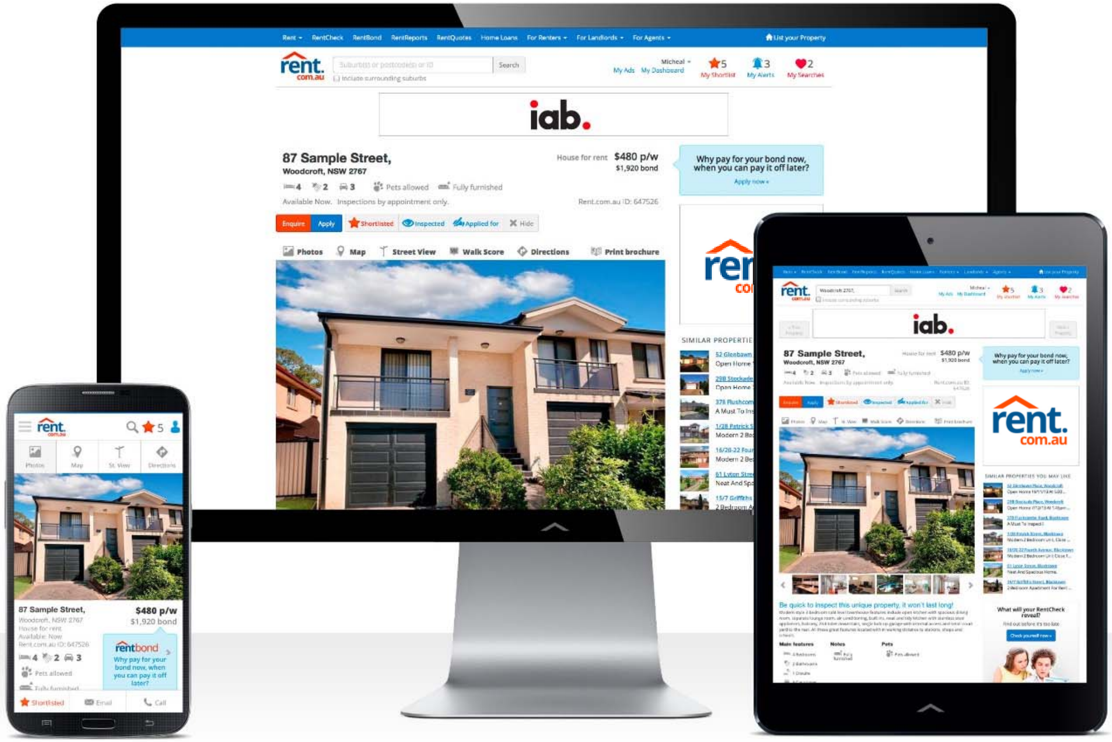
Select Exploration Ltd
(to be renamed Rent.com.au Ltd)

Rent.com.au - Australia's No.1 rental property website

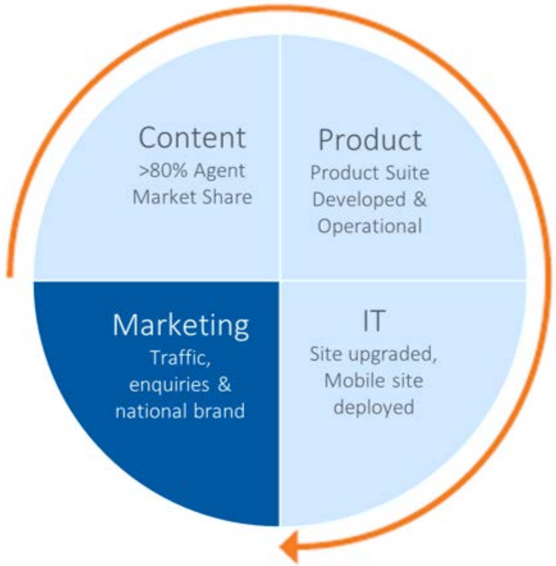


Investor Presentation 2014

The Strategic Opportunity

Rent.com.au (RNT) is Australia's #1 dedicated rental property website, creating a single marketplace for renters, agents and private landlords

