an experienced civil and building designer, project management and subdivision consultant with a track record of delivering large-scale, master-planned greenfield and in-fill projects.

His technical experience delivers impeccable due-diligence from underground engineering and environmental assessment to above ground structural knowledge and build efficiency.

This expertise saves hundreds of thousands of dollars in cost and design efficiencies. Just as importantly, his established relationships with council and service authorities, ensures smooth and swift resolutions.

Luke's also been a Consulting Engineer to JTX CDG. He's intimately involved in all projects from acquisition through to completion and is currently second-in-charge at JTX Group.



Consultants

● Urbis Planning Consultants

The company has engaged the services of Urbis to lead the planning strategies as well as manage the planning process on many JTX projects.

An interdisciplinary consulting firm, Urbis offer services in planning, design, property, social planning, economics and research. Working with clients on integrated or stand-alone assignments, they provide the vital research and analysis advice for major social, commercial and environmental decisions.

With over 300 staff, Urbis is uniquely positioned to handle projects from the simplest to the most complex. They represent a trusted resource that complements and partners our own capabilities as well as providing information and insights that deliver our clients a consistently competitive edge.

● GTA Consultants Transportation Planning, Design & Delivery

GTA Consultants is one of Australia's largest transportation consultancies. They plan, design and deliver the transport infrastructure and services required to support the built environment.

Their core services are built around transport, traffic planning and engineering for public and private sector projects of any size. GTA Consultants also design and deliver projects after receiving initial approval as well as covering all transport aspects from initial planning through to design process and delivery.

Director Simon Davies regularly presents expert traffic and parking evidence at the Victoria Civil and Administrative Tribunal. He's also overseen the transport management of a number of major events over the past 10 years, including the Melbourne Formula 1 Grand Prix, Melbourne World Ironman and the Herald-Sun/Citylink Run for the Kids.

GSIVIF

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