

## INFORMATION MEMORANDUM

33 King St, Caboolture, Queensland

In the key Northern Growth  
Corridor between Brisbane  
and the Sunshine coast

JANUARY 2018

**8.80% p.a. INCOME PAID MONTHLY**

### WHY PEOPLE CHOOSE PEAK EQUITIES



Opportunity  
and Returns



Monthly Tax-  
Effective Income  
Distributions



Expert Property  
Selection and  
Management



Diversification  
and Liquidity



Peace of  
Mind



Communication  
and Information

# Chairman's Message

Dear Investor,

We are pleased to present our most recent investment opportunity:

- A premium-quality building located in a significant growth corridor in SE Queensland.
- A strong and secure income stream underpinned by AAA government and semi-government tenants;
- Genuine prospects for capital growth over a holding period of 5-7 years;

Peak Equities' current acquisition strategy focuses on assets in areas of strong population and economic growth. We believe that capital city housing and rental prices will continue to drive people outside city limits and that residential population growth leads directly to increased demand for retail and commercial assets.

Caboolture is located mid-way between central Brisbane and the Sunshine Coast to the north. Travel time to cover the 50 km from Brisbane is less than 40 minutes on the M1 Highway, and the city is serviced by a direct rail link from Brisbane. Over recent years, the northern suburbs have extended to a distance of around 30km from Brisbane CBD.

The town of Caboolture is the administrative centre of the Moreton Bay Regional Council, representing a population of greater than 425,000, or 20% of the total Queensland population outside metropolitan Brisbane. The property at 33 King Street is the dominant commercial asset in Caboolture, located in the heart of the Civic Centre. It houses the regional Water Authority as principal tenant and essential State Government departments.

The purchase price of this property enables us to conservatively accumulate significant cash reserves and at the same time provide for monthly cash distributions to Unitholders **at the rate of 8.8% per annum.**

We welcome your interest in this asset and invite you to contact any member of our team if you would like to discuss any aspect of this Information Memorandum.

Trusting that this acquisition marks the commencement of another year of financial success and prosperity for our investors.



**Tom Borsky**  
**Chairman and Managing Director**



# Contents

OFFER DETAILS	3
KEY ATTRIBUTES	4
PROPERTY DETAILS	5
LOCATION HIGHLIGHTS - CABOOLTURE	6
DEMOGRAPHICS	8
TENANCY SCHEDULE	9
TENANT DETAILS	10
FINANCIAL SUMMARY & INCOME FORECASTS	11
MANAGER'S ENTITLEMENTS	12
PEAK PROFESSIONALS	12
RISK FACTORS	13
ADDITIONAL INFORMATION	14
APPLICATION FOR UNITS	17

# Offer Details

- 1. The Trust** - Peak Equities Pty Ltd is Trustee of the KING STREET UNIT TRUST, established on 15 January 2018. The principal activity of the Trust will be the acquisition of the investment property at 33 King St, Caboolture, Queensland.
- 2. Due Diligence** - Peak Equities Pty Ltd (the Trustee) is engaged in its detailed Due Diligence investigation and analysis of the property. Subject to the satisfactory outcome of that process, an unconditional contract is expected to be signed in the second half of February, with settlement scheduled for 31st March 2018.
- 3. Purchase Price** - The purchase price has been agreed at \$16,600,000, subject to our satisfactory Due Diligence enquiries.
- 4. Term of the Syndicate** - It is expected that the property will be held for a period of between 5 and 7 years. The Trustee has discretion to sell the property at any time, if it considers that it is in the interest of Unitholders to do so.
- 5. Liquidity** - The Unitholders Deed governing the operation of the Trust provides investors with a guaranteed right to exit the investment at full market value at any time after the 5th anniversary of the establishment of the Trust.
- 6. Forecast Distribution Rate** - The Trustee proposes to make monthly cash income distributions at the rate of **8.80% per annum** to Investors.
- 7. Funding** - Peak Equities has received indications of interest from 3 banks to provide mortgage funding on favourable terms - non-recourse lending to 60% of the contract price. The Trustee expects to raise approximately \$8.8 million from investors.
- 8. Applications for Units** - Each Investor may apply for between 200 and 800 Ordinary Units of \$1,000 each in the capital of the Trust (Investment Value \$200,000 to \$800,000). Applications may only be made on the Application Form attached to this Information Memorandum.
- 9. Offer Period** - The offer will remain open until full subscription has been achieved. The Trustee has complete discretion as to the number of Units (if any) to be allocated to each Applicant.
- 10. 20% Deposit Payable** - Investors must lodge a deposit equal to 20% of the value of their total investment accompanying their Application. Deposits funds should be paid directly into the solicitor's trust account. (see Application Form for details).
- 11. Balance Payment** - The remaining 80% subscription price will be payable during March 2018, within 7 days of written request from the Trustee. Unit certificates will be issued by the Trustee upon receipt of the balance payment by each investor.
- 12. Offer Limited to Wholesale Investors** - The Offer is available exclusively to Sophisticated Investors as defined in the Corporations Act.
- 13. Trust Documents** - Prior to confirming their investment, intending Unitholders will be provided with a copy of the Trust Deed and the Unitholders' Deed of the KING STREET UNIT TRUST, and will be required to sign a Deed of Accession, agreeing to be bound by the terms of those documents.

