

INFORMATION MEMORANDUM

Peak Diversified Property Trust No. 1
Darwin • Perth • Adelaide

OCTOBER 10 2018



SECURE LONG-TERM INCOME
MONTHLY DISTRIBUTIONS 8% p.a.

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 the Peak Diversified Property Trust No. 1 (the Trust) for your consideration.

In a challenging and competitive marketplace, Peak Equities is proud to have secured 3 independent properties as a single investment, offering investors a high degree of income security.

Each of the assets in the portfolio is fully leased, with an average remaining lease term of 12 years. 65% of the total income is payable by the NT Government, whose lease over the Darwin investment extends for a further 12.5 years (plus options).

In our opinion, these income covenants will enable the Trust to benefit from a continuing strengthening of the commercial property market, or to hold the asset through a negative cycle, should such occur.

In addition to their intrinsic quality and attractive lease terms, each of the properties is located in an area of forecast strong population and economic growth.

Diversity in asset classes supported by well-reputed private and Government tenants, increases the security of investors' income and capital.

The respective leases have staggered expiry dates (between 6 and 15 years) which substantially mitigates any future risk of multiple vacancies in the Trust.

The location of assets (Darwin, Perth and Adelaide), limits downside exposure to any single market and further confers the benefits of single-holding land tax assessments in each case.

The Peak Diversified Property Trust No. 1 will deliver cash distributions to Unitholders at the rate of 8% per annum, payable monthly. At the same time, the Trust will be holding significant cash reserves (greater than \$1.8 million) as a buffer against any unforeseen circumstances or capital expenditure requirements.

The total capital raising of approximately \$42.5 million, with pre-commitments of \$24 million, should enable us to satisfy the expectations of all investors.

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



Tom Borsky
Chairman and Managing Director



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Offer Details

- 1. The Trust** - Peak Equities Pty Ltd is Trustee of the Peak Diversified Property Trust No. 1, established on 13th September 2018. The principal activity of the Trust will be the acquisition and management of three commercial investment properties at:

68–70 The Esplanade & 6 Knuckey Street, Darwin NT;
16 Frobisher Street, Osborne Park, Perth WA; and
80 Grand Junction Rd, Kilburn, Adelaide SA
- 2. Due Diligence** - Peak Equities Pty Ltd (the Trustee) is engaged in its detailed Due Diligence investigation and analysis of the properties. Subject to the satisfactory outcome of that process, unconditional contracts are expected to be signed in mid-October 2018, with the settlement of the Adelaide property scheduled for 30 November 2018, and settlements of the remaining assets scheduled for mid-January 2019.
- 3. Total Purchase Price** - The aggregate contract prices of the assets is \$76,151,073 broken down as follows:
 - The Esplanade, Darwin \$50,000,000
 - Frobisher Street, Perth \$16,841,073
 - Grand Junction Rd, Adelaide \$9,310,000
- 4. Term of the Syndicate** – The Trust will continue until the Trustee, at its discretion and in accordance with the Trust Deed, determines to sell the various investments and wind up the Trust. The Trustee has discretion to sell any of the properties at any time, if it considers that it is in the interest of Unitholders to do so.
- 5. Liquidity** - Investors may apply to redeem part or all of their investment at any time, although the Trustee will not warrant liquidity before the 6th anniversary of the establishment of the Trust.
- 6. Forecast Distribution Rate** - The Trustee proposes to commence monthly cash income distributions at the rate of **8.0% per annum** to Investors.
- 7. Funding** – Peak Equities has received indicative approval from two major trading banks to provide funding of 55% of the total contract price, on favourable terms. Formal finance approvals will be subject to independent valuations of each property. The loan or loans will be advanced on a non-recourse basis to investors. The Trustee will raise Equity Capital from Investors of \$42,500,000.

The Trustee has received pre-commitments from unrelated parties to the value of \$24 million, which will ensure that funds will be available to meet the respective settlement obligations.
- 8. Applications for Units** - Each Investor may apply for a minimum of 200 and a maximum of 4,000 Ordinary Units of \$1,000 each in the capital of the Trust (Investment Value \$200,000 - \$4,000,000).