- Australia's leading dedicated rental property website
- A marketplace with the greatest depth of renting related services and widest choice of property listings
- Helps property management community grow their rent rolls by providing a range of business leads and management tools
- Shifting the large offline advertising portion of the significant private landlord market to online at rent.com.au
- Excellent market presence established within the industry, now raising capital to drive renter and private landlord traffic to the website
- Use of Funds primarily to deliver brand and marketing campaign to commercialise:
  - 50,000 active property listings
  - 5,600 rental agencies nationally
  - 200,000 monthly unique visitors to site

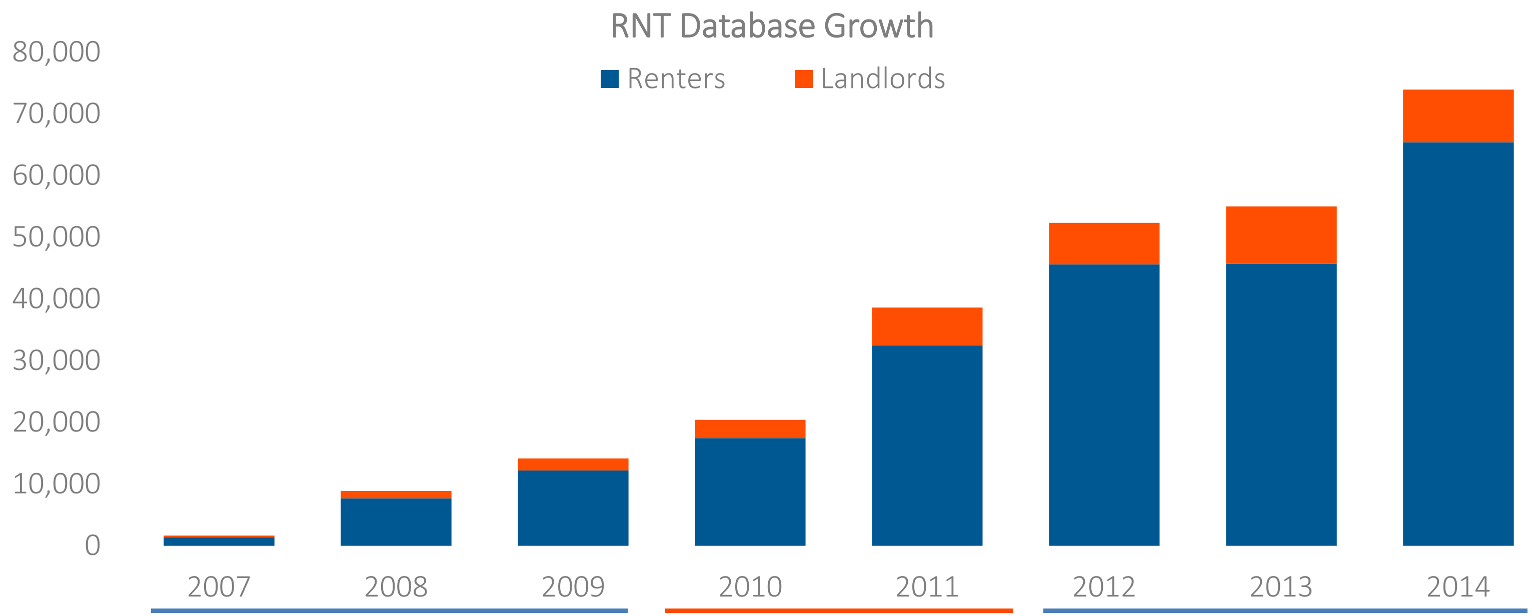


Lifecycle of Rent.com.au to date

The story so far

Consistent development of content, products and growth of unique visitors to rent.com.au

- A$10.3m has been invested into the business over 7 years – developing technology, product alliances and the critical mass of content required to be ready to effectively commercialise the platform;



2007 – 2009
A$2.8m invested.
Outsourced website development, commenced agent content acquisition

2010 – 2011
A$3.6m invested.
In-house website development on latest Ruby on Rails technology.
Step change in agent content as a result of RNT's integration with uploader software systems.

