

**DATED 17 SEPTEMBER 2013**

**IA CAPITAL STRUCTURES (IRELAND) PLC**

**Series 2013-9 US\$1,020,000 Equity-linked Real Estate Opportunity Notes due 2023**

**issued under its € 5,000,000,000 Secured Note Programme**

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**SERIES MEMORANDUM**

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## General

This Series Memorandum (as used herein, this “**Series Memorandum**”) is prepared in connection with the EUR 5,000,000,000 Secured Note Programme (the “**Programme**”) of IA Capital Structures (Ireland) plc (the “**Issuer**”) and is issued in conjunction with, and incorporates by reference the contents of, the Programme Memorandum dated 15 March 2012 relating to the Programme (the “**Programme Memorandum**”).

Neither this Series Memorandum nor the Programme Memorandum constitutes a prospectus for the purposes of the Prospectus Directive.

This document should be read in conjunction with the Programme Memorandum and the Master Conditions (March 2012 Edition). Save where the context otherwise requires, terms defined in the Programme Memorandum have the same meaning when used in this Series Memorandum.

Subject as set out below the Issuer accepts responsibility for the information contained in this Series Memorandum other than the information in the sections (i) *Information relating to the Portfolio Management Agreement*, (ii) *Information relating to the Arranger, Custodian, Placing Agent and Sale Agent*, and (iii) *Information relating to the Calculation Agent*. To the best of the knowledge and belief of the Issuer (which has taken all reasonable care to ensure that such is the case), such information for which it accepts responsibility contained in this Series Memorandum is in accordance with the facts and does not omit anything likely to affect the import of such information. The Issuer confirms that the information in the sections referred to in (i) to (iii) above has been accurately reproduced from information provided by (a) the Portfolio Manager, (b) the Arranger, Custodian, Placing Agent and Sale Agent, and (c) the Calculation Agent, respectively, and as far as the Issuer is able to ascertain, no facts have been omitted which would render the reproduced information inaccurate or misleading.

This Series Memorandum does not constitute, and may not be used for the purposes of, an offer or solicitation by anyone in any jurisdiction in which such offer or solicitation is not authorised or to any person to whom it is unlawful to make such offer or solicitation, and no action is being taken to permit an offering of the Notes or the distribution of this Series Memorandum in any jurisdiction where such action is required.

No person has been authorised to give any information or to make representations other than those contained in this Series Memorandum in connection with the issue or sale of the Notes and, if given or made, such information or representations must not be relied upon as having been authorised by the Issuer, the Arranger, the Trustee or any of them. Neither the delivery of this Series Memorandum nor any sale made in connection herewith shall, under any circumstances, create any implication that there has been no change in the affairs of the Issuer since the date hereof.

Full information on the Issuer and the offer of the Notes is only available on the basis of the combination of the provisions set out within this Series Memorandum and the Programme Memorandum.

For as long as the Notes remain outstanding, copies of the following documents will be available for inspection in physical form during usual business hours on any weekday (Saturdays, Sundays and public holidays excepted) at the registered office of the Issuer:

- (i) this Series Memorandum and the Programme Memorandum;
- (ii) the Constituting Instrument dated the Issue Date; and

(iii) the Certificate of Incorporation and the Memorandum and Articles of Association of the Issuer.

***The Notes, which are described in this Series Memorandum, have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the “Securities Act”) or the securities laws of any of the States of the United States. Accordingly, the Notes are being offered and sold only in bearer form pursuant to the exemption afforded by Regulation S promulgated under the Securities Act solely outside of the United States and solely to non-U.S. persons and in specific reliance upon the representations by each Noteholder that (1) at the time of the offer and sale of the Notes to Noteholder, the Noteholder was not a U.S. Person as defined in Regulation S, and (2) at the time of the offer and sale of the Notes to Noteholder and, as of the date of the execution and delivery of the purchasing or subscription agreement by the Noteholder, the Noteholder was outside of the United States. The Notes may not be offered or sold in the United States or to U.S. Persons (as defined in Regulation S) unless the securities are registered under the Securities Act, or an exemption from the registration requirements of the Securities Act is available. The Notes are subject to certain United States tax law requirements.***

The following legend will appear on all Temporary or Permanent Global Notes and any Receipts, Coupons or Talons in respect thereof:

**“ANY UNITED STATES PERSON WHO HOLDS THIS OBLIGATION WILL BE SUBJECT TO LIMITATIONS UNDER THE UNITED STATES INCOME TAX LAWS, INCLUDING THE LIMITATIONS PROVIDED IN SECTIONS 165(j) AND 1287(a) OF THE U.S. INTERNAL REVENUE CODE.”**

The sections of the U.S. Internal Revenue Code referred to in the foregoing legend provide that, with certain exceptions, a United States taxpayer will not be entitled to deduct any loss, and will not be entitled to capital gains treatment in respect of any gain realised, on any sale, disposition or payment of a Note, Receipt, Coupon or Talon for U.S. federal income tax purposes.

In relation to each Member State of the European Economic Area which has implemented the Prospectus Directive (each, a “**Relevant Member State**”), an offer of Notes to the public has not and may not be made in that Relevant Member State.

The Notes are illiquid investments, the purchase of which involves substantial risks. Any investor investing in the Notes should fully consider, understand and appreciate those risks.

**PARTICULAR ATTENTION IS DRAWN TO THE SECTION OF THIS SERIES MEMORANDUM HEADED “RISK FACTORS”.**

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### **Documents incorporated by Reference**

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The Programme Memorandum is incorporated in, and shall be taken to form part of this Series Memorandum. This Series Memorandum must be read and construed in conjunction with the Programme Memorandum and shall be deemed to modify and supersede the contents of such document to the extent that a statement contained herein is inconsistent with such contents.

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## Risk Factors

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### General

The purchase of the Notes involves substantial risks. Each prospective purchaser of the Notes should be familiar with instruments having characteristics similar to the Notes and should fully understand the terms of the Notes and the nature and extent of its exposure to risk of loss.

Before making an investment decision prospective purchasers of the Notes should conduct such independent investigation and analysis regarding the Issuer, the Portfolio Manager, the Charged Assets, the Notes and all other relevant persons and such market and economic factors as they deem appropriate to evaluate the merits and risks of an investment in the Notes. However, as part of such independent investigation and analysis, prospective purchasers of Notes should consider carefully all the information set forth in this Series Memorandum and in the Programme Memorandum and the considerations set out below.

Investment in the Notes is only suitable for investors who have the knowledge and experience in financial and business matters necessary to enable them to evaluate the information contained in this Series Memorandum and in the Programme Memorandum and the merits and risks of an investment in the Notes in the context of the investor's own financial circumstances and investment objectives.

Investment in the Notes (or a participation therein) is only suitable for investors who:

- (1) are capable of bearing the economic risk of an investment in the Notes (or a participation therein) for a period up to and until the redemption of the Notes;
- (2) are acquiring an interest in the Notes (or a participation therein) for their own account for investment, not with a view to resale, distribution or other disposition of such interest (subject to any applicable law requiring that the disposition of the investor's property be within its control); and
- (3) recognise that it may not be possible to make any transfer of the Notes (or a participation therein) for a substantial period of time, if at all.

Each of the Issuer and the Arranger may, in its discretion, disregard interest shown by a prospective investor even though that investor satisfies the foregoing suitability standards.

**Each prospective investor should ensure that it fully understands the nature of the transaction into which it is entering and the nature and extent of its exposure to the risk of loss of all or a substantial part of its investment. Attention is drawn, in particular, to the sections of the Programme Memorandum entitled "Conditions of the Notes - Security" and "Conditions of the Notes - Enforcement and Limited Recourse" and the sections in this Series Memorandum entitled "Information relating to the Portfolio Management Agreement" and "Information relating to the Charged Assets".**

## Risks relating to the Issuer and Transaction Parties

### *Special Purpose Company*

The Issuer is a special purpose company and has been established for the purpose of issuing multiple Series of secured Notes under the Programme. The Issuer has issued share capital only in the amount of EUR 38,100. Should any unforeseen expenses or liabilities (which have not been provided for) arise, the Issuer may be unable to meet them, leading to an Event of Default under the Notes.

There is no certainty that Noteholders will recover any amounts payable under the Notes. Due to the limited recourse nature of the Notes (see "*Limited Recourse*" below), claims in respect of the Notes are limited to the proceeds of enforcement of the Mortgaged Property and after the deduction of any applicable expenses. In addition, if a claim is brought against the Issuer (whether under statute, common law or otherwise) which is not subject to such contractual limited recourse provisions, the only assets available to meet such claim would be the proceeds of the issuance of the Issuer's ordinary shares and any transaction fees (see "*Fees*" below), to the extent any remain as at the date of such claim and are available to meet such claim. The only other assets of the Issuer will be the assets on which each Series is secured, which will be subject to the prior security interests of the relevant Noteholders and any other secured parties under that Series.

### *Limited Recourse*

The Notes will be limited recourse obligations of the Issuer secured on the Mortgaged Property (including the Charged Assets) and are not or will not (as the case may be) be obligations or responsibilities of, or guaranteed by, any other person or entity. **For the avoidance of doubt, none of the Trustee, the Arranger, the Portfolio Manager, any other Agent appointed by the Issuer or any other person has any obligation to any Noteholder for payment of any amount by the Issuer in respect of the Notes. There is no person that guarantees to Noteholders that they will recover any amounts payable under the Notes.**

The ability of the Issuer to meet its obligations in respect of the Notes will be dependent on the receipt by the Issuer of moneys due to it under the Mortgaged Property (including the Charged Assets comprised therein). The Noteholders shall have no recourse to the Issuer beyond the moneys derived by or on behalf of the Issuer in respect of the Mortgaged Property. To the extent that investment by the Issuer in the Charged Assets held by the Issuer results in such investment being less than the obligations of the Issuer under the Notes, the Issuer will have insufficient funds available to meet its obligations in respect of the Notes. In such event, any shortfall would be borne by the Noteholders in accordance with the priorities specified in the Conditions. See "*Nature of the Investment*" below.

For the avoidance of doubt, Notes are not, and do not represent or convey any interest in the Charged Assets nor do they confer on the Noteholder any right (whether in respect of voting, dividend or other distribution) which a holder of any Charged Assets may have had. The Issuer is not an agent of the Noteholder for any purpose.

### *Liability for the Obligations of Other Series*

The Issuer has undertaken not to incur any obligations with respect to any other Series of Notes unless recourse in respect of such obligations is limited to the proceeds of enforcement of the Security over the assets of the Issuer on which such obligations are secured (which assets shall exclude the Mortgaged Property securing any other Series of Notes). Nevertheless, to the extent there are any creditors with respect to a Series of Notes whose recourse is not so limited Noteholders may be exposed to risks incurred for the account of other Series.

## Risks relating to the Notes

### *Nature of the Investment*

These Notes are not principal protected and are a high-risk investment in the form of a debt instrument. The Noteholders are neither assured of repayment of the capital invested nor are they assured of payment of a stated rate of interest. The Notes give Noteholders exposure to certain securities that the Issuer may invest in acting through the Portfolio Manager, see “*Investment in Securities by the Portfolio Manager*” below.

Any payments to be made on the Notes depend on the value of the Charged Assets held by the Issuer, which is the value of the amounts received by the Issuer in respect of the Charged Assets. Should the Charged Assets decrease in value, Noteholders will incur a partial or total loss of their investment.