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 received. 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 value of their total investment within 7 days of confirmation of the number of allocated units. Deposits funds to 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 by December 31, 2018. Investors will receive a minimum of 7 days' written notice reminding them of the due date for payment. 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. New Investors will be required to lodge a Sophisticated Investor Certification in the form attached to this Information Memorandum.

DARWIN – 68-70 The Esplanade & 6 Knuckey St

Key Attributes

Net Lettable Area:	7,058m ²
Remaining Lease Term:	12.5 years
Tenant:	Northern Territory State Government
Car Parking:	70 on lease + 14 additional spaces leased separately
Vendor Improvements:	Circa \$12m spent by the vendor on improvements and fit-out in securing a 15-year lease extension

Property Details

68 - 70 The Esplanade (Old Admiralty House) was built in 2005 in Darwin's premier location fronting Bicentennial Park and the Darwin Esplanade, with superb panoramic ocean and harbour views. The property being purchased by the Trust comprises 8 strata-titled office floors from ground to level 8, representing 4723 sq. metres of net lettable area. The upper floors of the building are opulent, high end, owner occupier residential apartments.

The office floors were completely refurbished in 2012 prior to the commencement of the current lease to the NT Government.

The adjoining property at 6 Knuckey Street (Heritage House) was constructed in 2013 and similarly comprises multiple levels commercial office space, comprising 2335 sq. metres, all leased to the Northern Territory Government, together with high-end owner occupier apartments.

All office floors, across both buildings were leased to the Northern Territory Government for a period of 15 Years, commencing in July 2016.

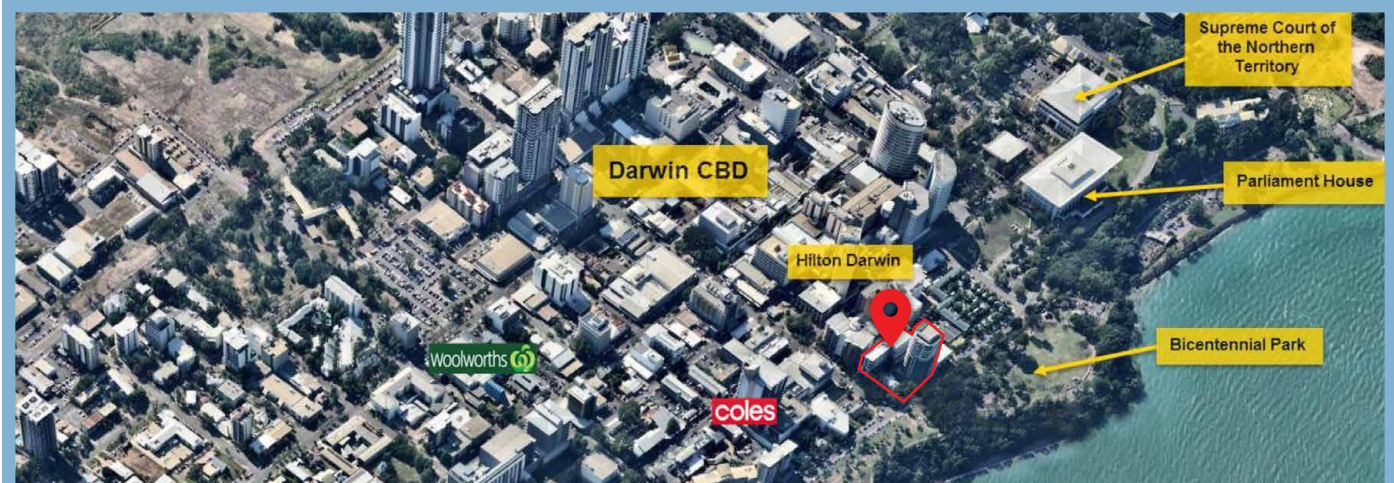
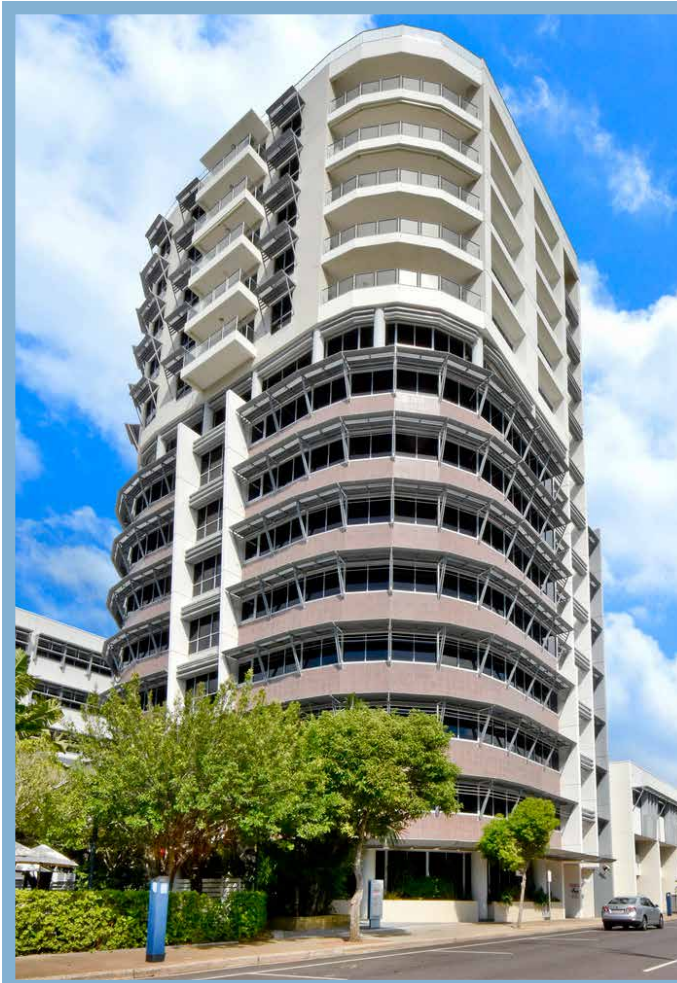
Note that the apartment floors are privately owned under separate strata titles, and do not form part of the acquisition by the Trust.