2012 – 2014
A$3.9m invested.
Mobile and Tablet friendly sites developed
>50% of traffic now via mobile or tablet
Product suite developed
Scalable & secure website hosting on Amazon

Renters

The Market

5x	The size of the sales market by transaction volumes	30%	Of the population are renters and growing	18-35	Renter demographic are online savvy

- There are 6.8 million renters in Australia, ~30% of the population, who move every 10 months
- RNT is Australia's #1 dedicated rental site. Offers renters a single location to search the entire rental market covering agents and private landlord listings, plus range of vertical products and services

- RNT's current renter products include:
  - RentBond – spreading bond payment over 3-6 months
  - RentConnect – hassle free utility connections
  - RentCheck – tenancy database, ID check and credit check
  - RentReport – vital statistics for renter knowledge
- Extensive suite of future products are in the development pipeline

RNT's Marketplace – Current Products & Services

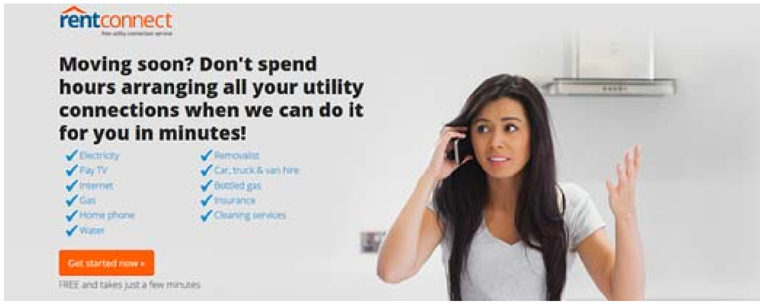
Rich content and depth of services provided via the RENT marketplace.

RentBond

- A No Deposit, Interest Free solution for renters to spread their bond payment – addresses the need to save an average bond of $2,000 in addition to other moving costs when previous bond is still tied up;
- RentBond is exclusive to RNT;
- RNT earns commission and bears no credit risk in relation to RentBond;

RentConnect

- Free to renters – helps renters by co-ordinating the set up of all their utility connections;
- RNT receives a fee per RentConnect and doesn't have ongoing servicing costs;

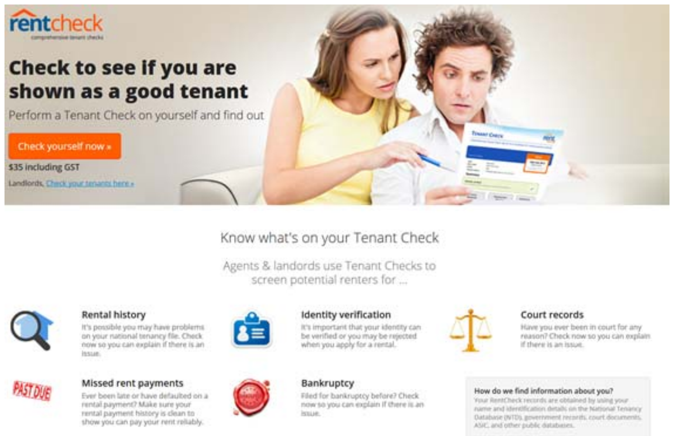


RNT's Marketplace – Current Products & Services

Rich content and depth of services provided via the RENT marketplace.