In certain circumstances, described in the Conditions of the Notes, the Notes will be redeemed early pursuant to a Mandatory Redemption Event, an Additional Mandatory Redemption Event or a redemption event pursuant to Condition 2(c)(A)(1) and Noteholders shall be entitled to receive only such amount as is available following the sale or redemption of the Charged Assets, as the case may be, subject to the provisions of the Notes described under “*Limited Recourse*” above.

**In general, redemption payments to be made on the Notes are calculated with reference to the value of the Charged Assets. However, if and to the extent that the amount payable by the Issuer in accordance with the Notes to the Noteholders is greater than the amount received by the Issuer in respect of the redemption of the Charged Assets, the Noteholder shall be entitled to receive only its *pro rata* share of such amount as is received by the Issuer under the Charged Assets after deduction of any applicable costs and expenses.**

### *Fees*

In addition to the fees due to the Trustee and any Agents, and any other transaction related fees incurred by the Issuer in respect of the issuance of the Notes, the amounts payable under the Notes are based on the performance of the Charged Assets after deduction of certain fees, which is further described in Special Condition (XI) of the Notes. The fees will be applied in calculating the value of the Portfolio and therefore will result in a reduction in the value of the Notes.

In connection with the offer and sale of the Notes, the Arranger or any of its associated companies may, directly or indirectly, pay fees in varying amounts to third parties or, as the case may be, receive fees (including but not limited to distribution fees and retrocessions) in varying amounts, including, from third parties (which may include any Transaction Participants as defined below). Each Noteholder acknowledges that the Arranger or any of its associated companies may retain all or part of such fees.

### *Foreign Exchange Risk*

The Notes are denominated in U.S dollars. The Charged Assets may be denominated in U.S dollars, euro, or any other currencies. The Issuer will effect foreign exchange transactions to convert amounts received in respect of the Charged Assets into U.S dollars in order to meet its payment obligations under the Notes. In order to mitigate the foreign exchange risk the Portfolio Manager may on behalf of the Issuer enter into foreign exchange hedging transactions with such banks and other providers of treasury products (“**Derivatives Counterparties**”) as may in the sole discretion of the Issuer or the Portfolio Manager be appropriate given the Charged Assets and the obligations of the Issuer under the



Notes. Accordingly, the Issuer and the Noteholders may be exposed to credit risk of such Derivatives Counterparties providing foreign exchange hedging to the Issuer

#### *Optional Redemption by the Noteholder*

Noteholders have no right to request the Issuer to redeem the Notes at any time prior to their Maturity Date.

#### *Optional Redemption by the Issuer*

Investors in the Notes should be aware that the Issuer has the option to redeem any amount of the Notes at their Optional Redemption Amount on the Optional Redemption Payment Date, by giving not less than ten (10) Business Days' prior notice to the Noteholders, the Trustee and the Principal Paying Agent. Such notice may be revoked by the Issuer at any time prior to the Optional Redemption Date.

#### *Optional Redemption by the Arranger*

Investors in the Notes should further be aware that the Arranger has the option, without limitation, at any time to redeem any amount of the Notes at their Optional Redemption Amount on the Optional Redemption Payment Date. The Arranger would redeem Notes if it is the holder of such Notes, pursuant to the Conditions of the Notes. While the Arranger may actively become involved in the secondary market in the Notes (if any), such participation would be at the Arranger's sole discretion and the Arranger shall not have any obligation to make a secondary market. See "*Liquidity*" below.

#### *Arranger default*

The Notes will be redeemed if the Arranger is dissolved or becomes unable to perform its obligations in relation to the Notes.

#### *Payments*

Payments under the Notes will only be made after receipt of the Sale Proceeds by the Issuer. The date of payment of the redemption amount under the Notes is therefore not fixed. Payment of redemption amounts under the Notes depends on the liquidation of the Charged Assets. It may take a considerable period of time to redeem the Charged Assets, in particular in the case of a redemption pursuant to Early Redemption. Noteholders may only receive payment of the relevant redemption amount under the Notes significantly later than the specified redemption date of the Notes.

#### *Liquidity*

No secondary market for the Notes currently exists. Prospective purchasers of the Notes should therefore recognise that, they may not be able to liquidate their investment in the Notes. Investment in the Notes is therefore only suitable for investors who are capable of bearing the economic risk of an investment in the Notes for a full year and are not acquiring the Notes with a view to a potential resale, distribution or other disposition at some future date.

#### *Market and Legal Risk*

The Notes will constitute secured, limited recourse obligations of the Issuer, recourse in respect of which will, in effect, be limited to the proceeds of the Mortgaged Property (which principally comprises the Charged Assets) relating to the Notes and no other assets of the Issuer will be available to satisfy claims of Noteholders. The Issuer's obligations to the Noteholders are solely funded by, and primarily

secured on, the Charged Assets. Therefore, to the extent that the value of the Charged Assets falls, payment under the Charged Assets is not made, the Charged Assets cannot be sold or if the relevant security arrangements would not be enforceable, a loss of principal under the Notes will result. Noteholders therefore assume the market and legal risk of the Charged Assets.

None of the Transaction Participants (as defined below other than the Portfolio Manager) nor any affiliate of any of them or other person on their behalf has made any investigation of, or makes any representation or warranty, express or implied, as to the standing or suitability of the Portfolio Manager or the financial or other condition of the Charged Assets.

None of the Issuer, the Arranger, the Trustee, the Principal Paying Agent, the Custodian, the Calculation Agent, the Sale Agent, the Portfolio Manager or any other Agent (together, the “**Transaction Participants**”) nor any affiliate of any of them (or any person on their behalf) assume any responsibility *vis-à-vis* the Noteholders for the economic success or lack of success of an investment in the Notes, or the performance, the value or terms of the Charged Assets. No Transaction Participant will have any responsibility or duty to make any such investigations, to keep any such matters under review, to provide the Noteholders, or prospective purchasers of the Notes, with any information in relation to such matters or to advise as to the attendant risks.

#### *Independent Review and Advice*

Each prospective purchaser of Notes must determine, based on its own independent review and such legal, financial and tax advice as it deems appropriate under the circumstances, that its acquisition of the Notes (i) is fully consistent with its financial needs, objectives and condition, (ii) complies and is fully consistent with all investment policies, guidelines, authorisations and restrictions (including as to its capacity) applicable to it, (iii) has been duly approved in accordance with all applicable laws and procedures and (iv) is a fit, proper and suitable investment for it, undertaken for a proper purpose.

#### *Legality of Purchase*

None of the Transaction Participants or any affiliate of any of them or other person on their behalf has or assumes responsibility for the lawfulness of the acquisition of the Notes by a prospective purchaser of the Notes, whether under the laws of the jurisdiction of its incorporation or the jurisdiction in which it operates (if different), or for compliance by that prospective purchaser with any law, regulation or regulatory policy applicable to it.

#### *No Reliance*

The Transaction Participants and all affiliates of any of them disclaim any responsibility to advise purchasers of the Notes of the risks and investment considerations associated with the purchase of the Notes as they may exist at the date hereof or from time to time hereafter.

#### *No Restrictions on Activities*

Any of the Transaction Participants and any affiliate of any of them or other person on their behalf may have existing or future business relationships (including depository, lending, advisory or any other kind of commercial or investment banking activities or other business) with any of the other Transaction Participants and any affiliate of any of them or other person on their behalf and may purchase, sell or otherwise deal in any assets or obligations of, or relating to, any such party. Any of the Transaction Participants and any affiliate of any of them or other person on their behalf may act with respect to any such business, assets or obligations without regard to any possible consequences for the Issuer, the

Notes or any Noteholder (or the impact of any such dealing on the interests of any Noteholder) or otherwise.

#### *Provision of Information*

Any of the Transaction Participants or any affiliate of any of them or any other person acting on their behalf may at the date hereof or at any time hereafter be in possession of information in relation to the other Transaction Participants or any affiliate of any of them or any other person acting on their behalf or on behalf of the Charged Assets (which may or may not be publicly available or confidential). None of such persons shall be under any obligation to make any such information available to Noteholders or any other party other than as provided in the Conditions of the Notes.

#### *Taxation*

Each Noteholder will assume and be solely responsible for any and all taxes of any jurisdiction or governmental or regulatory authority, including, without limitation, any state or local taxes or other like assessment or charges, that may be applicable to any payment to it in respect of the Notes. Neither the Issuer nor any other person will pay any additional amounts to the Noteholders to reimburse them for any tax, assessment or charge required to be withheld or deducted from payments in respect of the Notes by the Issuer or by the Principal Paying Agent (or any other Paying Agent), although such requirement will give rise to an obligation to redeem the Notes early in the circumstances described in Condition 2 as amended by Special Condition IV of the Conditions of the Notes set out below.

#### *Legal Opinions*

No legal opinions will be obtained with respect to any applicable laws, including the laws applicable to the Portfolio Manager, the laws governing the Charged Assets or as to the validity, enforceability or binding nature of the Charged Assets.

#### *Conflict of Interests*

Any of the Transaction Participants or any affiliate of any of them or any other person acting on their behalf may from time to time, as principal or agent, have positions in, or may buy or sell, or make a market in any securities (including shares in a Transaction Participant), currencies, financial instruments or other assets owned by a Transaction Participant. Any trading and/or hedging activities of Transaction Participants or any affiliate of any of them or any other person acting on their behalf related to this transaction may have an impact on the price of the underlying assets. It should also be noted that GWM Group, Inc. acts as both the arranger of the issue of the Notes and as custodian, placing agent, calculation agent and sale agent in respect of the Charged Assets.

#### *Clearing Systems*

The Notes will be represented by one or more Temporary Global Notes and Permanent Global Notes. Such Global Notes will be deposited with a common depository for Euroclear and Clearstream, Luxembourg. Except in the circumstances described in the relevant Global Note, investors will not be entitled to receive definitive Notes. Euroclear and Clearstream, Luxembourg will maintain records of the beneficial interests in the Global Notes. While the Notes are represented by one or more Global Notes, investors will be able to trade their beneficial interests only through Euroclear and Clearstream, Luxembourg.

While the Notes are represented by one or more Global Notes the Issuer will discharge its payment obligations under the Notes by making payments to the common depository for Euroclear and

Clearstream, Luxembourg for distribution to their account holders. A holder of a beneficial interest in a Global Note must rely on the procedures of Euroclear and Clearstream, Luxembourg to receive payments under the Notes. The Issuer has no responsibility or liability for the records relating to, or payments made in respect of, beneficial interests in the Global Notes.

Holders of beneficial interests in the Global Notes will not have a direct right to vote in respect of the relevant Notes. Instead, such holders will be permitted to act only to the extent that they are enabled by Euroclear and Clearstream, Luxembourg to appoint appropriate proxies.

## **Risks relating to the Charged Assets**

### *Investment in Securities by the Portfolio Manager*

The Portfolio Manager may invest in Securities that meet the Management Criteria.

Potential investors should be aware that an investment in Securities involves a high degree of risk. Typically, the success of any investment in Securities depends on the ability of the Portfolio Manager to choose, develop and realise appropriate investments, and there will be no guarantee that the Portfolio Manager will be able to choose, make and realise investments in any particular company or portfolio of companies.

An investor in the Notes should ensure that they have considered the operational history of the Portfolio Manager and whether the Portfolio Manager has a proven track record, to the satisfaction of the investor in the Notes. Subject to the Management Criteria, the Portfolio Manager may invest in less established companies with lower capitalisations, fewer resources and little or no performance record. As the investments in Securities are likely to be minority interests, it cannot be certain that investors' interests will be effectively protected. There can be no assurance that the investments in the Securities will produce gains. Some or all of the investment in any Securities may be lost which could have a negative impact on the value of the Notes.