The buildings are connected by two levels of above-ground car parking. Construction is of a high standard, as required under the stringent NT construction code.



Property Details (cont.)

68-70 The Esplanade & 6 Knuckey St, Darwin



Location Highlights – Darwin

The Darwin Esplanade is considered to be the city's premier residential address, positioned in a spectacular waterfront and park-side location. The Esplanade also houses Darwins premier hotels and restaurants. The properties are located a few doors from the Territory Parliament and government offices, adding to the long term appeal of the property to the Government tenant.

The Northern Territory's increasing role as a major defence training and infrastructure base, its vast shale gas reserves and unique tourist appeal, are emerging as the foundations of the Territory's economic direction, supported by major financial investment by the Federal and Territory governments.

The major committed infrastructure projects and economic stimuli include:

- \$20 billion over 20 years to be spent by the Federal Department of Defence;
- \$1.45 billion infrastructure fund to be spent on roads, housing, health and education;
- \$200 million to be spent developing new Westin Hotel in Darwin CBD;
- \$103 million to be spent on tourism over the next 5 years;
- Fracking moratorium lifted;
- Port upgrades;
- Direct flights from Darwin to China.



PERTH – 16 Frobisher St, Osborne Park

Key Attributes

Site Area:	4,150m ²
Net Lettable Area:	3,760m ²
Car Parking:	86 on site
Remaining Lease Term:	9 years
Tenants:	Redink Homes and Embed International
Environmental Credentials:	5 Star NABERS Energy Rating, BEEC Certified

Property Details

A modern, high quality freestanding property incorporating 3,760sqm of office accommodation and 86 car bays.

Configured to accommodate three tenancies, with two related tenancies at upper ground level with frontage and access to Frobisher Street, and one tenancy at lower ground level, accessed via Neil Street.