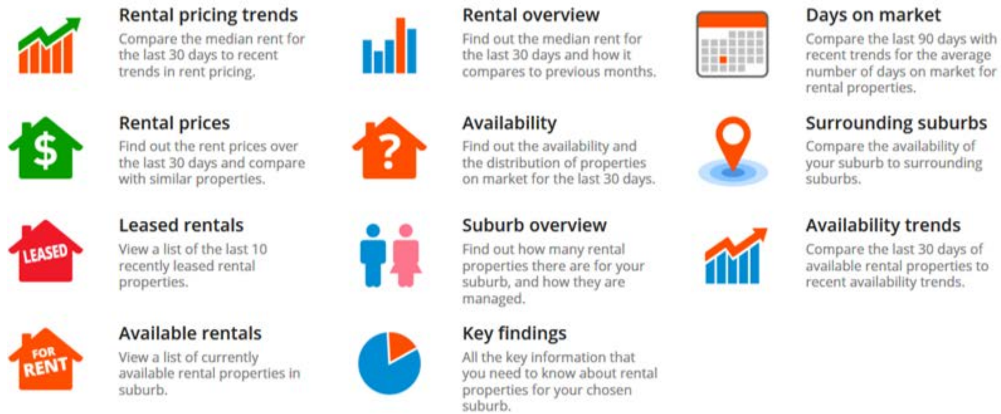
RentCheck

- Identity verification and background check of potential tenants;
- Popular with both renters (preparing for application) and landlords;



RentReports

- Suburb overview and rental property statistics;
- Aimed at renters and landlords, with broader use both within and external to the real estate industry;
- RNT's unique positioning allows it to gather both agent and non-agent rental data;

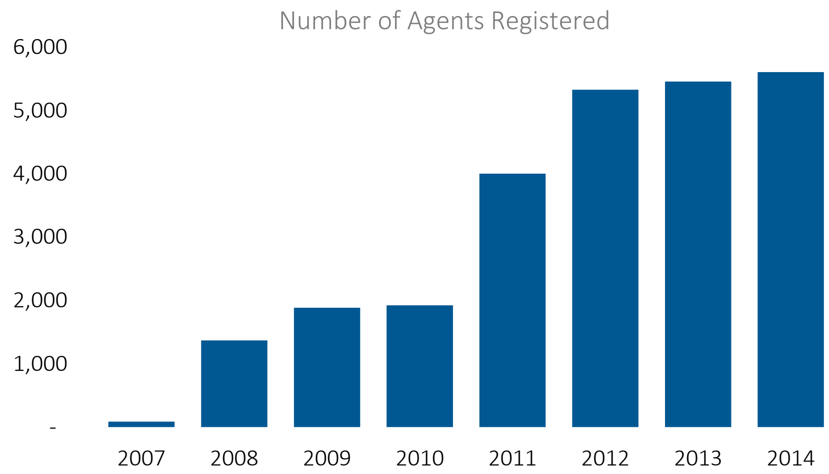


Property Agents

The Market	1.4m	Properties managed by agents	54%	of rentals are managed by agents	$2.5k	Av annual agent revenue per property managed

- Agents need greater access to renters – rent.com.au offers a unique audience: >30% of its traffic does not go to realestate.com.au and >50% does not go to domain.com.au*
- RNT provides agents with a simple and cost effective access to landlords, generating new business leads for growing their rent roll
- RNT's agent products include:
  - Subscriptions for branding, enquiry, leads & management tools
  - Premium services to increase engagement
  - Statistics – offering the full picture (private landlord and agent data) on property rental statistics for a given suburb

✓ Unique audience
✓ Landlord leads
✓ Excellent services



* Source: AC Nielsen Market Intelligence Duplication Report August 2014

Private Landlords

The Market			
	2.6m Rental properties in Australia	46% 1.2 million rentals are managed by non-agents	+1m Private landlords in Australia

- Half the overall rental advertising market still offline. These are mainly private landlords who have limited online advertising mediums Opportunity to drive traffic online
- RNT provides simple and cost effective ability for landlords to target renters and access property management quotes from agents
- RNT's current landlord products include:
  - One-off advertising fee per rental property (plus feature upgrades and priority listings = over 30%)
  - RentCheck – background checks on potential tenants
  - RentReport – rental pricing and other statistics