The Portfolio Manager's investments may be exposed, directly or indirectly, to the performance of companies which may be highly leveraged and therefore may be more sensitive to adverse business or financial developments or economic factors. Such companies may face intense competition, changing business or economic conditions or other developments that may adversely affect their performance.

The activity of identifying, completing and realising attractive investments is highly competitive, and involves a significant degree of uncertainty. Other investors such as funds and vehicles with similar investment objectives to the Issuer may be formed in the future by other unrelated parties and further consolidation may occur. There is no assurance that the Portfolio Manager will be able to locate, complete and exit investments that satisfy the Investment Objectives, or realise the value of such investments, or that it will be able to invest fully the amount committed.

Investments may not be liquidated for a number of years after the initial investment and may require a substantial length of time to liquidate. As a result, there is a risk that the Portfolio Manager may be unable to realise the Investment Objectives by sale or other disposition at attractive prices or will otherwise be unable to complete any exit strategy.

### ***Lack of diversification***

There is no obligation on the Portfolio Manager to invest in a diversified pool of assets. To the extent a significant percentage of the assets relating to the Notes are invested in a limited number of assets or

classes of assets, such assets or classes of assets may be more susceptible to a single adverse economic or regulatory occurrence, and lead to greater fluctuations in the value of Notes than may have been the case when investing in a diversified pool of assets.

### **Summary of Principal Underlying Investment Risks**

As with any investment, you could lose all or part of your investment in the Notes, and the Notes' performance could trail that of other investments. The Notes are subject to the principal risks noted below (either directly or through its investments in underlying securities), any of which may adversely affect the Notes' Net Asset Value, trading price, yield, total return and ability to meet its investment objective

**Asset Class Risk:** Securities in the underlying Notes' portfolio may underperform in comparison to the general securities markets or other asset classes.

**Concentration Risk:** To the extent that the Notes' investments will be concentrated in a few investments in the US Real Estate Market, such investments may be susceptible to a higher loss than more diversified investments.

**Credit Risk:** The Notes are subject to the risk that debt issuers and other counterparties may not honor their obligations or may have their debt downgraded by ratings agencies.

**Equity Securities Risk:** Equity securities are subject to changes in value and their values may be more volatile than other asset classes.

**High Yield Securities Risk:** Loans are rated below investment grade (commonly referred to as "junk bonds," including those bonds rated lower than "BBB-" by Standard & Poor's Ratings Services and Fitch, Inc. ("Fitch") or "Baa3" by Moody's® Investors Service, Inc. ("Moody's")), or are unrated, may be deemed speculative and more volatile than higher-rated securities of similar maturity.

**Income Risk:** The Notes' income may decline due to a decline in inflation (known as "deflation") or due to changes in inflation expectations.

**Interest Rate Risk:** An increase in interest rates may cause the value of the loans held by the Notes to decline.

**Issuer Risk:** Note performance depends on the performance of individual securities to which that Note has exposure. Changes in the financial condition or credit rating of an issuer of those securities may cause the value of the securities to decline.

**Liquidity Risk:** Liquidity risk exists when particular investments are difficult to purchase or sell. This can reduce the Notes' return because an Underlying Security may be unable to transact

**Market Risk:** The Notes could lose money over short periods due to short-term market movements and over longer periods during market downturns.

**Market Trading Risk:** The Notes faces numerous market trading risks, including the potential lack of an active market for Notes' shares, losses from trading in secondary markets and periods of high volatility. ANY OF THESE FACTORS, AMONG OTHERS, MAY LEAD TO THE NOTE'S SHARES TRADING AT A PREMIUM OR DISCOUNT TO Net Asset Value.

**Strategy Risk:** The Portfolio Manager cannot offer assurances that the Underlying Notes' allocation model will maximize returns or minimize risk, or be appropriate for every investor seeking a particular risk profile.

**Non- Diversification:** The Charged Assets are not diversified and, as a result, may have greater volatility than diversified investment portfolios. Because a larger percentage of Charged Assets may be invested in securities of a single company than would typically be the case for a diversified fund,

the performance of such single company would have a substantial impact on the value of the Portfolio. The investment of the Charged Assets will be concentrated in the real estate sector

**Privately-Issued Securities Risk:** The Notes may invest in privately-issued securities, including those that are normally purchased pursuant to Rule 144A or Regulation S promulgated under the Securities Act of 1933, as amended (the “1933 Act”). Privately-issued securities are securities that have not been registered under the 1933 Act and as a result are subject to legal restrictions on resale. Privately issued securities are not traded on established markets and may be illiquid, difficult to value and subject to wide fluctuations in value. Delay or difficulty in selling such securities may result in a loss to the Notes.

**Real Estate Company Risk:** The Notes may invests in companies that invest in real estate, such as REITs or real estate holding companies, which exposes investors in the Notes to the risks of owning real estate directly, as well as to risks that relate specifically to the way in which real estate companies are organized and operated.

**Small-Capitalization Companies Risk:** Compared to mid- and large capitalization companies, small capitalization companies may be less stable and more susceptible to adverse developments, and their securities may be more volatile and less liquid.

#### *Security for the Notes*

As the Securities held in respect of the Notes are held in the Custody Account, which is held in New York, the Issuer will grant security interests over the Custody Account pursuant to a New York law governed Supplemental Security Agreement entered into between the Issuer, the Trustee and the Custodian dated on or about the Issue Date. See “*Description in relation to the Security Arrangements in respect of the Notes*” below.

#### *Redemption and Transfer of the Charged Assets*

Realisation of the Charged Assets may in certain circumstances be deferred in accordance with their relevant terms. The period of deferral may be significant. Therefore in certain circumstances, including where the Security for the Notes (and any Further Notes) becomes enforceable, there may be a significant delay in payments under the Notes and/or it may be impossible to transfer the Charged Assets as a means of realising their value.

**THE CONSIDERATIONS SET OUT ABOVE ARE NOT, AND ARE NOT INTENDED TO BE, A COMPREHENSIVE LIST OF ALL CONSIDERATIONS RELEVANT TO A DECISION TO PURCHASE OR HOLD ANY NOTES. THE ATTENTION OF INVESTORS IS ALSO DRAWN TO THE SECTIONS HEADED “RISK FACTORS” IN THE PROGRAMME MEMORANDUM.**

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## Summary of the Transaction

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The following summary of the transaction does not purport to be complete and is qualified in its entirety by the more detailed information contained elsewhere in this Series Memorandum including, without limitation, the Conditions of the Notes. Words and expressions used but not expressly defined in this summary of the transaction shall have the meanings given to them in the Conditions.

<b>Issuer:</b>	IA Capital Structures (Ireland) plc, a special purpose company incorporated for the sole purpose of carrying out the activities described in the Programme Memorandum. See “ <i>Information relating to the Issuer</i> ” below.
<b>Programme:</b>	The Notes are issued pursuant to the Issuer’s €5,000,000,000 Secured Note Programme.
<b>Arranger:</b>	GWM Group, Inc.
<b>Calculation Agent:</b>	GWM Group, Inc.
<b>Custodian:</b>	GWM Group, Inc.
<b>Placing Agent:</b>	GWM Group, Inc.
<b>Sale Agent:</b>	GWM Group, Inc.
<b>Issue Agent:</b>	Citibank N.A., London Branch.
<b>Principal Paying Agent:</b>	Citibank N.A., London Branch.
<b>Trustee:</b>	Sanne Trust Company Limited.
<b>Principal Amount:</b>	USD 1,020,000 (subject to the provisions of Further Notes and Redemptions below).
<b>Currency:</b>	USD.
<b>Authorised Denomination:</b>	USD 1,000.
<b>Issue Price:</b>	100.00 per cent. of the Authorised Denomination.
<b>Interest:</b>	<p>Interest is determined based on the total return of the Portfolio, such that an amount in respect of Interest shall be payable in respect of each Note on the Interest Payment Date equal to the greater of:</p> <p>(a) Net Proceeds – USD 1,000; and</p> <p>(b) Zero.</p> <p>Interest payment can be made at any time at the discretion of the portfolio manager</p>

<b>Interest Payment Date:</b>	The Final Maturity Payment Date.
<b>Issue Date:</b>	17 September 2013.
<b>Portfolio Manager:</b>	Drizay Corporation S.A.  The Portfolio Manager is appointed by the Issuer pursuant to the Portfolio Management Agreement. The role of the Portfolio Manager is to actively manage the Portfolio by the buying and/or selling of Securities.
<b>Charged Assets:</b>	The Custody Account, any Securities held in the Custody Account from time-to-time and the Related Rights. See “ <i>Information relating to the Charged Assets</i> ” below.
<b>Fees:</b>	The amounts payable under the Notes are based on the performance of the Charged Assets after deduction of fees due to the Portfolio Manager, the Arranger and the Custodian. Such fees are in addition to the fees due to the Trustee and any Agents, and any other transaction related fees incurred by the Issuer in respect of the issuance of the Notes.  All fees are payable prior to any amounts being payable in respect of the Notes to any Noteholders. The fees will be applied in calculating the value of the Portfolio and therefore will result in a reduction in the value of the Notes.
<b>Scheduled Maturity Date:</b>	19 September 2023.
<b>Reports:</b>	The Arranger will publish a summary of the NAV Report received from the Calculation Agent on Bloomberg, and will disseminate the NAV to SIX Financial Information USA Inc. and to the Vienna Stock Exchange  See Special Condition V below.
<b>Redemption Amount:</b>	Unless previously redeemed the Notes will be redeemed by a payment in respect of each Note on the Final Maturity Payment Date of an amount in USD (the “ <b>Redemption Amount</b> ”) equal to the lesser of:  (a) USD 1,000; and  (b) Net Proceeds.  See “ <i>Limited Recourse</i> ” below.
	The Final Maturity Payment Date may be significantly later than the Maturity Date. See “ <i>Risk Factors – Payments</i> ” above.
<b>Optional Redemption by the Noteholder:</b>	Noteholders have no right to request the Issuer to redeem the Notes at any time prior to their Maturity Date
<b>Optional Redemption by</b>	The Issuer may, on giving not less than ten (10) Business Days’ prior