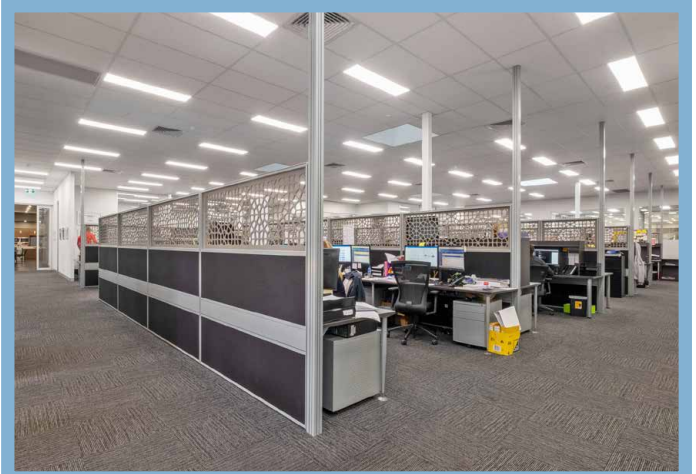
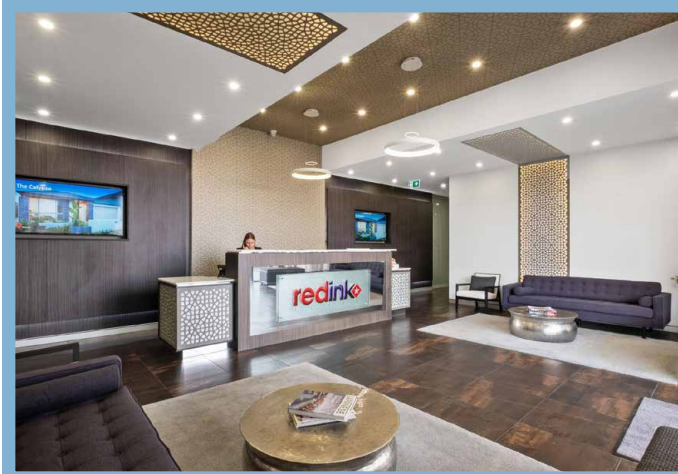
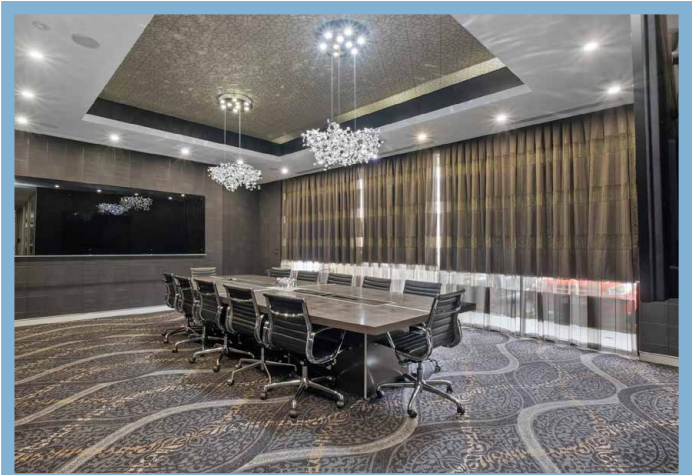
The building was completely refurbished in 2015 at a cost of approximately \$2.55 million, finished to an exceptionally high standard and serving as the showpiece headquarters for one of Perth's major home construction groups. The scope and quality of the recent capital enhancements will limit medium-term capital expenditure requirements and carries significant depreciation benefits.

16 Frobisher Street occupies a prominent 4,150sqm corner site, enhanced by medium to long term development potential, with foreshadowed re-zoning under the Herdsman Glendalough Structure Plan, as a mixed-use development site between 6 and 10 stories.



Property Details (cont.)

16 Frobisher St, Osborne Park, Perth



Location Highlights – Osborne Park, Perth

The property is located in Osborne Park, 7kms north of the Perth CBD, within 500m of Glendalough Train Station and providing convenient access to the Perth CBD, freeway networks and public transport.