## Key Attributes – 33 King Street

Sitting in the heart of the Caboolture business precinct and servicing the region's need for government accommodation, 33 King Street Caboolture is a campus-style 5,317sqm building with 82 on site secure basement car parks. The asset is underpinned by leases to Unitywater and the Queensland State Government, providing secure government covenants on long-term agreements.

### THE INVESTMENT OFFERS

- 5,317sqm of office accommodation over 5 levels
- 4.1 Year (approx.) WALE by income
- Net income forecast to average 11.5% per annum over the life of the Syndicate
- Blue chip covenants in Unitywater and Queensland State Government occupying circa 80% of the building (by income)
- 500 metres to Caboolture Train station, allowing ease of access for workers
- 49 kilometres north of Brisbane CBD, 60 kilometres south of Sunshine Coast
- 2.5 Star NABERS Rating



# Property Details

## 33 King Street



The building was constructed in 1995 and has been maintained in excellent order by the current owner, being the local Council. The Unitywater tenancy, covering 3 of the 5 floors was substantially upgraded in 2014 at the commencement of their 10-year lease term.

33 King Street's characteristics have underpinned its success as a destination for high-calibre government tenants. The building's unique floor plate offers excellent natural light from all areas and the property provides a campus-style layout with the ground floor opening out into an open forecourt used for a variety of community events.



**Site Area:** 5,153 sqm

**Car Parking:** 82 bays

**Occupancy at Acquisition:** 95%



## Location Highlights – Caboolture

Caboolture is located approximately 50 kilometres North of the Brisbane CBD and 60km South of the Sunshine Coast and is an urban centre within the Moreton Bay Region. The region forms the economic epicentre of the Northern Growth Corridor of South East Queensland with Caboolture set to be buoyed by significant population and employment growth.

Caboolture Shopping Centre	250m
Caboolture Train Station	550m
Centenary Lakes Park	600m
Morayfield Shopping Centre	1.8km
Queensland University of Technology Caboolture Campus	1.9km
Caboolture Private Hospital	2.5km
M1 Motorway North/South	11.5km
Brisbane International Airport	48km
Brisbane CBD	49km
Sunshine Coast	60km



## Location Highlights – Caboolture (cont.)

**Moreton Bay Regional Council has set in place an incentive scheme to encourage targeted development around the Caboolture Train Station to stimulate economic growth and deliver diverse and affordable housing options for a growing population.**

Council's new 'Incentivising Infill Development Policy' will encourage new developments within 800 metres of the Caboolture train station. Moreton Bay Regional Council Mayor Allan Sutherland said the new policy would aim to revitalise and stimulate development in existing activity centres, encouraging developments such as hotels, student accommodation, aged care and retirement living, and mixed-use buildings.

