

INFORMATION MEMORANDUM

250 Camberwell Road

Landmark Office Building in the
Heart of Camberwell Junction

AUGUST 2017



8.5% 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

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Offer Details

- 1. The Trust** - Peak Equities Pty Ltd is Trustee of the CAMBERWELL JUNCTION UNIT TRUST, established on 2nd August 2017. The principal activity of the Trust will be the acquisition of the investment property at 250 Camberwell Road, Camberwell in Victoria.
- 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 on or around 31st August 2017. Settlement will be scheduled for mid-to late November 2017
- 3. Purchase Price** - The purchase price has been agreed at \$27,500,000.
- 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 **8.5% per annum** to Investors.
- 7. Funding** – Peak Equities has received conditional approval from multiple lenders for funding of 55% of the contract price, on favourable terms. The loan will be advanced on a non-recourse basis to investors. The Trustee will raise Equity Capital from Investors of approximately \$15.3 million.
- 8. Applications for Units** - Each Investor may apply for between 100 and 1,000 Ordinary Units of \$1,000 each in the capital of the Trust (Investment Value \$100,000 to \$1,000,000). 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 balance of the investment amount will be payable around the end of October, within 7 days of written request from the Trustee. Unit certificates will be issued by the Trustee following receipt of the balance of 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 CAMBERWELL JUNCTION UNIT TRUST, and will be required to sign a Deed of Accession, agreeing to be bound by the terms of those documents.

Key Attributes – 250 Camberwell Road

LOCATION

The primary attribute of 250 Camberwell Road, Camberwell is its exceptional positioning in the heart of Melbourne's iconic Camberwell Junction.

ASSET QUALITY

This prestigious office building was constructed to a high standard in 2002, and has been well maintained both in respect of the building appearance and all of its services. The API tenancy has been fitted out to an extremely high level of specification for the tenant, and is well suited to their long-term requirements. On-site parking is available for 127 vehicles.

SECURITY OF INCOME

The anchor tenant, API, is a dominant Australian pharmaceuticals company. The tenant is in the early stages of its first lease term, and has invested heavily in fitting-out its offices to suit. Those considerations, together with the potential cost of 'making-good' the premises upon termination of the lease, support the likelihood that the tenant will exercise its Option for a further 5-year term in 2023.

SCARCITY AND DEMAND

Colliers International forecasts demand for office space in the Inner East to substantially outstrip supply. Colliers' research forecasts a demand for more than 70,000 square metres (sqm), with forecast new supply of only 8,000 sqm. This reflects the limited supply of commercial land in this fully-developed area which is in large part due to the fact that most development sites in Melbourne's Inner East are proposed for residential or student accommodation.

LEASEHOLD ACQUISITION

Upon settlement, the Trustee will hold a Leasehold Interest in the property. The land is leased to the Building Owner by a subsidiary company of the Anglican Church. The remaining term of the Ground Lease is 58 years.



Key Attributes – continued

OPPORTUNITY FOR CAPITAL GROWTH

The terms of purchase of the property create genuine opportunities for capital growth during the forecast holding period. It is the particular legal structure that has enabled the Trustee to acquire the property at an attractive passing yield of approximately 7.5% at the purchase date (7.7% in relation to first year's net income). The Trust Manager considers that the capitalisation rate attributable to this asset with freehold title would be no greater than 6%, reflecting a value in excess of \$40 million, based on current net income.

The Ground Lease provides that the rental payable to the Landowner will increase annually by CPI, whilst the rental income from the building tenants will increase at a substantially greater rate. Colliers International research forecasts a 9% effective rental growth over the year from April 2017 to March 2018. In March 2018, the API rental is subject to a market review, with the minimum increase being 3.75% and the maximum 7.5%. Assuming the property is sold after 6 years at the same yield at which it has been purchased, this expanding margin between ground rents payable and those receivable by the Trust, is expected to reflect in a real increase in capital value of the property in excess of \$7 million.