The property is centrally positioned within the Herdsman Glendalough Structure Plan Area, which is set to form a major central business district, with a vibrant urbanism incorporating mixed use development.

Tenant Details



REDINK HOMES

Redink Homes has been operating for 10 years, specialising in building new homes, house and land packages and finance options throughout Western Australia including the Perth metropolitan area, the Mid West region and South West region. Redink Homes is a subsidiary of the Scott Park Group.

Scott Park Group is one of Western Australia's largest, awarded, residential home building and finance groups. Having enjoyed significant growth in recent years, the Group incorporates Redink Homes, 101 Residential, B1 Homes, Lets Finance, SP Ceilings & Insulation, Glass CO Metro and SPG Site Services.



EMBED INTERNATIONAL

Embed International is a subsidiary of Helix Leisure, which acquired and consolidated a number of major leisure companies, including Embed, LAI Games, The Locker Network and the Matahari Leisure joint-venture in 2014.

LAI Games was established in Western Australia in 1958 and founded the Timezone brand in 1978. Embed International is a worldwide supplier of point of sale and revenue management systems for the amusement, entertainment and leisure industries. 16 Frobisher Street is Embed International's Australian Head Office.

ADELAIDE – 80-92 Grand Junction Road, Kilburn

Key Attributes

Site Area:	24,100m ²
Net Lettable Area:	6,944m ²
Remaining Lease Term:	15 years
Tenant:	A. Noble & Son Ltd ("Nobles")
Security:	Triple net lease with 12 month rent guarantee

Property Details

80-92 Grand Junction Rd, Kilburn, is a modern facility, constructed in 2012 with considerable surplus undeveloped land at the rear. The site serves as the national headquarters and primary distribution centre for Nobles, servicing their national client base and incorporating manufacturing and distribution. The site has excellent B-Double prime mover accessibility with direct road connectivity to Port Adelaide (via Grand Junction Road).

The Vendor will lease the premises on the basis of a "Triple Net Lease" including 100% of all normal commercial building outgoings plus structural repairs and maintenance to the improvements, land tax on a single holding basis and full recovery of management fees.

The property includes approximately 1,500 sq. metres of modern two-level office space, with a mix of open plan and partitioned offices, purpose built to suit and accommodate Nobles requirements. The main warehouse is split into two components with an internal fire-rated wall which are identified as the (1) manufacturing and testing and (2) warehousing and distribution. This purpose-built facility was completed in 2012. There is also a detached lift-testing workshop on the eastern alignment and a paint shed.

An additional feature of this acquisition is the potential value of creating a separate title over 4,850 sq. metres of rear surplus land, for which the tenant currently pays rent, and which is subject to a redevelopment clause in favour of the owner.



Property Details (cont.)

80-92 Grand Junction Road, Kilburn Adelaide



Location Highlights – Kilburn, Adelaide

The property is situated on Grand Junction Road in the prime industrial suburb of Kilburn, 11 kilometres north of the Adelaide CBD and 9 kilometres east of Port Adelaide.

The property has excellent accessibility to all major transport corridors including Grand Junction Road, Main North Road, South Road and Port Wakefield Road (National Highway 1).

Tenant Details



A. NOBLE & SON LTD

A. Noble & Son Ltd is Australia's leading specialist provider of lifting and rigging equipment, technical services & engineering design for complete solutions to the heaviest and most complex lifting requirements. Nobles has a proud and continuing track record of working with high profile customers such as BHP Billiton, Chevron, Woodside, DP World and John Holland Group to deliver on their highly complex and specialised lifting needs.

With a company history dating back over 100 years Nobles has 12 locations across all mainland states of Australia and the Northern Territory supplying and servicing geographically dispersed and highly demanding industries including: mining, oil & gas, cranes & construction, shipping & transport, manufacturing, defence, utilities as well as other agricultural & industrial sectors.