<b>the Issuer:</b>	notice to Noteholders, redeem any amount of the Notes by a payment to the holders of the Notes that are so redeemed on the Optional Redemption Payment Date of an amount equal to the Early Redemption Amount.
	The Arranger may at any time instruct the Issuer to redeem any amount of the Notes by a payment to the holders of the Notes that are so redeemed on the Optional Redemption Payment Date of an amount equal to the Early Redemption Amount.
<b>Early Redemption:</b>	<p>(a) If the Notes become due and repayable in accordance with Condition 2(b)(1), the Notes will be redeemed by a payment in respect of each Note on the Early Redemption Payment Date of an amount in USD equal to the Net Proceeds of the Charged Assets.</p> <p>(b) If the Notes become due and repayable in accordance with Condition 2(b)(2) or Condition 2(c) (as the case may be), the Notes will be redeemed at the applicable Early Redemption Amount by a payment in respect of each Note on the Early Redemption Payment Date of an amount in USD equal to the Early Redemption Amount.</p>
<b>Early Redemption Amount:</b>	Subject to the provisions of Special Condition (IV) below, the Early Redemption Amount shall be determined as an amount equal to the Redemption Amount as if the Early Redemption Date was the Final Maturity Payment Date.
<b>Net Proceeds:</b>	An amount determined by the Calculation Agent being the <i>pro rata</i> share of the Sale Proceeds of the Charged Assets in respect of one Note; <i>less</i> any redemption and settlement costs and expenses in respect of the Charged Assets; <i>less</i> any fees, costs or expenses owing to the Trustee and the Agents in connection with the Notes; and <i>less</i> any fees payable to the Portfolio Manager and the Arranger pursuant to the Conditions of the Notes.
<b>Sale Proceeds:</b>	An amount determined by the Calculation Agent being the <i>pro rata</i> share in respect of one Note of: (a) the proceeds of sale or other means of realisation of the Charged Assets; <i>less</i> (b) any costs, expenses, taxes and duties incurred in connection with the disposal or transfer of the Charged Assets by the Sale Agent.
<b>Payment:</b>	Payments in respect of redemption of the Notes will be made on the Final Maturity Payment Date, the Optional Redemption Payment Date or the Early Redemption Payment Date, as the case may be, in accordance with the Conditions.
<b>Limited Recourse:</b>	Amounts due under the Notes will be payable only to the extent that funds are available from the Mortgaged Property and the proceeds thereof. If the Mortgaged Property is insufficient to pay any amounts due in respect of the Notes, the Issuer will have no other assets

	<p>available to meet such insufficiency. In the event that Charged Assets are sold or realised or the Security is enforced and after payment of all other claims with a senior priority in the relevant order of priority the remaining proceeds of such sale, realisation or enforcement are insufficient to pay in full all amounts whatsoever due in respect of the Notes, then the Noteholders' claims against the Issuer in respect of the Notes shall be limited to their respective shares of such remaining proceeds and, after payment to each Noteholder of its respective share of such remaining proceeds, the obligations of the Issuer to such Noteholder shall cease to be due and shall be extinguished.</p>
<b>Security:</b>	<p>The Security for the Notes will be constituted by a Trust Deed entered into by the execution of a Constituting Instrument dated the Issue Date between the Issuer and the Trustee, amongst others (the "<b>Trust Deed</b>") and the Charging Instrument as described in the Conditions of the Notes. See "<i>Description of the Security Arrangements in respect of the Notes</i>" below.</p>
<b>Priority on Enforcement of Security:</b>	<p>On enforcement of Security in respect of the Notes the Trustee will apply the enforcement proceeds in the following order of priority:</p> <ol style="list-style-type: none"> <li>1. payment of the fees, costs, charges, expenses (including legal fees), liabilities, indemnity payments and all other amounts payable to the Trustee or incurred by the Trustee or by any receiver, custodian or other person appointed by it in connection with the performance of its duties and obligations;</li> <li>2. <i>pro rata</i> and <i>pari passu</i> according to the respective amounts thereof payment of the fees, costs, charges, expenses (including legal fees), liabilities, indemnity payments and all other amounts payable to the respective Agents in connection with the performance of their respective duties and obligations;</li> <li>3. payment of any unpaid taxes or other governmental duties or charges owing by the Issuer;</li> <li>4. in meeting the claims of the Portfolio Manager under the Portfolio Management Agreement;</li> <li>5. in meeting the amounts due to Noteholders <i>pari passu</i> and rateably; and</li> <li>6. in payment of the balance (if any) to the Issuer.</li> </ol>
<b>Events of Default:</b>	<p>The Security in respect of the Notes will become enforceable in the circumstances described in Condition 4 relating to Events of Default. The Events of Default include, without limitation, unremedied defaults by the Issuer relating to the payment of amounts due on the Notes and the insolvency of the Issuer. Upon the occurrence of an Event of Default the Trustee may at its discretion (or, in certain cases, shall) deliver a notice to the Issuer and others declaring the Notes to be immediately due and payable and the amount payable in respect of</p>

	each Note is set out in Condition 2(e)(2). See also Conditions 4 and 5.
<b>Form:</b>	The Notes will initially each be represented by beneficial interests in a temporary global note (the “ <b>Temporary Global Note</b> ”) in bearer form. Pursuant to the Conditions of the Notes, each Temporary Global Note may be exchanged for a permanent global note in bearer form (the “ <b>Permanent Global Note</b> ”). Except in limited circumstances, bearer definitive Notes will not be issued in exchange for beneficial interests in the Permanent Global Notes.
<b>Status:</b>	The Notes are limited recourse obligations of the Issuer secured in the manner described herein.
<b>Use of Proceeds:</b>	The entire net proceeds from the issue of the Notes will be used by the Issuer to purchase the Charged Assets.
<b>Further Notes:</b>	Further Notes may be issued which will be consolidated and form a single series with the Notes.
<b>Listing:</b>	Application has been made to list the Notes on the Vienna Stock Exchange. Listing is expected to take place on or about the Issue Date but no assurance can be given that such application will be granted.
<b>Rating:</b>	The Notes will not be rated.
<b>Business Days:</b>	New York and London
<b>Governing Law:</b>	The Notes and all non-contractual obligations and any other matters arising from them will be governed by, and construed in accordance with, the laws of Ireland. The courts of Ireland shall have non-exclusive jurisdiction in respect of any dispute. The New York Security is governed by New York law and New York State and/or Federal Courts may have jurisdiction over any dispute or enforcement proceedings relating thereto.
<b>Placing Agreement:</b>	<p>The Issuer has entered into the Placing Agreement with the Placing Agent, whereby the Placing Agent agreed to place the Notes with investors, subject to the selling restrictions.</p> <p>The Issuer, after prior consultation with the Arranger, reserves the right to modify the total nominal amount of the Notes to which investors can subscribe.</p>
<b>Risk Factors:</b>	The Notes are not principal protected and involve significant risks. The attention of prospective Noteholders is drawn to the section “ <i>Risk Factors</i> ” in the Programme Memorandum and in this Series Memorandum, the section “ <i>Information on the Portfolio Manager</i> ” and, in respect of the Charged Assets, to the section “ <i>Information Relating to the Charged Assets</i> ” of this Series Memorandum.



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## Conditions of the Notes

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### 2013-9 US\$ 1,020,000 Equity-linked Real Estate Opportunity Notes due 2023

The Noteholders should note that words and expressions not otherwise defined below shall have the meanings respectively ascribed to them by Special Condition (I) below.

The Notes designated as above (the “**Notes**”) shall have the following terms and conditions which shall complete, modify and amend the Master Conditions (March 2012 Edition), which shall apply to the Notes as so completed, modified and amended. References to “**Conditions**” or “**Condition**” shall mean references to the Conditions of the Notes as modified herein.

The Issuer intends that any Further Notes which are issued pursuant to Condition 16 as amended by Special Condition (VI) (as defined herein) shall (save in respect of the relevant issue date) have the same Conditions as, and form a single Series with, the Notes of this Series.

1. (i) Issuer: IA Capital Structures (Ireland) plc.  
(ii) Arranger: GWM Group, Inc.
2. (i) Series Number: 2013-9.  
(ii) Tranche Number: 1.
3. Principal Amount: USD 1,020,000.  

The Principal Amount of the Notes may be increased by the issue of Further Notes from time to time (without requiring the consent of Noteholders) which shall be consolidated and form a single Series with the Notes of this Series, subject as provided in Special Condition (VI).
4. Issue Price: 100.00 per cent. of the Authorised Denomination.
5. Authorised Denomination: USD 1,000.
6. (i) Issue Date: 17 September 2013  
(ii) Interest Commencement Date: Not applicable.
7. Maturity Date: The earlier of (i) 19 September 2023 (the “**Scheduled Maturity Date**”); and (ii) the date that all of the Notes are fully redeemed.
8. Extended Maturity Date: Not applicable.
9. Interest Basis: Variable Coupon Amount.
10. Status of the Notes:

- (i) Status of the Notes: Secured and limited recourse obligations of the Issuer ranking *pari passu* without any preferences amongst themselves secured as set out under Security below and subject to the priority set out under Priority below.
- (ii) Priority: Counterparty Priority applies.
11. Listing: An application has been made for admission of the Notes to the official list of the Vienna Stock Exchange. Such listing is expected to take place on or about the Issue Date. However, no assurance is given that approval of such application will be granted.
12. Fixed Rate Note Provisions: Not applicable.
13. Floating Rate Note Provisions: Not applicable.
14. Zero Coupon Note provisions: Not applicable.
15. Dual Currency Note Provisions: Not applicable.
16. Variable Coupon Amount Note Provisions: Applicable.
- (i) Interest Period: As regards the first interest period, the period from and including the Issue Date to and excluding the Interest Determination Date and as regards all subsequent interest periods the period from and including an Interest Determination Date to and excluding the next Interest Determination Date or to and including the Maturity Date as applicable.
- (ii) Interest Determination Date: Any Business Day at the discretion of the Portfolio Manager.
- (iii) Interest Rate: The Notes shall receive a total return based on the performance of the Portfolio during the Interest Period.
- (iv) Interest Amounts: The greater of:
- (a) Net Proceeds – USD 1,000; and
- (b) Zero.
- (v) Interest Payment Dates: Any Business Day within 5 Business Days following an Interest Determination Date at the discretion of the Portfolio Manager.
- (vi) Business Day Convention: Following Business Day Convention.
17. Optional Redemption: Condition 2(f)(2) applies as amended by Special

- Condition (III).
18. Redemption Amount: Special Condition (II) applies.
19. Early Redemption Amount: Special Condition (IV) applies.
20. Redemption Amount on redemption for taxation: Condition 2(c)(A)(1) shall apply as amended by Special Condition (IV).
21. Form of Notes: Bearer Notes:
- (i) The Notes will initially be represented by: Temporary Global Note.
  - (ii) Applicable TEFRA exemption: D Rules
  - (iii) Temporary Global Note exchangeable for Permanent Global/Definitive Bearer/Registered Notes: Condition 10(a) applies.
  - (iv) Permanent Global Note exchangeable for Definitive Bearer/ Registered Notes: Permanent Global Note is exchangeable for Definitive Notes in the limited circumstances specified in the Permanent Global Note.
  - (v) Registered Notes: Not applicable.
22. Additional Financial Centre(s) or other special provisions relating to Payment Dates: Not applicable.
23. Talons for future Coupons or Receipts to be attached to Definitive Notes (and dates on which such Talons mature): No.
24. Details relating to Instalment Notes: amount of each instalment, date on which each payment is to be made: Not applicable.
25. Redenomination applicable: Not applicable.
26. Portfolio Management:
- (i) Portfolio Manager: Drizay Corporation S.A
  - (ii) Portfolio Management Agreement: The terms and conditions of the appointment of the Portfolio Manager are set out in the Portfolio Management Agreement. See "*Information relating to the Portfolio Management Agreement*" below.
  - (iii) Investment Objective: The Portfolio Manager shall be obliged to perform its obligations under the Portfolio Management

Agreement in accordance with the terms of the Portfolio Management Agreement and shall be obliged to use all reasonable endeavours, in the course of carrying out such obligations, to pursue a strategy which aims to maximise the total returns achieved by the Portfolio by actively investing in loans; equity shares of listed and unlisted real estate investment trusts "REITS" and shares of listed and unlisted real estate funds and corporations

- (iv) Management Criteria: The Portfolio Manager will seek to achieve the Investment Objective through actively investing in any stocks listed in loans; equity shares of listed and unlisted real estate investment trusts "REITS" and shares of listed and unlisted real estate funds and corporations.
- (v) Portfolio: The portfolio of Securities held from time-to-time pursuant to the Custody Agreement, as further described in the Portfolio Management Agreement.
- (vi) Securities: Any and all securities and other investments (including any investment company securities and securities accounts), monies, credit balances, assets or related contracts and deposit accounts, trading positions or beneficial interests in any assets, to the extent any of the foregoing is:
- (i) held, carried and/or maintained by the Custodian and/or any sub-custodian,
  - (ii) in the possession or control of the Custodian or any of its affiliates for any purpose, including for safekeeping,
- pursuant to the Custody Agreement.

