

WHOLESALE ONLY OFFER



Allendale Square Fund

77 St Georges Terrace, Perth WA

7.25% p.a.

FORECAST YEAR ONE
DISTRIBUTION PAID
MONTHLY¹

~11% p.a.

MODELLED IRR
(POST FEES, PRE-TAX)²

5.8 year

WALE³



BUYING BELOW
REPLACEMENT COST

COUNTER CYCLICAL A-GRADE OFFICE WHOLESALE INVESTMENT
OPPORTUNITY PROVIDING STRONG RISK ADJUSTED RETURNS.



Minimum
investment **\$100K**



Monthly
distributions¹



**5 year initial
investment term**

Express your interest today for early notification of this exclusive launch.

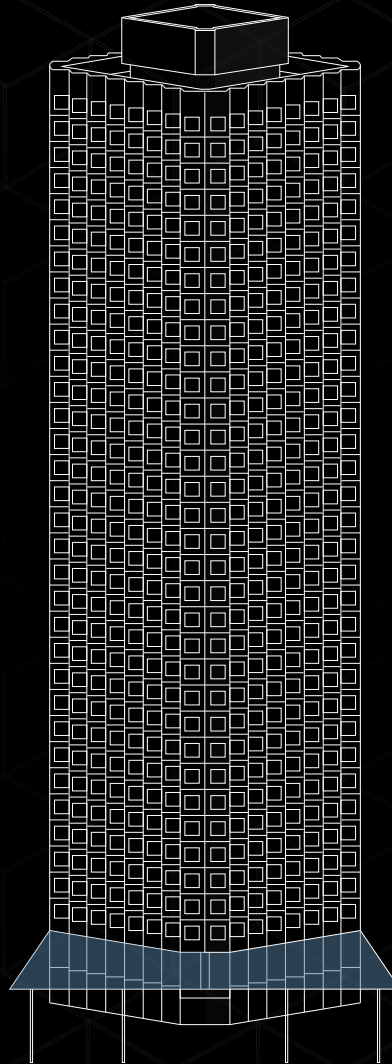
1. Distributions will be paid if declared by Primewest Management Ltd and will be subject to the terms set out in the Information Memorandum, expected on or around 26 September 2022.
2. Modelled IRR applying assumptions including terminal cap rates for the property. The modelled IRR is subject to due diligence and will be finalised in the Information Memorandum (IM). This modelled return is not a forecast and is provided for the information of investors only. The modelled IRR is net of fees, pre-taxed and based on Centuria's acquisition modelling but is highly contingent on the key future assumptions, which are not contracted or certain. Refer to the IM for further information, including cap rate sensitivities that illustrate the impact on the IRR of changes in the value of the property. No guarantee is made that the modelled IRR, or any of the assumptions and variables used to calculate the IRR, will be achieved and the actual IRR may differ materially from the modelled IRR.
3. The approximate weighted average lease expiry (by gross income) including Vendor Rental Guarantees as at 1 December 2022.

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Centred in the core CBD on St Georges Terrace, the asset has unrivalled proximity to retail and transport amenities and is poised to benefit from significant investment into the city.

INVESTMENT HIGHLIGHTS:

- Buying below replacement cost. Building benefits from a recent \$62m capex program¹.
- Exceptional prime corner St Georges Terrace address, positively re-rated due to Elizabeth Quay precinct development.
- Column free floor plates, natural light and extensive views across the Swan River.
- Convenient connectivity to Perth's trains, buses and ferries.
- 84% occupied and WALE of 5.8 years².
- Immediate leasing opportunities to capture demand from quality tenants.
- Strong ESG credentials with a 4-star NABERS energy rating.
- Proven Perth investment manager with on the ground expertise.
- Acquiring the asset 50/50 with strategic joint venture partner MA Financial Group.



**Closed-ended
unlisted office
property fund**



**Diversified
income**



**Perth CBD
landmark building**

Risks

All investments in unlisted property funds carry risk. As the Fund invests in property, it carries the market and property risks associated with investing in property. As a geared investment, the Fund also carries associated financial and leverage risks. Risks can impact on distribution and capital returns over the term of the Fund. It is important that you read the Information Memorandum (IM) when it is available. This product is likely to be appropriate for a consumer seeking capital growth and regular income to be used as a small allocation (up to 25%) or a core component (not exceeding 33%) within a portfolio where the consumer has a long investment timeframe, medium risk/return profile and needs limited access to capital.

Express your interest today for early notification of this exclusive launch.

1. Capex program conducted from 2016.

2. Weighted average lease expiry (by gross income) including vendor rental guarantees and as at 1 December 2022.