Tenancy Schedule

Tenant	Gross Lettable Area m ²	Car Spaces	Lease Term	Lease Expiry	Options	Reviews
DARWIN						
NT Government 68-70 The Esplanade	4,723	70	15	1/07/2031	3	CPI
NT Government 6 Knuckey st	2,335	-	15	1/07/2031	3	CPI
PERTH						
Redink Homes 16 Frobisher St	3,230	73	10	31/07/2028	5+2	3% Annually
Embed International 2 Neil St	530	13	5	30/06/2020	5+5+5	Fixed
ADELAIDE						
A. Noble & Son Ltd 80-92 Grand Junction Rd	6,944	-	15	1/01/2034	5+5	2.75% Annually

Financial Summary

			Total	Darwin	Perth	Adelaide
Passing Net Rental Income			5,720,141	3,715,926	1,284,215	720,000
Purchase Yield			7.51%	7.43%	7.63%	7.73%
Year 1 Income			5,761,505	3,738,036	1,303,469	720,000
Effective Purchase Yield			7.57%	7.48%	7.74%	7.73%
Purchase Price			76,151,073	50,000,000	16,841,073	9,310,000
Acquisition Costs			3,954,156	3,000,000	884,156	70,000
Total Property Cost			80,105,229	53,000,000	17,725,229	9,380,000
Due Diligence			230,000	100,000	70,000	60,000
Borrowing Costs	0.35%		146,591	96,250	32,419	17,922
Establishment Fees	2.60%		2,082,736	1,378,000	460,856	243,880
Cash Reserves			1,818,534	925,750	474,086	418,698
Total Asset Value			84,383,090	55,500,000	18,762,590	10,120,500
Mortgage			55% 41,883,090	27,500,000	9,262,590	5,120,500
Equity Required			42,500,000	28,000,000	9,500,000	5,000,000

Income Forecasts

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Net Rental Income	5,761,504	5,860,355	5,961,300	6,064,389	6,169,676	6,277,212	6,387,055	6,499,089
Mortgage Interest - 4.2% p.a.	1,759,090	1,759,090	1,759,090					
Mortgage Interest - 4.8% p.a.				2,010,388	2,010,388	2,010,388	2,010,388	
Management Fees	421,915	421,915	421,915	421,915	421,915	421,915	421,915	
Annual Fees	57,500	57,500	57,500	57,500	57,500	57,500	57,500	
Net Income	3,522,999	3,621,850	3,722,795	3,574,585	3,679,872	3,787,409	3,897,251	

Income Yield	8.09%	8.32%	8.55%	8.21%	8.45%	8.70%	8.95%	
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Cash Reserves for Capex & Incentives

Opening Cash	1,818,534	1,857,925	1,996,167	2,235,354	2,326,331	2,522,595	2,826,396	
Net income	3,522,999	3,621,850	3,722,795	3,574,585	3,679,872	3,787,409	3,897,251	
Distribution - 8%	3,483,608	3,483,608	3,483,608	3,483,608	3,483,608	3,483,608	3,483,608	

Closing Cash	1,857,925	1,996,167	2,235,354	2,326,331	2,522,595	2,826,396	3,240,039	
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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.	2.60% 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 2.40% 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 Total Asset Value of the Trust at the end of each financial year.	0.50% of the Total 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)	1.6% of Sale Contract Value

Peak Professionals

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



TOM BORSKY
MANAGING DIRECTOR
B.EC FCA



DAVID BORSKY
EXECUTIVE DIRECTOR
COO B.COM



MATTHEW POLLAK
NATIONAL ASSET
MANAGER
BBCM. LREA



JAMES WEAVER
NON EXECUTIVE
DIRECTOR
B.COM LLB



DAN MAGREE
PROPERTIES
CONSULTANT
FAPF FRICS CPV

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 relatively illiquid for a period of six years, during which time they may not be readily saleable.

The Manager has no obligation to purchase or redeem Units during the first 6 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.

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 Properties 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. 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 of 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.

1. Purchase Contract

Peak Equities Pty Ltd and the Vendors of each property respectively will execute Purchase Contracts upon the completion of satisfactory Due Diligence investigations, during October 2018.