## 27. Security:

- (i) Charged Assets: The Charged Assets shall be: (i) the Custody Account; (ii) any Securities held in the Custody Account from time-to-time; and (iii) the Related Rights.

On the Issue Date, or as soon as practicable thereafter, the Portfolio Manager on behalf of the Issuer shall invest in the Securities and held in the Custody Account, as set out in the section "*Information relating to Charged Assets*" below, using the entire net proceeds of the issue of the Notes (such Custody Account and such Securities, together with the Related Rights applicable thereto, the "**Original**



**Charged Assets”).**

The Portfolio Manager will actively manage the Portfolio.

If the Issuer issues Further Notes pursuant to Condition 16 as amended by Special Condition (VI) with the intention that such Further Notes be consolidated and form a single Series with the Notes issued on the Issue Date (and all other Further Notes issued from time to time), the Portfolio Manager on behalf of the Issuer shall, in connection with each such issue of Further Notes, invest in further Securities and held in the Custody Account, (such further assets, together with the Related Rights applicable thereto, referred to as the “**Further Charged Assets**”) with the issue proceeds of the relevant Further Notes such that the Notes and the Further Notes from time to time so issued shall be secured collectively on the Original Charged Assets and all of the Further Charged Assets. All references to “*Charged Assets*” shall be to the Original Charged Assets and the Further Charged Assets from time to time so purchased by the Issuer.

The assets comprising the Portfolio will be registered in the name of, and certificates in respect of the Charged Assets will be held by, the Custodian, on behalf of the Issuer pursuant to the Custody Agreement, subject to the security constituted by the Constituting Instrument and the Charging Instrument. The Custodian shall be responsible for making redemption requests in respect of the Charged Assets in accordance with the Custody Agreement and these Conditions.

The Issuer has also charged all of its rights, title and interest in and to all proceeds now or hereafter standing to the credit of the account of the Custodian in respect of the Charged Assets and has assigned by way of security all of the Issuer’s rights, title, benefit and interest in, to and under, *inter alia*, the Custody Agreement.

(ii) Charging Instrument:

Pursuant to a Supplemental Security Agreement entered into between the Issuer, the Trustee and the Custodian dated on or about the Issue Date (the “**Charging Instrument**”) the Issuer has granted in favour of the Trustee, as security for itself, and the Secured Parties, a New York law governed security interest over the Issuer’s interest in the Charged

Assets from time to time (such security, the “**New York Security**”).

The Custody Agreement and the Charging Instrument each provides that title to the Securities shall be held by the Custodian on behalf of the Issuer, subject to the security constituted by the New York Security.

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|-------------------------------------|--|
| (iii) Depository Account:           | Not applicable.                                      |
| (iv) Charged Agreement:             | Not Applicable.                                      |
| (v) Swap Counterparty:              | Not applicable.                                      |
| 28. Securities Lending Agreement:   | Not applicable.                                      |
| 29. Portfolio Administrator:        | Not applicable.                                      |
| 30. Fees:                           | Special Condition (XI) applies.                      |
| 31. Additional selling restrictions | As set out in “ <i>Selling Restrictions</i> ” below. |
| 32. ISIN Code:                      | XS0972245285.  |
| 33. Common Code:                    | 097224528.   |
| 34. Alternative Clearing System:    | Not applicable.                                      |
| 35. Delivery:                       | Delivery against payment.                            |
| 36. Principal Paying Agent:         | Citibank N.A., London Branch.                        |
| 37. Sub-Custody:                    | Not applicable.                                      |
| 38. Calculation Agent:              | GWM Group, Inc.                                      |

The Calculation Agent shall provide the NAV Report to the Arranger on each NAV Report Date.

The Arranger will publish a summary of the NAV Report received from the Calculation Agent on the Arranger’s website.

All determinations made by the Calculation Agent hereunder shall, in the absence of manifest error, wilful default or bad faith, be final and conclusive. The Calculation Agent shall have no liability to the Issuer, the Noteholders or any third party in relation to such determinations. However, the Calculation Agent shall be liable to the Issuer in order to fully compensate the Portfolio to the extent that any miscalculation or error on its part results in a loss to the Portfolio, and to fully indemnify the Issuer for any consequential losses or

costs reasonably associated with any such miscalculation or error.

39. Exchange of Permanent Global Note: The Permanent Global Note will be exchangeable, in whole but not in part, for a definitive Bearer Note if:
- (i) Euroclear or Clearstream, Luxembourg or any other clearing system in which the Permanent Global Note is for the time being deposited is closed for business for a period of 14 days (other than by reason of holidays statutory or otherwise) or announces an intention permanently to cease business or to cease to make its book-entry system available for settlement of beneficial interests in such Permanent Global Note or does in fact do either of such things and no alternative clearing system, satisfactory to the Trustee and the Principal Paying Agent is available, or
  - (ii) the Notes become due and payable in accordance with Condition 4 and payment is not made on due presentation of the Permanent Global Note for payment.

40. Governing law: The Notes and all non-contractual obligations and any other matters arising from it will be governed by, and construed in accordance with, the laws of Ireland. The courts of Ireland shall have non-exclusive jurisdiction in respect of any dispute. The New York Security is governed by New York law and New York State and/or Federal Courts may have jurisdiction over any dispute or enforcement proceedings relating thereto.

### **Admission to Trading, Public Offer and Listing**

Application has been made to list the Notes on the Vienna Stock Exchange.

The Notes will not be offered to the public in any jurisdiction. See "*Selling Restrictions*" below and in the Programme Memorandum.

GWM Group, Inc., in its capacity as the Placing Agent, will be solely responsible for the placing of the Notes with prospective investors.

## Special Conditions:

### (I) Definitions

Words set out in italics in these Conditions do not form part of the definitions for the purpose of the Constituting Instrument and the documents constituted thereby.

**“Additional Mandatory Redemption Event”** means, for the purpose of Condition 2(b)(2) (as amended), that the Issuer determines that its obligations under the Notes at any time become illegal.

**“Agents”** means the Portfolio Manager, the Principal Paying Agent, the Issue Agent, the Custodian, the Sale Agent, the Placing Agent and the Calculation Agent.

**“Arranger Default”** means if any of the follow events occur (in the sole discretion of the Issuer) in respect of the Arranger. If the Arranger:

- (i) is dissolved (other than pursuant to a consolidation, amalgamation or merger);
- (ii) becomes insolvent or is unable to pay its debts or fails or admits in writing its inability generally to pay its debts as they become due;
- (iii) makes a general assignment, arrangement or composition with or for the benefit of its creditors;
- (iv) (A) institutes or has instituted against it, by a regulator, supervisor or any similar official with primary insolvency, rehabilitative or regulatory jurisdiction over it in the jurisdiction of its incorporation or organisation or the jurisdiction of its head or home office, a proceeding seeking a judgment of insolvency or bankruptcy or any other relief under any bankruptcy or insolvency law or other similar law affecting creditors' rights, or a petition is presented for its winding-up or liquidation by it or such regulator, supervisor or similar official, or (B) has instituted against it a proceeding seeking a judgment of insolvency or bankruptcy or any other relief under any bankruptcy or insolvency law or other similar law affecting creditors' rights, or a petition is presented for its winding-up or liquidation, and such proceeding or petition is instituted or presented by a person or entity not described in clause (A) above and either (I) results in a judgment of insolvency or bankruptcy or the entry of an order for relief or the making of an order for its winding-up or liquidation or (II) is not dismissed, discharged, stayed or restrained in each case within 15 days of the institution or presentation thereof;
- (v) has a resolution passed for its winding-up, official management or liquidation (other than pursuant to a consolidation, amalgamation or merger);
- (vi) seeks or becomes subject to the appointment of an administrator, provisional liquidator, conservator, receiver, trustee, custodian or other similar official for it or for all or substantially all its assets;
- (vii) has a secured party take possession of all or substantially all its assets or has a distress, execution, attachment, sequestration or other legal process levied, enforced or sued on or against all or substantially all its assets and such secured party maintains possession, or any such process is not dismissed, discharged, stayed or restrained, in each case within 15 days thereafter;
- (viii) causes or is subject to any event with respect to it which, under the applicable laws of any jurisdiction, has an analogous effect to any of the events specified in clauses (i) to (vii) above (inclusive);

- (ix) takes any action in furtherance of, or indicating its consent to, approval of, or acquiescence in, any of the foregoing acts; or
- (x) becomes unable to, or fails to within 10 days of receiving notice from the Trustee or the Issuer, perform its duties under the Notes.

**“Business Day”** means a day on which banks are generally open for business in New York and London.

**“Calculation Agent”** means GWM Group, Inc.

**“Collateral Default”** means a compulsory redemption (howsoever described) of the Charged Assets.

**“Early Redemption Date”** means in relation to Conditions 2(b) or 2(c), the date specified in the notice given by or on behalf of the Issuer to the Noteholders in accordance with the Conditions.

**“Early Redemption Payment Date”** means five (5) Business Days following the day that the Issuer receives the aggregate Sale Proceeds pursuant to Special Condition (IV). The Early Redemption Payment Date may be significantly later than the Early Redemption Date. See *“Risk Factors – Payments”*.

**“Final Maturity Payment Date”** means, subject as provided in Special Condition (VII), five (5) Business Days following the day that the Issuer receives the aggregate Sale Proceeds pursuant to Special Condition (II). The Final Maturity Payment Date may be significantly later than the Scheduled Maturity Date. See *“Risk Factors – Payments”*.

**“Mandatory Redemption Event”** means any of the events described in Conditions 2(b)(1), (2) or (3).

**“Monthly NAV High”** means a Net Asset Value calculated per Note (by dividing the Net Asset Value by the number of Notes outstanding) as at a NAV Report Date which is higher than the previous highest Net Asset Value calculated per Note as at a NAV Report Date, provided that the first Monthly NAV High shall be the Net Asset Value calculated per Note as at the Issue Date.

**“NAV Report”** a report provided to the Issuer by the Calculation Agent setting out the calculation of the Net Asset Value of the Portfolio (net of any fees as described under Special Condition (XI) below).

**“NAV Report Date”** means the last Business Day of each calendar month.

**“Net Asset Value”** means the value for each component of the Portfolio held in the Custody Account (net of any fees as described under Special Condition (XI) below), as provided by the Calculation Agent to the Issuer, as the case may be, on or before the NAV Report Date, and **“Net Asset Value of the Portfolio”** means the aggregate of the Net Asset Value of each component (net of any fees as described under Special Condition (XI) below) comprised in the Portfolio.

**“Net Proceeds”** means an amount determined by the Calculation Agent being the *pro rata* share of the Sale Proceeds of the Charged Assets in respect of one Note less any redemption and settlement costs and expenses in respect of the Charged Assets and less any fees, costs

or expenses owing to the Trustee and the Agents in connection with the Notes, and less any fees payable to the Portfolio Manager and the Arranger pursuant to the Conditions of the Notes.