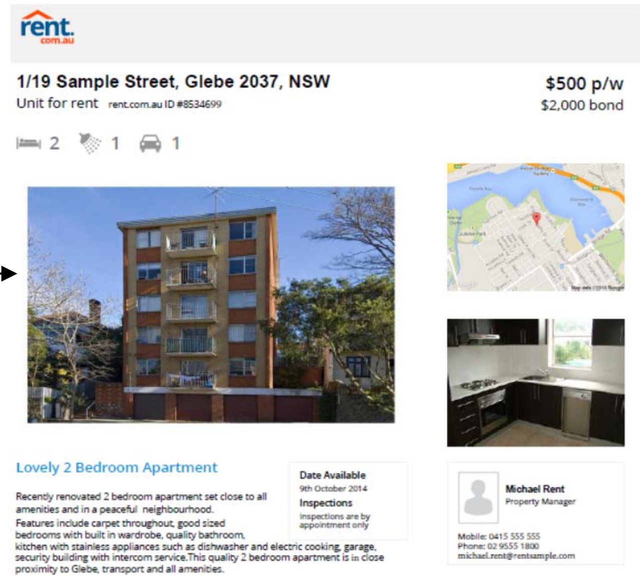

GLEBE POINT $500 p/w
Lovely 2 Bedroom Apartment
Recently renovated 2 bedrm apart. Close to amenities. Peaceful neighbourhood. Phone 0434344820

(15 September 2014)

$219 for a 3 day newspaper run

vs

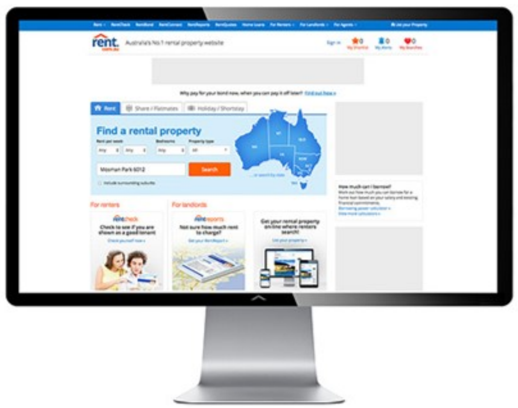
$99 for a 4 week rent.com.au listing



Advertisers

The Market	$4.4b	The size of the ad sales market by transaction volumes	19%	3 year CAGR of Australian online advertising	+30%	Traffic that does not go to realestate.com.au (+50% for domain.com.au)

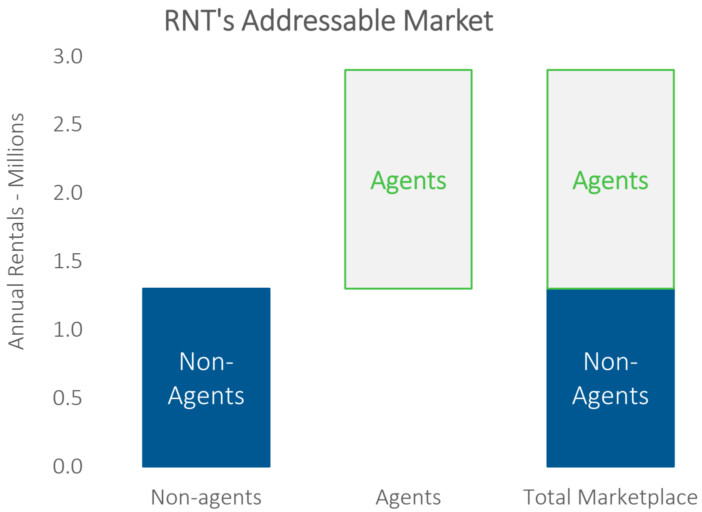
- Advertisers desire more targeted and timely campaigns
- RNT enables targeted advertising campaigns to a selective audience encompassing the sought after 18-35 year old demographic at the critical moving home phase
- RNT’s advertiser products include:
  - Banner advertising sales
  - Sponsorship
  - Database marketing



Advertise
your business
with rent.com.au

Strong Competitive Position

RNT differentiates itself from the other sites by providing a full marketplace for the growing but under serviced rental market segment



	rent.com.au	realestate.com.au	Domain	Gumtree
	✓	✓	✓	✓
	✓	✗	✓	✓
Rental property focus	✓	✗	✗	✗
Landlord transaction products	✓	✗	✗	✗
Renter transaction products	✓	✗	✗	✗