2. The Trust Deed

The **Peak Diversified Property Trust No. 1** was created on 13th September 2018, with interests associated with the Directors of Peak Equities Pty Ltd holding in aggregate 200 Founder Units and 200 Special CG Units in the Trust. 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 will be entitled, in aggregate, to receive 2.4% 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, as defined in the Trust Deed. 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 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 13th September 2018.

Copies of the Trust Deed and Management Deed will be made available upon receipt of a request in writing from intending Unitholders.

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 entities listed below 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 Peak Unit Trust). Peak Equities Management Pty Ltd is associated with Tom Borsky and David Borsky, directors of Peak Equities Pty Ltd.
- 2. Arrabri Nominees Pty Ltd** as trustee for the Borsky Family Trust, is associated with Tom Borsky, a director of Peak Equities Pty Ltd and Peak Equities Management Pty Ltd. The Borsky Family Trust is a beneficiary of the Peak Unit Trust.
- 3. Tom and Nuritt Borsky**, in their joint capacity as trustees for the T&N Borsky Superannuation Fund, are initial holders of Special CG Units in the Trust. Nuritt Borsky is an Initial Unitholder holder of Founder Units in the Trust
- 4. TTS (Safety) Pty Ltd** acts as trustee for the D Borsky Family Trust, which is a beneficiary of the Peak Unit Trust. TTS (Safety) Pty Ltd is an Initial Unitholder of Founder Units and Special CG Units, and is associated with David Borsky, a director of Peak Equities Pty Ltd and Peak Equities Management Pty Ltd.
- 5. Killila Property Group Pty Ltd** acts as trustee of the Killila Discretionary Trust (Initial Unitholder of Founder Units and Special CG Units in the Trust). Killila Property Group is associated with Mr James Weaver, a director of Peak Equities Pty Ltd.
- 6. DJMBar Pty Ltd** acts 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.

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 Fund 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.

October 10, 2018

I/We _____

(full name of unit holding entity)

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 **Peak Diversified Property Trust No. 1**, constituted by Deed dated 13 September 2018.

20% Deposit Payable

Investors must lodge a deposit equal to 20% of value of their total investment within 7 days of confirmation of the number of allocated units. 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 be bound by the terms and conditions of the Trust Deed.

Signed by/on behalf of the Applicant by _____

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

Name and Address of Investing Entity

I certify that the following is true and correct in every particular:

- a. I am a qualified accountant within the meaning of section 9 of the Corporation Law¹.
- b. This certificate is given at the request of the investor named above ("Investor") in relation to potential offers by Peak Equities Pty Ltd to subscribe for or acquire securities.
- c. This certificate is given to Peak Equities PTY LTD for the purpose of section 708(8)(c) of the Corporations Law; and
- d. The Investor has:
 - (i) Net assets of at least \$2,500,000; or
 - (ii) A gross income for each of the last 2 financial years of at least \$250,000 a year.

Name of Qualified Accountant

Name and member number of professional body

Signature _____ Date _____

¹"Qualified accountant" means a member of a professional body that is approved by ASIC in writing for the purpose of the definition. ASIC has indicated that it will approve any member of:

- a. The Australian Society of Certified Practising Accountants ("**ASPCA**"), who is entitled to use the post-nominals "CPA" or "FCPA", and is subject to and complies with the ICAA's continuing professional development requirements;
- b. The Institute of Chartered Accountants in Australia ("**the ICAA**"), who is entitled to use the post-nominals "CA", "ACA" or "FCA", and is subject to and complies with the ICAA's continuing professional education requirements; or
- c. The National Institute of Accountants ("**the NIA**"), who is entitled to use the post-nominals "MNIA" or "FNIA", and is subject to and complies with NIA's continuing professional education requirements.

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PEAK EQUITIES

Peak Equities Pty Ltd

info@peakequities.com.au | www.peakequities.com.au

ABN 21 165 827 574. Holder of AFS Licence 458013