"Through council's planning scheme and the state government's draft South East Queensland Regional Plan, we know we need more than 100,000 additional dwellings to be built by 2041 to cater for our growing and changing communities - approximately 60 per cent of which will be achieved through infill development.

"The 'Incentivising Infill Development Policy' will aim to fast-track infill development in desired areas, close to existing activity centres and public transport, and help deliver the diverse range of housing our growing and changing community will need in the near future."

**SUBJECT  
PROPERTY**



# Demographics

Caboolture's population is set to experience a growth rate substantially greater than the state of Queensland average rate of growth. Over the past decade Caboolture has grown at an average compound rate of 3.87% per year while over the same period Queensland has seen growth of 1.91%. The Moreton Bay Region remains one of the fastest-growing urban areas in Australia and the Moreton Bay Regional Council encompasses a population of 415,667 (2016) people within the geographic area.

During the same period of substantial population growth (2006-2016), Caboolture experienced a decline in the unemployment rate by 0.3%. When coupled with a growing population, this indicates improvement in the strength of employment and industry.

The Moreton Bay Regional Council is committed to the development of the Caboolture region, with proposed infrastructure developments as well as incentives for developers and property owners for transit orientated development, all likely to further bolster the local workforce, population and accordingly the economy in the Caboolture region.

**3.87%**

10 YEAR%

**35**

MEDIAN AGE

**584**

DEVELOPMENT APPROVALS  
IN PAST TWO FINANCIAL YEARS

## Moreton Bay Regional Council

Population 2016	415,667
Forecast Population 2031	515,928
Total Percentage change between 2016 and 2031	21.52%

Source: [www.moretonbay.qld.gov.au](http://www.moretonbay.qld.gov.au)

Population Summary	Caboolture	QLD	AUS
2016	26,655	4.84m	24.13m
1yr*	2.38	1.35	1.42
3yr*	2.37	1.36	1.44
10yr*	3.87	1.91	1.67

\* Annual % population growth.

## Tenancy Schedule

Tenant	Lettable Area m2	Gross Rent (Year 1)	% Net Income	Lease Term	Lease Expiry
Unitywater	2,941	1,215,712	58.13%	10 years	30-Jun-24
Department of Child Safety	1,061	462,955	22.14%	6 years	30-Jun-19
DEHP & DNRM	757	318,019	15.20%	4 years	31-Jan-21
Flourish Australia (Richmond PRA)	147	64,363	3.08%	1 years	30-Jun-18
Stronger Smarter Institute	123	30,232	1.45%	3 years	31-Oct-20
Vacant	288	0*	0		
	<b>5,317</b>	<b>2,091,321</b>			

\* Our forecasts allow for a 12-month letting up period.



## Tenant Details



### UNITYWATER

Unitywater is a statutory authority that provides water and sewerage services to the Moreton Bay, Sunshine Coast and Noosa local authority areas. The Councils of each jurisdiction form the three shareholders in the organisation.



### FLOURISH AUSTRALIA (RICHMOND PRA)

Flourish Australia is a national organisation founded to support the mental health and wellbeing of members of the community. The organization seeks to assist with workplace mental health, finding occupation, finding homes and assisting with the Aboriginal and Torres Strait Island community.



### DEPARTMENT OF CHILD SAFETY

The Queensland State Government department of Child Safety is the sector of State Government responsible for the protection and care of minors in the state of Queensland. The department oversees child safety and protection, foster care, domestic violence care and dispute resolution, disability care and a number of vital elements pertaining to community welfare.



### DEPARTMENT OF ENVIRONMENT & HERITAGE PROTECTION (DEHP)

The Queensland State Government Department of Environment & Heritage Protection endeavours to avoid, minimise and mitigate impacts to the environment, protect the integrity of Queensland's ecosystem and protect Queensland's heritage places.



### DEPARTMENT OF NATURAL RESOURCES & MINES (DNRM)

The Department of Natural Resources and Mines works to achieve the sustainable management of Queensland's land and water resources and the responsible use of the State's minerals and energy resources.