RNT's Current Market Position – Top 10

RNT has established itself as a top 10 property site with minimal capital spent on marketing

Property Sites Ranking			
Rank	Name	Total Sessions	Unique Browsers
-	Home & Fashion ~> Real Estate/Apartments	48,274,537	22,043,168
1	realestate.com.au (REA)	34,411,921	16,155,831
2	Domain (Fairfax)	9,382,461	4,599,246
3	OnTheHouse.com.au	2,412,601	1,597,749 target
4	allhomes.com.au (Fairfax)	1,764,753	824,651
5	realcommercial.com.au (REA)	1,030,437	599,091
6	Homesales.com.au (CRZ)	638,706	462,830
7	reiwa.com	913,513	388,729
8	property.com.au (REA)	291,343	219,055
9	**rent.com.au**	**290,417**	now **191,064**
10	Commercialrealestate (Fairfax)	256,021	169,550
11	couriermail.com.au - Realestate	155,745	135,430
12	Herald Sun - Realestate	114,354	96,096
13	AdelaideNow - Realestate	91,548	78,246
14	perthnow - Realestate	92,647	77,206
15	The Daily Telegraph - Realestate	76,103	66,757

* Source: AC Nielsen Market Intelligence Ranking Report August 2014

Traffic growth key

- Traffic to site is a key driver of revenue from:
  - Enquiries to agents / landlords = subscriptions / fees
  - Products & Services
  - Advertising Sales
  - Natural strength in domain name

RENT's marketing campaign will focus on the following

- Create national awareness to all key audiences (renters, landlords, agents)
- Build site traffic to >1 million in 5 years
- On-line & offline marketing channels
- High focus on online campaigns;
- Key focus on no/low cost of traffic from PR, SEO, offline marketing, social media & mobile

SEO = Search Engine Optimisation

Recompliance Capital Raising

RNT will capitalise on its first mover advantage, strengthening its #1 position

Lifecycle of Rent.com.au to date

- RNT has well established IT/operations, national content and a diverse product suite
- Capital raised as part of recompliance will provide for:
  - ~50% of capital to be spent on marketing and sales activity;
  - Recruitment of staff to execute the business plan;
  - Deployment of national brand & marketing campaign;
  - Development of further products/services to address unmet needs of renters, landlords and property managers;
- Business growth will see organic traffic levels increasing, reducing CPA and increasing ROI in all KPI's;

SEO = Search Engine Optimisation
SEM = Search Engine Marketing
CPA = Cost per Acquisition
ROI = Return on Investment

Transaction Terms

- Binding Terms Sheet signed between Select, RNT and Major Shareholders of RNT (who own approximately 70% of RNT);
- Select has invested $250,000 cash into RNT to acquire approximately 2.7% of RNT;
- The consideration payable to RNT shareholders is:
  - 1,784,543,717 fully paid (pre-consolidation) ordinary shares in Select;
  - 24,482,313 performance shares (post-consolidation) convertible into Select ordinary shares as follows:

Details	RENT Vendor Performance Shares	Performance Milestones
Performance Milestone 1	8,160,771	Upon achieving 500,000 Unique Visitors in 3 consecutive months
Performance Milestone 2	8,160,771	Upon $10 million revenue in a 12 month period
Performance Milestone 3	8,160,771	Upon $3 million EBITDA in a 12 month period

- Completion of the transaction is subject to a number of conditions precedent including amongst others, Select shareholder approval and recompliance with ASX Listing Rules;
- The indicative timetable for completion is as follows:

Event	Date*
Announce Transaction	17 December 2014
Formal Agreement	Mid January 2015
Dispatch Shareholder Meeting Documentation (including Expert's report)	Mid February 2015
Shareholder Meeting	Mid March 2015
Re-comply with Listing Rules 1 and 2	Early April 2015