**“New York Security”** means the security interests governed by New York law created by the Charging Instrument dated the Issue Date between the Issuer, the Trustee and the Custodian pursuant to which the Issuer has granted in favour of the Trustee for itself and as trustee for the Secured Parties a security interest over the Charged Assets.

**“Optional Redemption Date”** means the date specified in an Optional Redemption Notice given by the Issuer or the Arranger pursuant to Condition 2(f)(2), as amended by Special Condition (III) (*Optional Redemption by the Issuer*).

**“Optional Redemption Payment Date”** means five (5) Business Days following a day that the Issuer receives the aggregate Sale Proceeds pursuant to Special Condition (III). The Optional Redemption Payment Date may be significantly later than the Optional Redemption Date. See *“Risk Factors – Payments”*.

**“Performance Increase”** means an amount in USD equal to the increase (if any) in the Net Asset Value calculated per Note (by dividing the increase in the Net Asset Value of the Portfolio by the number of Notes outstanding) when comparing the immediately preceding Monthly NAV High to the then current Monthly NAV High, *multiplied by* the number of Notes outstanding.

**“Performance Fee”** shall have the meaning ascribed thereto in the Conditions.

**“Placing Agent”** means GWM Group, Inc.

**“Portfolio”** means the portfolio of Securities held from time-to-time in the Custody Account, as managed by the Portfolio Manager subject to the Management Criteria, as further described in the Portfolio Management Agreement in relation to the Notes.

**“Related Rights”** means all rights of the Issuer derived from or connected to the Securities including, without limitation, any rights to receive additional shares or other securities, assets or rights or any offers in respect thereof (whether by way of bonus issue, option rights, exchange, substitution, conversion or otherwise) or to receive monies (whether by way of redemption, return of capital, dividend, distribution, income or otherwise) in respect of the Securities.

**“Sale Agent”** means GWM Group, Inc.

**“Sale Proceeds”** means an amount determined by the Calculation Agent being the *pro rata* share of the proceeds of sale or other means of realisation of the Charged Assets in respect of one Note less any costs, expenses, taxes and duties incurred in connection with the disposal or transfer of the Charged Assets by the Sale Agent.

**“Securities”** means any and all securities and other investments (including any investment company securities and securities accounts), monies, credit balances, assets or related contracts and deposit accounts, trading positions or beneficial interests in any assets, to the extent any of the foregoing is:

- (i) held, carried and/or maintained by the Custodian and/or any sub-custodian,

(ii) in the possession or control of the Custodian or any of its affiliates for any purpose, including for safekeeping,

pursuant to the Custody Agreement. See “*Information relating to the Charged Assets*” below.

“**Security**” means the New York Security and the security constituted by the Trust Deed entered into by the execution of the Constituting Instrument dated the Issue Date between the Issuer and the Trustee, amongst others.

(II) **Redemption Amount**

Unless previously redeemed the Notes will be redeemed by a payment in respect of each Note on the Final Maturity Payment Date of an amount in USD (the “**Redemption Amount**”) equal to the lesser of:

- (a) USD 1,000; and
- (b) Net Proceeds.

No interest or other amount shall accrue or be payable in respect of the Notes in respect of the period from and including the Scheduled Maturity Date, to and including the Final Maturity Payment Date.

(III) **Optional Redemption**

*Optional Redemption by the Issuer*

Condition 2(f)(2) shall apply to the Notes.

The Issuer:

- (A) may, on giving not less than ten (10) Business Days’ prior notice to the Trustee and the Noteholders (in accordance with Condition 7);
- (B) shall, at any time after receipt of a Notice pursuant to this Special Condition (III) from the Arranger,

(such notice an “**Optional Redemption Notice**”) redeem any amount of the Notes at their Optional Redemption Amount on the Optional Redemption Payment Date. The provisions of Condition 2(f)(2) is hereby amended accordingly.

The amount (the “**Optional Redemption Amount**”) payable in respect of any Notes that are so redeemed will be an amount in USD determined by the Calculation Agent equal to the Early Redemption Amount.

(IV) **Early Redemption Amount**

Condition 2(c)(B) shall apply to the Notes.

- (A) The Early Redemption Amount of the Notes (in respect of principal and interest (if applicable)) shall be determined in accordance with Condition 2(e)(2) read with this Special Condition (IV) as follows:
  - (i) In the event the Notes become due and payable pursuant to Condition 2(b)(1), the Sale Agent shall, on behalf of the Issuer sell or procure the sale or other means of realisation of the Charged Assets in accordance with the Master Charged Assets Sale Terms. The applicable Early Redemption Amount payable in respect of each Note pursuant to Condition 2(b)(1) will be the *pro rata* share of the Net Proceeds. If the Sale Agent in its sole discretion determines that the Charged Assets cannot be sold within three months of the Early Redemption Date, then the Sale Proceeds and the applicable Early



Redemption Amount shall be deemed to be zero and the Notes shall be redeemed at zero; or

- (ii) If the Notes become due and repayable in accordance with Conditions 2(b)(2) or 2(c),

then the applicable Early Redemption Amount shall be determined as an amount equal to the Redemption Amount had the Early Redemption Date been the Final Maturity Payment Date.

The Early Redemption Amount shall be payable on the Early Redemption Payment Date and shall not exceed the Net Proceeds of the Charged Assets. In the event that such Early Redemption Amount is less than the Net Proceeds of the Charged Assets, Noteholders shall receive such lesser amount.

- (B) Subject as provided in Special Condition (VII), the Early Redemption Amount will be paid on the Early Redemption Payment Date. No interest or other amount shall accrue or be payable in respect of the Notes in respect of the period from and including the Early Redemption Date to and including the Early Redemption Payment Date.
- (C) The Early Redemption Payment Date may be significantly later than the Early Redemption Date, see "*Risk Factors – Payments*".
- (D) For the avoidance of doubt, reference in Condition 4 and Condition 2(e) to the Early Redemption Amount payable pursuant to an Event of Default shall mean the amount payable on redemption of each Note upon its becoming due and payable as provided in Condition 4 being the lesser of (i) the outstanding principal amount of such Note and (ii) the amount available by applying the portion available to the Noteholders pursuant to Condition 3(d) of the Net Proceeds of the enforcement of the Security in accordance with Condition 3 *pari passu* and rateably between the Notes.

(V) **Calculations, Determinations and Notifications**

Following receipt by the Arranger of the NAV Report from the Calculation Agent on the NAV Report Date, the Arranger will publish a summary of the NAV Report on Bloomberg, and will disseminate the NAV to SIX Financial Information USA Inc. and to the Vienna Stock Exchange

The NAV Report and the summary thereof will be an estimated valuation of the assets held in the Custody Account, and shall not be interpreted as an indication of expected redemption values of the Notes. The NAV Report and the summary thereof shall take account of any fees, expenses or charges that applies to the Notes, and is subject to amendments and/or corrections at any time without giving notice to any person.

Whenever any matter falls to be determined, considered or otherwise decided upon by the Calculation Agent or any other person (including where a matter is to be decided by reference to the Calculation Agent's or such other person's opinion), unless otherwise stated, that matter shall be determined, considered or otherwise decided upon by the Calculation Agent or such other person, as the case may be, in its sole and absolute discretion. The Calculation Agent has agreed in the Constituting Instrument to comply with its obligations set out in these Conditions.

Each of the Issuer, the Portfolio Manager, the Principal Paying Agent and the Trustee shall be entitled to rely on any certification, notification, calculation or determination of the Calculation Agent given or copied to it as being true and accurate for all purposes and none of them shall be obliged to make any investigation or enquiry into any such certification, notification, calculation or determination or into the basis on which such certification, notification, calculation or determination was prepared, given or made.

(VI) **Further Issues**

Pursuant to Condition 16 as amended and supplemented by this Special Condition (VI), the Issuer shall be at liberty to issue Further Notes with the express intention that such Further Notes be consolidated and form a single series with the Notes (and with any subsequent Further Notes so issued) provided that:

- (A) the net proceeds of issue of such Further Notes shall be transferred to the Custody Account, to be invested in such Securities as the Portfolio Manager may in its sole discretion determine, and such proceeds shall form part of the Portfolio the subject of management by the Portfolio Manager on or about the same date as the date on which the Further Notes are issued (such Securities and the Related Rights applicable thereto being the Further Charged Assets);
- (B) each of the Further Notes that the Issuer may issue from time to time, together with the Notes, are secured collectively on the Issuer's right, title and interest in and to the Original Charged Assets and each of the Further Charged Assets such that the Security for the Notes and any Further Notes shall be the identical and all references to "*Charged Assets*" shall be to the Original Charged Assets and the Further Charged Assets from time to time;
- (C) the Conditions of each of the Further Notes are identical to the Conditions of the Notes (save in respect of their date of issue);
- (D) each issue of Further Notes will be constituted and secured by a supplement to the Constituting Instrument in the form substantially set out in the Constituting Instrument (or in such other form as is legally effective to constitute and secure the Further Notes) (the "**Further Constituting Instrument**") and so that upon the execution by the Issuer of the Further Constituting Instrument, all references to the Constituting Instrument shall be construed as being to such document as supplemented from time to time; and
- (E) the security interests granted by the Issuer in such Further Constituting Instrument and the Charging Instrument are granted to the Trustee for all the Noteholders of the consolidated Series on a *pari passu* basis.

(VII) **Collateral Default and Arranger Default**

- (A) If the Calculation Agent determines in its sole discretion that a Collateral Default has occurred then it shall give notice as soon as practicable thereafter to the Issuer, the Trustee, the Portfolio Manager, the Principal Paying Agent and the Noteholders (in accordance with Condition 7) of the occurrence of such event. The Issuer shall redeem the Notes in full by payment to each Noteholder of a *pro rata* amount of the Net Proceeds of the Charged Assets five (5) Business Days following the day on which the Issuer receives the Sale Proceeds.

- (B) If the Issuer (in its sole discretion) determines that an Arranger Default has occurred then it shall give notice as soon as practicable thereafter to the Trustee, the Portfolio Manager, the Principal Paying Agent and the Noteholders (in accordance with Condition 7) of the occurrence of such event. The Issuer shall redeem the Notes in full by payment to each Noteholder of a *pro rata* amount of the Net Proceeds of the Charged Assets five (5) Business Days following the day on which the Issuer receives the Sale Proceeds.

(VIII) **Purchase**

Condition 2(g) shall apply subject as amended by this Special Condition (VIII). In determining what proportion of Charged Assets corresponds to the proportion of Notes to be purchased, the Issuer shall be entitled to rely on advice given to it by the Calculation Agent. The Issuer has absolute discretion to designate which Securities (or combination of Securities) or other assets held in the Custody Account to select in order to fulfil its obligations pursuant to Condition 2(g) as hereby amended.