The following Table demonstrates the positive impact of the Ground Lease arrangement on the growth in capital value.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Rents Receivable - Tenants	2,550,856	2,646,663	2,746,069	2,849,209	2,956,223	3,067,257	3,182,461
Ground Rent Payable	434,400	443,088	451,949	460,988	470,208	479,612	489,205
Net Rents Receivable	2,116,456	2,203,576	2,294,120	2,388,220	2,486,015	2,587,644	2,693,257
Effective Yield	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%
Capital Value of Property	28,219,419	29,381,007	30,588,261	31,842,938	33,146,862	34,501,923	35,910,087
Annual Increase In Asset Value		1,161,588	1,207,254	1,254,677	1,303,923	1,355,062	1,408,164

Property Description

250 Camberwell Road



250 Camberwell Road - a landmark, five level modern office building in the heart of Camberwell Junction - occupies a commanding position with frontages to both Camberwell and Burke Roads, and boasts a striking glass façade and completely refurbished interior.

The building is leased to two tenants. The major tenant is a blue chip, ASX Top 200 company, API (Australian Pharmaceutical Industries Ltd), occupying 98% of the net lettable area. The API lease is current to 31 March 2023 with options extending to 2038, and provides for minimum rent increases of 3.75% per annum. A smaller tenancy on the Ground Floor of the building is leased to café operator, Camberwell Food Group Pty Ltd. The café lease has a further 8.5 years to run, expiring in February 2026.



Site Area:	2750m ²
Net Lettable Area:	5420m ²
Car Parking:	127
WALE at acquisition:	6 years
Number of tenants:	2
First year gross income	\$2,550,856
First year net income:	\$2,116,456

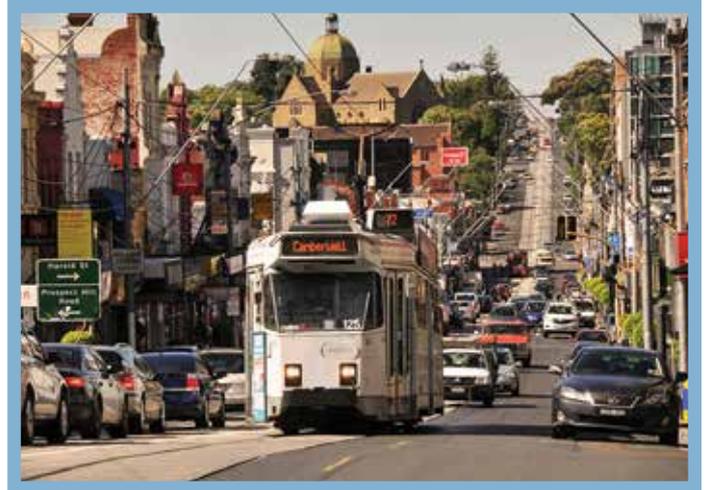
Location Highlights – Camberwell

Camberwell is an affluent Inner Eastern Melbourne suburb located approximately 9 kms east of the Melbourne Central Business District.

The suburb benefits from the number of high profile and well-regarded primary and secondary schools which are located nearby including Camberwell Primary School, Scotch College, Camberwell Boys Grammar, Camberwell Girls Grammar and St Kevin’s College.

The suburb abuts the Monash Freeway, which provides easy access to the Melbourne CBD. Camberwell Train Station and Gardiner Railway Station are located within the suburb, as well as tram services along Burke Road, Camberwell Road and Riversdale Road.

Camberwell is home to a number of notable corporate head offices, including Pacific Brands and Bakers Delight. With more than 400 stores offering a diverse mix of retail, hospitality and services, together with the Camberwell Fresh Food Market, the Camberwell Junction shopping precinct is one of Melbourne’s premier retail locations.



Tenancy Schedule

Tenant	Australian Pharmaceutical Group (API)	Camberwell Food Group Pty Ltd Pour & Sip
NLA m2	5307.9	112
Term	10 years	10 years
Expiry date	31/03/2023	28/02/2026
Further terms	3 x 5 years	1 x 5 years
Outgoings	100% paid by the tenant	Payable by tenant except single holding land tax
First Year Rent	\$2,490,873	\$59,983
Rent Reviews	Annual 3.75% increase with 5 yr market re-views (min 3.75% max 7%)	Annual 4% increase
Car Bays	127	0

Tenant Details

Australian Pharmaceuticals Industries Ltd (API)

Australian Pharmaceutical Industries Limited (API) is one of Australia's leading pharmaceutical distributors and health and beauty retailers. Founded in 1910 in NSW as The Chemists Co-operative Company it now offers a wide range of services to Australian pharmacists, patients and consumers. It has been publicly listed on the ASX since 1997 and recorded annual revenue of \$3.8 billion dollars during the year ended 31 August 2016.

API acts as a wholesale supplier, enjoying strategic alliances with pharmaceutical producers and delivering pharmaceuticals to more than 90% of Australian pharmacies.