Long Term Incentive Plan

- Select will also issue 37,000,000 Select options and 13,017,687 performance shares, on a post consolidation basis, to employees of RNT under a Long Term Incentive Plan (LTIP) and 4,000,000 Select options to advisors to the transaction;
- The terms of the Select options to be issued are outlined below:

Options	Amount	Exercise Price	Expiry Date	Vesting Criteria / Performance Hurdle
Long Term Incentive Plan				
Tranche 1	10,000,000	$0.25	5 years from issue	Exercise price only
Tranche 2	4,500,000	$0.25	5 years from issue	Share price >$0.30
Tranche 3	4,500,000	$0.25	5 years from issue	Share price >$0.40
Tranche 4	6,000,000	$0.30	5 years from issue	Share price >$0.30
Tranche 5	6,000,000	$0.30	5 years from issue	Share price >$0.40
Tranche 6	6,000,000	$0.30	5 years from issue	Share price >$0.60
Advisor Options				
Advisor Options	4,000,000	$0.30	5 years from re-listing	Successful capital raising
	41,000,000			

- The performance shares are convertible into Select ordinary shares as follows:

Details	RENT Vendor Performance Shares	Performance Milestones
Performance Milestone 1	4,339,229	Upon achieving 500,000 Unique Visitors in 3 consecutive months
Performance Milestone 2	4,339,229	Upon $10 million revenue in a 12 month period
Performance Milestone 3	4,339,229	Upon $3 million EBITDA in a 12 month period

Indicative Capital Structure

On completion of the Transaction, the indicative pre consolidation capital structure of the company is shown below:

	Number of Shares	Number of Options	Number of Performance Shares
Current capital structure	324,923,226	31,293,886[(1)]	-
Acquisition Agreement	1,784,543,717	(see notes (2) and (3) below regarding options to be issued post consolidation)	(see notes (2) and (3) below regarding performance shares to be issued post consolidation)
Total Pre Consolidation	2,109,466,943	31,293,886 (see notes (2) and (3) below regarding options to be issued post consolidation)	(see notes (2) and (3) below regarding options to be issued post consolidation)

(1) 27,443,886 Listed Options ($0.35, 30/09/2015)
3,850,000 Unlisted Options ($0.36, 30/06/2016)

(2) The Company will be required to re-comply with Chapters 1 and 2 of the listing rules as part of completion of the acquisition, which will require the Company to undergo a consolidation of capital. The Company's shares will be consolidated to $0.20 per share at a ratio to be determined in the future.

(3) Post consolidation, the following securities will also be issued as detailed in the transaction terms above:

a) 41,000,000 unlisted options (37m unlisted options to RNT employees, 4m unlisted options to advisors to the transaction);

b) 37,500,000 performance shares (24,482,313 performance shares to RNT shareholders, 13,017,687 performance shares to RNT employees);

Industry Comparisons – Illustrating the potential

The market value of similar classified/portal companies to RNT that are listed on the ASX.

Company	Market Cap *	EV/EBITDA	Overview
realestate.com.au	A$5.7B	25x	Realestate.com.au launched in 1998 and is now Australia's number one property site
trademe	A$1.3B	11x	Trademe.com.nz is a NZ rental website that launched in 1999 and is listed on the ASX
seek	A$5.6B	18x	Seek.com.au is a specialist employment site which launched in 1997 and is listed on the ASX
carsales.com.au	A$2.4B	17x	Carsales first revenues were reported in 1998 as it grew into Australia's #1 Automotive classified website
wotif.com	A$704m†	10x	Launched in 2010 Wotif.com is a leading travel website selling accommodation. †No longer listed on the ASX following take over by Expedia at a valuation of $704m

* 12 December 2014

Board of Directors

Mark Woschnak – Founder & CEO, Managing Director

- 30 years experience in real estate, digital publishing and classifieds services.
- Developed RealWeb, a real estate online service, launched with Telstra in 1997.
- Pioneered the first range of Mobile Information Services used by Vodafone, Macquarie and LINK.
- Has a Bachelor of Business degree, has maintained a real estate license for 20 years, and was a ten year Associate of the Australian Property Institute.