(IX) **The Trustee**

The Trustee shall not be responsible for, or obliged to monitor or verify or investigate:

- (A) the performance, operation or calculation of the Portfolio or other element of the calculation thereof but shall be entitled to rely absolutely on any calculation thereof by the Calculation Agent;
- (B) the performance, operations or financial condition of the Portfolio or the terms of the Charged Assets or the calculation of amounts payable in respect thereof;
- (C) the performance by the Portfolio Manager or the Issuer of any of their respective obligations under the Portfolio Management Agreement or any other agreement relating to, or in connection with, the Portfolio and shall be entitled to assume that each of them is in compliance with the terms thereof unless and until expressly notified to the contrary in writing by the Issuer or the Calculation Agent;
- (D) whether or not any Additional Mandatory Redemption Event or other event referred to in Special Condition (IV), any Event of Default or any Collateral Default and shall be entitled to assume that no such event has occurred unless and until expressly notified to the contrary in writing by the Issuer or the Calculation Agent; or
- (E) save to the extent caused by its own negligence or wilful default the Trustee shall not be responsible or liable for any failure to sell, realise or redeem the Charged Assets and the Mortgaged Property or any delay in doing so nor for any loss suffered or incurred by any person as a result of the Net Proceeds, the Sale Proceeds or any other proceeds of sale, realisation or redemption of the Charged Assets or the Mortgaged Property being insufficient to discharge any Redemption Amount, Early Redemption Amount or Optional Redemption Amount in full.

(X) **Sale Agent**

The Sale Agent shall, on behalf of the Issuer, sell or procure the sale or other means of realisation of the Charged Assets and shall be entitled to deduct any costs, expenses, taxes

and duties incurred in connection with any disposal, realisation or transfer of such Charged Assets.

The Sale Agent may sell or procure the sale or other means of realisation of the Charged Assets in such manner and to and/or involving such person as it thinks fit and shall be entitled to sell and procure the sale or other means of realisation of the Charged Assets at such price in its sole discretion. The Sale Agent shall not be responsible or liable for any failure to sell or realise the Charged Assets or any delay in doing so nor for any loss suffered or incurred by any person as a result of their sale or other means of realisation.

(XI) **Fees**

In addition to the fees due to the Trustee and any Agents, and any other transaction related fees incurred by the Issuer in respect of the issuance of the Notes, as determined by the Calculation Agent, the Issuer has agreed to pay certain fees to the Portfolio Manager, the Arranger and the Custodian.

The following fees shall be determined by the Calculation Agent as at the date expected to be two Business Days immediately prior to the following: (i) each NAV Report Date, (ii) the Final Maturity Payment Date, and (iii) any Optional Redemption Payment Date or Early Redemption Payment Date (any such date, a "**Fees Determination Date**");

The Portfolio Manager shall be paid a performance fee (the "**Performance Fee**") pursuant to the Portfolio Management Agreement on an annual basis on a date to be agreed between the Issuer and Portfolio Manager. The Performance Fee shall only be payable on any collected return on the Portfolio in excess of 15% on an annual basis. Where the annual return on the Portfolio exceeds 15%, the Portfolio Manager shall be entitled to a Performance Fee of 30% of the return on the Portfolio in excess thereof.

The fees payable to the Arranger,

(i) 0.35 % per annum of the Net Asset Value of the Portfolio as at the most recent NAV Report Date (the "**Arranger Fee**")

The Issuer will incur fees in relation to the issuance of the Notes, which will be deducted from the Portfolio when determining the Redemption Amount. Such fees will include, but shall not be limited to:

- (A) any fees, costs and expenses payable by the Issuer which are directly attributable to the Notes, including:
  - (aa) costs incurred in connection with the issuance, listing, clearing of the Notes and/or the performance of obligations in relation thereto;
  - (bb) any commissions, fees, costs and expenses payable by the Issuer pursuant to the Constituting Instrument and the Series Documents as defined therein;
  - (cc) any fees, costs and expenses of the administrator of the Issuer payable by the Issuer or the Arranger in respect of the Notes; and

- (dd) any legal fees and disbursements payable by the Issuer or the Arranger to Walkers or any other legal advisers to the Issuer or the Arranger in respect of the issuance of the Notes; and
- (B) in relation to any realisation of the Charged Assets, all commissions, fees, charges and expenses (including, without limitation, any stamp duty, documentary or transfer or other taxes or duties payable in respect of the sale or other realisation of any such Charged Assets) incurred or payable by the Sale Agent in respect of such sale or other realisation, as certified by the Sale Agent to the Issuer and the Trustee.

Any amounts payable under the Notes are based on the performance of the Charged Assets net of the fees described above. The fees will be applied in calculating the value of the Portfolio and therefore will result in a reduction in value of the Notes.

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## Use of Proceeds

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The entire net proceeds from the issue of the Notes and any Further Notes, will be invested by the Issuer in the Custody Account, subject to the management of the Portfolio Manager, to obtain the Original Charged Assets (in the case of the Notes issued on the Issue Date) and the relevant Further Charged Assets (in the case of any Further Notes) in each case on or as soon as practical following the Issue Date or, as applicable, the relevant date of issue in respect of any Further Notes.

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## Information relating to the Charged Assets

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### General

The Issuer will use the proceeds of the Notes, acting through the Portfolio Manager, to invest in certain Securities from time-to-time. The Portfolio Manager will be responsible for identifying or selecting Securities and investment opportunities for investment, subject to the Management Criteria.

On the Issue Date, the Original Charged Assets will consists of the interests of the Issuer in the Custody Account and any Securities held in the Custody Account by the Custodian.

### Securities in the Portfolio

The Portfolio Manager may invest in Securities that meet the Management Criteria. The Management Criteria is set out in the Portfolio Management Agreement as follows:

The Portfolio Manager will seek to achieve the Investment Objective through actively investing in loans; equity shares of listed and unlisted real estate investment trusts "REITS" and shares of Listed and unlisted real estate funds and corporations

### Portfolio Manager

The Securities held in the Custody Account will be managed by the Portfolio Manager. A description of the Portfolio Manager is set out under "*Information relating to the Portfolio Management Agreement*" below.

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## Description of Security Arrangements in respect of the Notes

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### Introduction

The Notes will be secured, limited recourse obligations of the Issuer. The purpose of this section is to provide further information in respect of these important features of the Notes, which are included in the Conditions. However, the following description is a summary only of certain aspects of the security arrangements and is subject in all respects to the terms of the Trust Deed and the Conditions of the Notes, of which Noteholders are deemed to have notice and by which they are bound.

The Issuer will, pursuant to the provisions of the Trust Deed, grant the Security described below to the Trustee as continuing security for the payment of all sums due under the Trust Deed and the Notes. The Trustee shall hold such Security on behalf of itself, the Agents and the Noteholders.

### Security Arrangements

The Notes will be secured by a charge over the Custody Account and any Securities held in respect of the Custody Account from time-to-time and the Related Rights obtained with the entire net proceeds of the issue of the Notes and all rights of the Issuer derived from or connected to the shares and all rights and sums derived therefrom in favour of the Trustee for itself and as trustee for the Secured Parties (which includes the Noteholders).

Under the Trust Deed the Issuer, in favour of the Trustee for itself and as trustee for the Secured Parties, and as continuing Security, will:

- (A) assign by way of security all of the Issuer's rights, title, benefit and interest in, to and under the Custody Agreement including, without limitation, with respect to (a) the Charged Assets and (b) all proceeds (howsoever described) received under the Custody Agreement in respect of the Charged Assets;
- (B) charge all of the Issuer's rights, title, benefit and interest in and to all proceeds (howsoever described) standing to the credit of the account of the Custodian in respect of the Charged Assets and the debts represented thereby;
- (C) charge all of the Issuer's rights, title, benefit and interest in and to all funds standing to the credit of the account of the Principal Paying Agent in respect of the Notes, the Further Notes and the debts represented by such moneys;
- (D) assign by way of security all of the Issuer's rights, title, benefit and interest in, to and under the Agency Agreement and the Placing Agreement and all sums derived therefrom; and
- (E) assign by way of security all of the Issuer's rights, title, benefit and interest in, to and under the Portfolio Management Agreement,

in each case on terms that the Trustee shall hold the proceeds of such Security for itself and on trust for itself, the Agents and the Noteholders (and the holders of any Further Notes in accordance with the terms of the Trust Deed and the Charging Instrument).



## **Charging Instrument**

Pursuant to the Charging Instrument the Issuer will grant a security interest over the Custody Account and any Securities held in respect of the Custody Account from time-to-time and the Related Rights obtained with the entire net proceeds of the issue of the Notes and all rights of the Issuer derived from or connected to the Charged Assets as security in favour of the Trustee for itself and as trustee for the Secured Parties.

## **Enforcement of the Mortgaged Property**

The Mortgaged Property may become enforceable if the Notes or any of them have become due and repayable (for example, due to acceleration following the occurrence of a Tax Event, Mandatory Redemption Event, Additional Mandatory Redemption Event or an Event of Default) and have not been repaid.

In such circumstances the Trustee may at its discretion and shall if so requested or directed by the relevant parties (as more fully described in Condition 7), realise the Charged Assets. In realising the Charged Assets the Trustee may, but shall not be obliged to, procure the sale of the Charged Assets or may request the redemption of the Charged Assets.

## **Priority of Claims and Potential for Insufficient Security on Sale of Charged Assets and/or on Enforcement**

In the event that any Charged Assets are required to be sold pursuant to the Conditions or the Security constituted by the Trust Deed and the Charging Instrument becomes enforceable in accordance with the Conditions, the net sums realised could be insufficient to pay all the amounts due to the Noteholders under the Notes. The sums realised from any such sale of the Charged Assets will be subject to deduction of the costs and expenses associated with such sale. In addition, all costs and expenses incurred by the Trustee in enforcing the Security and amounts due to the Agents will be deducted from the proceeds of such enforcement before such proceeds are paid to the Noteholders. After taking action to enforce the Security as provided in the Conditions, the Trustee shall not be entitled to take any further steps against the Issuer to recover any sum still unpaid and no debt shall be owed by the Issuer in respect of such sum. In particular, no Agent or Noteholder may petition or take any other step for the winding-up of the Issuer nor shall any of them have any claim in respect of any sum over or in respect of any assets of the Issuer which are security for any other liability of the Issuer.

## **Limited Recourse Provisions**

The Trustee, the Agents and the Noteholders (in each case to the extent that their claims are secured) shall have recourse only to the Mortgaged Property. If, the Trustee having realised the Mortgaged Property, the proceeds thereof are insufficient for the Issuer to make all payments then due to all such parties, the obligations of the Issuer will be limited to such proceeds of realisation of the Mortgaged Property and no other assets of the Issuer will be available to meet such shortfall; the Trustee, the Agents, the Noteholders or anyone acting on behalf of any of them shall not be entitled to take any further steps against the Issuer to recover any further sum and no debt shall be owed to any such persons by the Issuer. The Trustee and the Agents, shall rank prior to the Noteholders in the application of all moneys received in connection with the realisation or enforcement of the Security. In particular, none of the Trustee and the Agents or any holder of the Notes may petition or take any other step for the winding-up of the Issuer, and none of them shall have any claim in respect of any sum arising in respect of the Mortgaged Property for any other Series.

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## Information relating to the Portfolio Management Agreement

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### Portfolio Management Agreement

The Portfolio Management Agreement sets out the terms and condition of the appointment of the Portfolio Manager.

The Portfolio Manager shall be obliged to perform its obligations under the Portfolio Management Agreement in accordance with the terms of the Portfolio Management Agreement and shall be obliged to use all reasonable endeavours, in the course of carrying out such obligations, to pursue a strategy which aims to maximise the total value of the Portfolio.

The Portfolio Manager will seek to achieve the Investment Objective through actively investing in loans; equity shares of listed and unlisted real estate investment trusts “REITS” and shares of listed and unlisted real estate funds and corporations.