### STRONGER SMARTER INSTITUTE

The Stronger Smarter Institute is a not-for-profit organisation founded to provide assistance in Aboriginal and Torres Strait Islander education and learning. To date Stronger Smarter has partnered with 500 schools and through more than 1900 graduates from their leadership program has directly influenced the educational outcomes of over 38,000 Indigenous Students.

## Financial Summary

Contract Price	16,600,000
Stamp Duty and Registration Fees	996,000
Establishment Fees - 4%	699,800
Legal, Due Dilligence and Borrowing Expenses	110,000
Cash Reserve	354,200
<b>Total Funds Required</b>	<b>18,760,000</b>
Mortgage	9,960,000
<b>Investor Equity Required</b>	<b>8,800,000</b>

## Income Forecasts

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Net Rental Income</b>	<b>1,391</b>	<b>1,576</b>	<b>1,626</b>	<b>1,677</b>	<b>1,731</b>	<b>1,786</b>
<b>Less</b>						
Mortgage Interest*	448	448	448	448	448	448
Professional and Management Fees	143	143	145	147	150	152
<b>Net Income</b>	<b>800</b>	<b>985</b>	<b>1,033</b>	<b>1,082</b>	<b>1,133</b>	<b>1,185</b>
<b>Yield on Equity</b>	<b>8.9%</b>	<b>11.0%</b>	<b>11.5%</b>	<b>12.0%</b>	<b>12.6%</b>	<b>13.2%</b>
Capital Expenditure Allowance	30	30	50	50	50	50
Incentives and Make-Good Allowance	165	245		60		
Income Distributions to Ordinary Units (8.8%)	776	776	776	776	776	776
Cumulative Cash Reserve	168	86	277	457	748	1,092

\* Based on a 60% LVR and fixed interest rate of 4.5%.

## Manager's Entitlements

Category	Description	Entitlements
Establishment Fee	The Manager charges an initial fee calculated as a percentage of the Acquisition Cost of the investment property, including stamp duties and other statutory transaction costs.	4% of Acquisition Cost
Carried Interest	Interests associated with the Manager have been allotted 200 Founder Units in the capital of the Trust.	Founder Units are entitled in aggregate to 2.0% of the income and capital of the Trust.
Syndicate Management Fees	Paid monthly to Peak Equities Management Pty Ltd for managing the assets and all of the activities of the Trust and the interests of Unitholders. Calculated by reference to the Gross Asset Value of the Trust at the end of each financial year.	0.60% of the Gross Asset Value of the Trust (as defined in the Trust Deed)
Capital Gains	Interests associated with the Manager have been allotted 200 Special CG (capital gain) Units in the Trust.	Special CG units will be entitled in aggregate to 20% of the capital gains available to Unitholders following sale of the investment property
Selling Fee	Charged in respect of the sale of the Trust's property (from which all external agents' fees and direct selling expenses will be paid)	2% of Sale Contract Value

## Peak Professionals

Our team of property and financial professionals provide extensive industry experience and proven results.



**TOM BORSKY**  
B.EC FCA - MANAGING  
DIRECTOR



**DAVID BORSKY**  
EXECUTIVE DIRECTOR  
COO



**JAMES WEAVER**  
B.COM LLB  
NON EXECUTIVE  
DIRECTOR



**DAN MAGREE**  
FAPI FRICS CPV -  
PROPERTIES  
CONSULTANT



**VANESSA BURNS**  
ASSET MANAGER  
R.E. B.COM, PCA DIP

# Risk Factors

Intending Investors should be aware of the following risks associated with an investment in the Trust and **are advised to seek independent advice before committing to an investment in the Trust.**

## Investment Risk

Whilst the revenue forecasts provided in this Information Memorandum have been carefully formulated based on current market conditions and reasonable assessment of future conditions, unforeseen or uncontrollable circumstances may arise during the term of the Trust which adversely affect the projected income streams and/or future capital values. There is no guarantee the financial forecasts in this IM will be achieved. There are a number of risk factors which could impact on the projected income, the tax effectiveness of any distributions, and the return of capital or capital growth.