In 2004 API acquired the Priceline brand and since that time has developed the Priceline Pharmacy franchise model. API has more than 400 Priceline and Priceline Pharmacy stores operating across Australia. API also owns the rights to Soul Pattinson Chemists and Pharmacist Advice brands. The Priceline loyalty program has approximately 5.6 million members across Australia.

Camberwell Food Group Pty Ltd

The ground level café, 'Pour & Sip' is owned and operated by the Camberwell Food Group Pty Ltd. Pour & Sip continues to trade strongly and pay all its obligations in a timely manner.

Ground Lease

Landlord	Melbourne Anglican Trust Corporation
Land area m2	2,750
Term	75 years
Commencement date	01/10/2000
Expiry date	30/09/2075
Further term	First right of refusal on additional term
Current rent payable	\$438,345
Rent reviews	Annual CPI + market review every 5 years

When privately owned land is sold, the title to the land passes to the Purchaser, giving the Purchaser a “freehold” interest in the Property.

When Land is sold by Governments, local Councils, religious institutions, ski resorts etc. the freehold title remains with the selling institution, which leases the Land to the Purchaser under a long-term Lease.

In this situation, the Purchaser legally acquires a “Leasehold” interest in the land, and pays an annual Ground Rental to the land owner.

The Purchaser of the Leasehold Interest controls the building and other improvements on the land, which it leases to the building tenants in the same manner as a Freehold owner.

In the case of the property at 250 Camberwell Rd, the land is owned by the Anglican Church, which leased it in 2000 to the original Purchaser under a 75-year lease. The Purchaser then constructed the building. In effect, the purchase of a Leasehold interest in the property gives Peak and its investors substantially the same obligations and opportunities as a Freehold Owner.

In 2017, at the time of Peak Equities’ purchase of this building, the lease over the land has a further 58 years to run. After the 5-7 year period that Peak intends to hold this asset, there will still be more than 50 years remaining in the lease term.



Financial Summary

Contract Price	27,500,000
Stamp Duty and Registration Fees	1,516,105
Establishment Fees - 3.2%	928,515
Legal, Due Dilligence and Borrowing Expenses	115,000
Cash Reserve	365,380
Total Funds Required	30,425,000
Mortgage	15,125,000
Investor Equity Required	15,300,000

Income Forecasts

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Rental Income	2,551	2,647	2,746	2,849	2,956	3,067
Less						
Ground Rental	434	443	452	461	470	480
Mortgage Interest*	628	628	628	681	681	681
Management, Professional Fees and Land Tax	182	182	190	195	195	203
Net Income	1,307	1,394	1,476	1,513	1,610	1,704
Yield on Equity	8.54%	9.11%	9.65%	9.89%	10.53%	11.14%
Capital Expenditure Allowance	102	71	71	71	71	71
Income Distributions (8.5%)	1,345	1,345	1,345	1,345	1,345	1,345
Cumulative Cash Reserve	225	204	265	362	557	846

* Based on a 55% LVR and fixed interest rate of 4.15% - 4.50%.

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.	3.2% 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 3.3% 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.	0.50% 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)	1.5% 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
B.COM
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 by 31 August 2017.

2. The Trust Deed

The CAMBERWELL JUNCTION UNIT TRUST was created 02 August 2017, 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 and carry the right to vote at meetings of Unitholders. Following the allotment of Ordinary Units, Founder Unitholders are entitled, in aggregate, to receive 3.3% 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 03 August 2017. 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 03 August 2017, 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. DJMBar Pty Ltd acting as trustee for the DJMBar 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. DJMBar receives consulting fees from Peak Equities Management Pty Ltd. Mr Magree is also a director of m3property Pty Ltd, which may receive valuation fees from the Trust.

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

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.



PEAK EQUITIES

Application for Units

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 \$1,000 each,
in the capital of the **CAMBERWELL JUNCTION UNIT TRUST** constituted by Deed dated 02 August 2017.

20% Deposit Payable

Investors must lodge a deposit equal to 20% of the subscription amount (\$ _____) accompanying
their Application. Deposits funds are to be paid directly into the solicitor's trust account. (details below)

Account: Last & Co Lawyers Trust Account
Account No: 171 400 640
BSB: 105 900
Reference: 171139 - 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.

Phone: 03 9863 8380





PEAK EQUITIES

Peak Equities Pty Ltd

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