The Portfolio Manager shall be obliged to manage the buying and/or selling of Securities by instructing the Custodian to make Substitutions of Charged Assets. A Substitution may only be made if:

- (i) such Substitution and any Substitute Assets do not:
  - (aa) render the Issuer liable to taxation outside its jurisdiction of incorporation;
  - (bb) result in the contravention by the Issuer of any applicable law or regulation;
  - (cc) require the Issuer to make any filing or declaration under any applicable law or regulation; and
  - (dd) give rise (save as provided for in Condition 3(f)(2)) to any obligation or liability on the Issuer’s part to take any action, or to make any payment, other than with the Issuer’s express agreement,

unless, in the case of (aa) or (dd) only, the Issuer shall have first been indemnified and/or secured to its satisfaction against such liability; and

- (ii) any Substitute Assets are expressed to be delivered, transferred or (as the case may be) assigned to the Issuer on the same terms, *mutatis mutandis*, as the Charged Assets the subject of a Substitution or otherwise as the Trustee and the Portfolio Manager may approve.

### Portfolio Manager

The Issuer has appointed Drizay Corporation S.A. as the Portfolio Manager in respect of the Notes pursuant to the Portfolio Management Agreement. The role of the Portfolio Manager is to actively manage the Portfolio by the buying and/or selling of Securities.

Drizay Corporation S.A is headquartered in Zona Franca, Montevideo, Uruguay.

Drizay Corporation SA is an investment advisor incorporated in Uruguay and regulated by the Central Bank of Uruguay.

Drizay Corporation SA manages USD550 million of assets for Latin American clients, which include institutional clients, pension plans, endowments and high net worth individuals

Drizay Corporation SA has offices in Montevideo, Uruguay and Buenos Aires, Argentina

The holder of the Notes will have claims against the Issuer only, and shall not have any rights directly against the Portfolio Manager.

### **Fees**

The fees payable to the Portfolio Manager are described in Special Condition (XI) of the Notes.

*The above summary is qualified in its entirety by the terms of the Portfolio Management Agreement, which will be available during business hours on any day (Saturdays, Sundays and public holidays excepted) for inspection at, and collection of copies from, the registered office of the Issuer for as long as the Notes are outstanding.*

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## **Information relating to the Arranger, Custodian, Placing Agent, Calculation Agent and Sale Agent**

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GWM Group, Inc. is the Arranger in respect of the Notes and has been appointed as Custodian, Calculation Agent, Placing Agent and Sale Agent and as such is responsible for certain management and administrative functions in relation to the Notes.

GWM Group, Inc. is a full service broker dealer based in New York, and a member of the Financial Industry Regulatory Authority and the Securities Investor Protection Corporation. Its clients' accounts are introduced on a fully disclosed basis to its clearing firms, namely National Financial Services, LLC. and Interactive Brokers, LLC.

GWM Group, Inc. offers execution services to clients ranging from retail clients to institutional investment firms, and services ranging from wealth management services to custody and clearing services. The company also offers investment solutions, such as fee-based programmes, retirement products and programmes, asset management accounts, margin borrowing, mutual fund solutions, and wealth management.

GWM Group, Inc. has a presence in each of New York, Philadelphia and Miami.

As Placing Agent, GWM Group, Inc. has agreed to comply with all the duties and responsibilities set out in the Conditions of the Notes, and to strictly adhere to the Selling Restrictions.

As Sale Agent, GWM Group, Inc. is responsible to the Issuer for taking any steps in order to realise the Charged Assets as required for the purposes of the Notes.

As Calculation Agent, GWM Group, Inc. may at any time resign and the Issuer may at time terminate its appointment, subject to giving 60 days' prior written notice. In such case the Issuer would, with the prior written consent of the Trustee, appoint a successor.

The holder of the Notes will have claims against the Issuer only, and shall not have any rights directly against the Arranger or any Agent of the Issuer.

### **Fees**

The fees payable to GWM Group, Inc. as the Arranger, Custodian and Calculation Agent are described in Special Condition (XI) of the Notes.

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## Information relating to the Issuer

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### General

The Issuer was incorporated in Ireland as a public limited liability company on 29 August 2011, with registration number 502865 under the name IA Capital Structures (Ireland) plc, under the Companies Acts 1963 – 2009.

The registered office of the Issuer is at 22 Clanwilliam Square, Grand Canal Quay, Dublin 2, Ireland. The telephone number of the Issuer is +353 1 609 9184. The authorised share capital of the Issuer is EUR 100,000,000 divided into 100,000,000 Ordinary Shares of EUR 1 each (“**Shares**”). The Issuer has issued 38,100 Shares all of which are fully paid. The issued Shares are held directly or indirectly by three Irish companies limited by guarantee, Badb Charitable Trust Limited, Medb Charitable Trust Limited and Eurydice Charitable Trust Limited (each a “**Share Trustee**”, and together, the “**Share Trustees**”), on trust for charitable purposes. Each Share Trustee has, inter alia, undertaken not to exercise its voting rights to wind up the Issuer unless and until it has received written confirmation from the Directors of the Issuer that the Issuer does not intend to carry on further business.

The Issuer has been established as a special purpose vehicle. The principal activities of the Issuer are the issuance of financial instruments, the acquisition of financial assets and the entering into of other legally binding arrangements.

### Directors and Company Secretary

The Directors of the Issuer are as follows:

Wendy Merrigan  
Rory Williams

The Company Secretary is Sanne Capital Markets Ireland Limited.

Sanne Capital Markets Ireland Limited is the administrator of the Issuer. Its duties include the provision of certain administrative, accounting and related services. The appointment of the administrator may be terminated forthwith if the administrator commits any material breach of the corporate service agreement between the Issuer and the administrator, or if the administrator is unable to pay its debts as they fall due or if the administrator becomes subject to insolvency or other related proceedings. The administrator may retire upon 90 days’ written notice subject to the appointment of an alternative administrator on similar terms to the existing administrator. The business address of the administrator is 22 Clanwilliam Square, Grand Canal Quay, Dublin 2, Ireland.

The auditors of the Issuer are PricewaterhouseCoopers who are chartered accountants qualified to practice in Ireland.

### Financial Statements

Since the date of incorporation and as of the date of this Series Memorandum, no financial statements of the Issuer have been prepared. The Issuer may or may not prepare interim financial statements.

**Authorisation**

The issue of the Notes was authorised by a resolution of the board of directors of the Issuer passed on 17 September 2013.

**Litigation**

There are no legal, governmental or arbitration proceedings (including any such proceedings which are pending or threatened of which the Issuer is aware) which may have or have had a significant effect on the Issuer's financial position.

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## Selling Restrictions

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In addition to the Selling Restrictions set out in the Programme Memorandum the restrictions set out below shall apply.

The Notes have not been and will not be registered under the U.S Securities Act of 1933, as amended, and may not at any time be directly or indirectly offered or sold in the United States or to or for the benefit of any U.S person.

Where:

**“U.S person”** means a *“US person”*, as the term is defined in Regulation S under the Securities Act of 1933 or the Investment Company Act of 1940 or the Internal Revenue Code (as each may be amended from time to time) and more particularly are references to: (i) any natural person that resides in the U.S or is a U.S citizen; (ii) any entity organised or incorporated under the laws of the U.S; (iii) any entity organised or incorporated outside the U.S the beneficial owners of which include U.S persons; (iv) any estate of which any executor or administrator is a US person ; (v) any trust of which any trustee is a U.S person; or (vi) any agency or branch of a foreign entity located in the U.S. For the purposes hereof, the term **“U.S person”** shall not include any discretionary or non-discretionary account (other than an estate or trust) held for the benefit or account of a non-U.S person by a dealer or other professional fiduciary organised or incorporated in the US. The term **“U.S person”** includes entities that are subject to the U.S Employee Retirement Income Securities Act of 1974, as amended, or other tax-exempt investors or entities in which substantially all of the ownership is held by U.S tax-exempt investors.

In relation to each Member State of the European Economic Area which has implemented the Prospectus Directive (each, a **“Relevant Member State”**), an offer of Notes to the public has not and may not be made in that Relevant Member State.

No action has been or will be taken in any jurisdiction that would permit a public offering of any of the Notes, or possession or distribution of the Programme Memorandum, this Series Memorandum or any part thereof or any other offering material, in any country or jurisdiction where action for that purpose is required.

NO OFFER, SALE OR DELIVERY OF THE NOTES, OR DISTRIBUTION OR PUBLICATION OF ANY OFFERING MATERIAL RELATING TO THE NOTES, MAY BE MADE IN OR FROM ANY JURISDICTION EXCEPT IN CIRCUMSTANCES WHICH WILL RESULT IN COMPLIANCE WITH ANY APPLICABLE LAWS AND REGULATIONS. ANY OFFER OR SALE OF THE NOTES SHALL COMPLY WITH THE SELLING RESTRICTIONS AS SET OUT IN THE ISSUER'S OFFERING DOCUMENTS AND ALL APPLICABLE LAWS AND REGULATIONS.

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## General Information

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For so long as the Notes remain outstanding, the following documents will be available in physical form from the date hereof during usual business hours on any weekday (Saturdays, Sundays and public holidays excepted) for inspection at the registered office of the Issuer and the specified office of the Principal Paying Agent in London:

- (a) the Master Documents which are incorporated by reference by the Constituting Instrument so as to constitute the Trust Deed, Agency Agreement, Custody Agreement, Placing Agreement, Charged Assets Sale Agreement and the Portfolio Management Agreement with respect to the Notes (to the extent not otherwise amended, modified and/or supplemented by the Constituting Instrument);
- (b) any deed or agreement supplemental to the Master Documents;
- (c) the Programme Memorandum;
- (d) the Certificate of Incorporation and the Memorandum and Articles of Association of the Issuer;
- (e) the Constituting Instrument; and
- (f) the Charging Instrument.



**REGISTERED OFFICE OF THE ISSUER**

**IA Capital Structures (Ireland) plc**

22 Clanwilliam Square  
Grand Canal Quay  
Dublin 2, Ireland

**ARRANGER**

**GWM Group, Inc.**

623 Fifth Avenue, 15<sup>th</sup> Floor  
New York, NY, 10022,  
U.S.A.

**TRUSTEE**

**Sanne Trust Company Limited**

13 Castle Street, St Helier,  
Jersey JE4 5UT

**CALCULATION AGENT**

**GWM Group, Inc.**

623 Fifth Avenue, 15<sup>th</sup> Floor  
New York, NY, 10022,  
U.S.A.

**ISSUE AGENT AND PRINCIPAL PAYING  
AGENT**

**Citibank N.A., London Branch**

Citi Centre, Canada Square Canary Wharf,  
London E14 5LB,  
United Kingdom

**CUSTODIAN, PLACING AGENT AND SALE  
AGENT**

**GWM Group, Inc.**

623 Fifth Avenue, 15<sup>th</sup> Floor  
New York, NY, 10022,  
U.S.A.

**PORTFOLIO MANAGER**

**DRIZAY CORPORATION S.A**

R8, KM 17500 E.100 L. 120A/105; 90000  
Zona Franca  
Uruguay

**AUDITORS OF THE ISSUER**

**PricewaterhouseCoopers**

One Spencer Dock,  
North Wall Quay,  
Dublin 1, Ireland

**LEGAL ADVISERS**

To the Issuer as to Irish Law:

**Walkers Ireland**

The Anchorage  
17-19 Sir John Rogerson's Quay Dublin 2,  
  
Ireland

To the Issuer as to New York Law:

**DT Chisolm, P.C.**

11508 H-236 Providence Road,  
Charlotte, NC 28277,  
U.S.A.