An investment of this nature carries a certain level of commercial risk, and the performance of the Trust may be affected by a number of factors, many of which are outside the control of the Manager. Some of the significant risks and the way the Manager aims to manage those risks are set out in the sections below. Please note the Manager cannot eliminate all risks and cannot promise that the way it manages them will always be successful.

## Liquidity Risk

Units in the Trust will be illiquid for a period of five years, and during that time they may not be readily saleable.

The Manager has no obligation to purchase or redeem Units during the first 5 years of the life of the Syndicate. There is no established secondary market for Units and transfers may only be affected in accordance with the Trust Deed and the Unitholders Deed.

## Property Risks

Property investment by its nature involves risk, and an investment in the Trust is no different. The Manager cannot guarantee the occupancy rate of the property, nor the income available for distribution to investors. Neither can the Manager warrant that the eventual sale of the property will generate capital gains to the investors.

## Insurance risks

The Manager will insure the Property for full replacement value. However, the circumstances of a particular loss or the specific provisions of the insurance policy may preclude a claim being accepted by the insurer. Additionally, there is a risk that the insurance money received may not be adequate to compensate the Trust.

## Forecasting risks

The Manager does not guarantee the indicated earnings and rate of distribution set out in this IM. Investors should make their own reasonable enquiries and form an independent opinion of the future performance of the Trust. The forecast financial information has been derived from financial models which have been developed by the Manager. There is a risk that the models may not be accurate as a result of one or more incorrect assumptions. Assumptions are generally only a best estimate at a point in time.

## Borrowing risks

It is intended to partially fund the purchase of the property with debt. Whilst an indicative offer has been obtained there is no guarantee the debt funding will ultimately be made available by the bank. The Manager will be required to meet various conditions before the funding can be drawn down. If the debt funding is not provided the Manager will need to seek an alternative lender and/ or raise additional equity

Debt funding will be secured against the Property, with no recourse to investors. A default under the terms of the loan may lead to the financier exercising its security and selling the Property for a price lower than that which might have been achieved in normal circumstances. This may have a negative impact on the performance of the Trust and potentially a loss of investors' capital.

## Interest rate risk

The Trust will be exposed to interest rate movements between the date of this document and the date at which the bank loan is drawn down. Whilst the bank loan will be advanced at fixed interest rates during the first 3-year term, rates may have increased at the time of extending or refinancing debt facility. Increases in interest rates could have the effect of reducing the availability or increasing the cost of finance for the Trust.

## General Economic Risks

These relate to the overall risk of a broad range of investments. The returns on all commercial investments are affected by various economic factors including changes in interest rates, exchange rates, inflation and the general state of the economy.

## Regulation and Taxation risks

Changes in Federal and/or State government policy or legislation, may adversely affect the Trust or Investors. The effects of tax may vary depending on the status of Investors, and may also affect the accessibility of income, the deductibility of expenses, and the treatment of Trust income or impose additional expenses on the Fund. **Investors should seek independent taxation advice in relation to this investment.**

# Additional Information

## MATERIAL CONTRACTS

The following is a summary of documents that are material to the Fund and its activities. This section only contains a summary, which means that all the provisions of each material document are not fully described. Copies of material documents (subject to excluding confidential commercial terms) may be requested from Peak Equities Pty Ltd. (Peak)

## 1. Purchase Contract

Peak Equities Pty Ltd and the Vendors of the property will execute a Purchase Contract subject to the completion of satisfactory Due Diligence.

## 2. The Trust Deed

The KING STREET UNIT TRUST was created 15th January 2018, with Peak Equities Pty Ltd as trustee and Initial Unitholders being TP & N Borsky as trustees for the T&N Borsky Superannuation Fund, holding 200 Special CG Units and Arrabri Nominees Pty Ltd, as trustee for the Borsky Family Trust holding 200 Founder Units. The entitlements of the special classes of Units are as follows:

**Founder Units** are issued at \$1.00 each. Following the allotment of Ordinary Units, Founder Unitholders are entitled, in aggregate, to receive 2.0% of all distributions of income and capital of the Trust.