Garry Garside – Non-Executive Director, Chairman

- Garry brings a wealth of corporate experience to the Board across a broad range of business disciplines
- Currently manages an emerging property development company and chairs a range of investment syndicates and companies
- Founded Prime Health group in 1988 before forming Endeavour Healthcare in 2000 and becoming its Managing Director

Sam McDonagh – Non-Executive Director

- Held number of senior management roles with eBay in Australia, US & Southeast Asia (1999 - 2008) including General Manager of eBay in Southeast Asia.
- Formerly Chief Sales and Marketing Officer for iiNet Limited.
- Co-founded online DVD rental and media business Quickflix.
- Chief Executive of Airbnb Australia and New Zealand

John Wood – Non-Executive Director

- John's experience in retail, property, sales and marketing, business management and tourism led to founding National Lifestyle Villages (NLV) in 1999.
- As CEO of NLV John won the prestigious Telstra Business of the Year award and his company is Australia's industry leader.
- John supports and invests in entrepreneurs that have businesses demonstrating a robust and defendable market advantage in generating recurring revenue streams.

Experienced Executive Team

Jan Ferreira - Chief Financial Officer

- Jan is an experienced finance executive with over 20 years experience. He has previously been Chief Financial Officer and Company Secretary at ASX listed ThinkSmart Limited and a Financial Controller with Alinta Limited.
- A key member of the team that created a patented online finance application system that doubled ThinkSmart's sales volumes through development of its online transactional capability.
- He started his career with Ernst & Young, is currently a CPA (Australia) and has a Certificate in Governance Practice from the Governance Institute of Australia.

David Berridge – National Services Manager

- Over 25 years' experience in the marketing and IT sector, in the development, distribution and sales of accounting, data base and directory software, electronic payments and transaction technology
- 7 years with RNT
- Previously GM of Eftnet Technologies and was instrumental in its successful ASX listing
- Also managed the development of the 13PAID credit card payment gateway which won the Asia Pacific Yellow Pages IT&T WA "Banking and Finance" award in 2000

Rupert Quekett – Head of IT

- Rupert has 10 years' experience in software development and building successful developer teams
- He has a bachelor of Computer Science from the University of WA and is enrolled in the Honours program
- 4 years with RNT
- Recently he was the project lead for Vistime, a small footprint desktop collaboration program which has successfully listed on the Frankfurt stock exchange
- Rupert has also been lead developer for several classified websites

Other Opportunities

RNT has a number of significant blue sky opportunities, the most significant is its ownership of www.rent.asia which provides a significant future growth potential

www.rent.asia

- RNT won international tender to secure rent.asia domain
- Identified as significant opportunity given large size of Asia market
- Market space is hundreds of times larger than Australia, just in key capital cities alone
- Same beneficial drivers exist in these markets to renters, landlords and Agents
- Leverage existing Australia IP to launch www.rent.asia
- Full feasibility study into opportunity once Australian operation fully established

Summary

Driving positive change through providing affordable services to all rental marketplace participants

- Renters
  - Access to widest range of rental properties in Australia in one location;
  - Free and easy to use, email alerts, map search etc;
  - Value added services: RentConnect, RentCheck, RentReport, RentBond;
- Property Agents
  - Access to renters – unique audience;
  - Access to Private Landlords as new business leads;
  - Value added services: Agency promotion/branding, management tools, market statistics packages;
- Private Landlords
  - +1m in Australia with limited or no access to online advertising;
  - Simple & cost effective to advertise to dedicated rental audience;
  - Value added services: RentCheck, RentReport;
- Advertisers
  - Targeted campaigns to key 18-35 market place;
- Rent.com.au High Growth Opportunity
  - National marketing campaign will increase visitor traffic and Private Landlords to site;
  - Proven presence with Property Agents and Renters to drive revenues and maintain competitive advantage;
  - Ability to commercialise all key stakeholder groups from a low fixed cost base;

Contact Information

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Disclaimer

Important Legal Notice

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