**Special CG Units** are issued at \$1.00 each. The Special CG Unitholders are entitled, in aggregate, to receive 20% of the value of capital gains available to Unitholders following the sale of the Property. They do not have voting rights and have no entitlement to share in distributions of either the income or the capital of the Trust.

## 3. The Unitholders Deed

The Unitholders Deed was executed by the Trustee and the Initial Unitholders on 17th January 2018. The Unitholders Deed should be read in conjunction with the Trust Deed, and sets out the rights and obligations of Unitholders and the Trustee. New Unitholders (Trust investors) will be required to execute a Deed of Accession, whereby they agree to be bound by the terms of the Trust Deed and the Unitholders Deed. The Deed of Accession and a copy of the Unitholders Deed will be provided to intending Unitholders prior to the confirmation of their investment.

#### 4. The Management Deed

The Trustee has appointed Peak Equities Management Pty Ltd (PEM) to manage the affairs of the Trust, including the negotiation of purchase terms the trust property; the conduct of all due diligence activities; day-to-day management of the property; attendance to all Unitholder communications; trust accounting; compliance with all statutory obligations and requirements; and the eventual sale of the trust property. Details of the Manager's remuneration are set out in the body of this Investment Memorandum. Details of the Manager's rights and responsibilities are set out in the Management Deed dated 17th January 2018, incorporated as a Schedule to the Unitholders Deed of the same date.

#### DISCLOSURE OF INTERESTS

Investors are made aware that the Directors and other officers of Peak Equities Pty Ltd are directors, shareholders and beneficiaries in the below listed entities which are the subject of commercial relationships with the Trust:

1. **Peak Equities Management Pty Ltd** (Manager of the Trust, acting as trustee for the PE Unit Trust). PEM is associated with Tom Borsky, a director of Peak Equities Pty Ltd.
2. **Arrabri Nominees Pty Ltd** (initial holder of Founder Units as trustee for the Borsky Family Trust). Arrabri Nominees Pty Ltd is associated with Tom Borsky, a director of Peak Equities Pty Ltd
3. **TP&N Borsky** (holders of Special CG Units as trustees for the T&N Borsky Superannuation Fund).
4. **TTS (Safety) Pty Ltd** (intended holder of Founder Units and Special CG Units acting as trustee for the D Borsky Family Trust). TTS (Safety) Pty Ltd is associated with David Borsky, a director of Peak Equities Pty Ltd.

5. **Killila Property Group Pty Ltd** (intended holder of Founder Units and Special CG Units as trustee for the Killila Discretionary Trust). Killila Property Group is associated with Mr James Weaver, a director of Peak Equities Pty Ltd.

6. **DJMBBar Pty Ltd** acting as trustee for the DJMBBar Trust. Mr Dan Magree is a member of the Peak Equities Advisory Board and is a Responsible Officer pursuant to the Peak Equities Pty Ltd AFS Licence. DJMBBar receives consulting fees from Peak Equities Management Pty Ltd.

#### ANTI-MONEY LAUNDERING AND COUNTER-TERRORISM FINANCING

The Anti-Money Laundering and Counter-Terrorism Financing Act 2006 (AML/CTF) requires entities such as Peak Equities Pty Ltd to maintain a program that identifies, mitigates and manages money laundering and terrorism financing risks associated with its business.

In this regard, the Trustee may require investors to provide additional information for identification and verification purposes. Please note that the Trustee may not accept an Application to invest in the Fund until it is satisfied that the identity of the Investor has been verified in accordance with the requirements of the AML/CTF.

If you do not provide a completed Application Form, this may delay the processing of your Application or result in your Application being returned.

## PRIVACY PROVISIONS

Peak Equities Pty Ltd is committed to the protection of your personal information in accordance with the Australian Privacy Principles set out in the Privacy Act 1988.

All personal information held by Peak Equities will be governed by Peak's most recent Privacy Policy. This Privacy Policy applies to the collection, use and disclosure of personal information. Peak collects your personal information for the purpose of providing its property acquisition and funds management services. The information will not be made available to third parties other than required by our privacy policy and applicable law and to service providers necessary for us to conduct our business activities. If we cannot collect personal information from you, we may not be able to perform the activities listed above.

The personal information collected from you on the Application Form is used to evaluate your Application for Units in this Trust as well as to issue Units, service your needs as a Unitholder and administer the Trust. This includes information that Peak Equities Pty Ltd must pass on to Peak Equities Management Pty Ltd, and other service providers. The personal information you provide is kept for record keeping purposes. If you do not provide the necessary personal information, your Application may not be processed. Once personal information is no longer needed for the Trust and Peak's records, it is destroyed or de-identified. Your personal information may be disclosed overseas.

Unitholders have a right to access the information about them held by Peak and to correct any errors as set out in our Privacy Policy. Please advise us of any information that appears inaccurate or incomplete (especially your address and correct investing entity name). You can call Peak on +61 (03) 9863 8380 or write to Peak at the address listed below to access the information held about you held by Peak. If you have any complaint in relation to the manner in which your information has been handled, please contact us.

As well as reporting to you on your investment, Peak or PEM may use your contact details to let you know about future investment opportunities offered by Peak. If you prefer not to receive these communications, please telephone or write to Peak.

If obliged to do so by law, Peak will pass on your personal information to other parties such as the Australian Taxation Office and other regulatory bodies, strictly in accordance with legal requirements.

## COMPLAINTS AND CONTACTING US

Peak Equities Pty Ltd seeks to resolve potential and actual complaints over the management of the Trust to the satisfaction of Unitholders. If a Unitholder wishes to discuss any aspect of the management of the Trust or wishes to lodge a formal complaint, they may do so in writing, by email or by telephone at:

### **Peak Equities Pty Ltd**

Suite 942, 1 Queens Road  
Melbourne VIC 3004

**Telephone:** 03 9863 8380

**Email:** [info@peakequities.com.au](mailto:info@peakequities.com.au)

The company will promptly acknowledge any complaint received from a Unitholder, investigate it, and decide in a timely manner any action that needs to be taken.

I/We \_\_\_\_\_  
(full name of unit holding entity including the name of the Trustee/s and the Trust where applicable)

TFN: \_\_\_\_\_ ABN/ACN \_\_\_\_\_  
(of unit holding entity)

Of \_\_\_\_\_  
(insert mailing address)

Email Address \_\_\_\_\_ Mobile number \_\_\_\_\_

Hereby apply to invest the amount of \$ \_\_\_\_\_ in \_\_\_\_\_ Ordinary Units of \$1000 each,  
in the capital of the **KING STREET UNIT TRUST** constituted by Deed dated 15th January 2018.

## 20% Deposit Payable

Once the final allocation of Units has been determined by the Trustee, participation will be confirmed and a 20% deposit will be payable within 7 days. Deposits funds are to be paid directly into the solicitor's trust account. (details below)

Account: Mark Fagenblat Solicitor Trust Account  
Account No: 1015 8779  
BSB: 063 120  
Reference: Investor surname

I/we agree that, upon the units being allotted, I/we shall execute a Deed of Accession agreeing to be bound by the terms and conditions of the Unitholders Deed, which governs the relationship between the Unitholders and the Trustee.

Signed by/on behalf of the Applicant by \_\_\_\_\_  
(name)

Signature \_\_\_\_\_ Capacity \_\_\_\_\_  
(e.g. Director or Trustee)

Date \_\_\_\_\_

Once completed, this form can be submitted it via email or post. If you have any questions regarding the offering or the application form, please feel free to call or email us.

**Address:** Peak Equities - Suite 942, 1 Queens Road, Melbourne, VIC, 3004

**Email:** [info@peakequities.com.au](mailto:info@peakequities.com.au).

**Phone:** 03 9863 8380



PEAK EQUITIES

Peak Equities Pty Ltd

[info@peakequities.com.au](mailto:info@peakequities.com.au) | [www.peakequities.com.au](http://www.peakequities.com.au)

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