

# INFORMATION MEMORANDUM DUDLEY PARK UNIT TRUST

6 Oxenham St, Dudley Park, SA

AUGUST 2020

**BLUE CHIP TENANT  
8 YEARS INCOME SECURITY  
FORECAST 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 Dudley Park Unit Trust ("the Trust"), offering participation in the ownership of a premium office and industrial asset in Dudley Park, an inner Adelaide suburb approximately 3 km from the CBD.

Peak Equities Pty Ltd, acting as trustee for the Trust has agreed to terms to acquire the property at 6 Oxenham St, Dudley park SA in an off-market transaction with a contract price of \$16 million, representing a 7.84% purchase yield on passing income.

The property is securely leased to the principal operating company in the Spotless Group, supported by a bank guarantee equal to 12 months income. While remaining committed for the entire 15 year lease term, rather than occupy, Spotless elected from the outset to sub-lease the entire premises to the Federal Department of Defence.

Sound investment decisions today must recognise and be responsive to the exceptional circumstances in which we find ourselves in this Covid-19 era. We are facing an economic downturn, whose length and severity cannot be reliably forecast. Nonetheless, many investors are concerned that interest rates will remain at or close to record-low levels for the foreseeable future and are seeking a secure investment opportunity to provide them with a reliable source of income.

In these circumstances, Peak Equities has framed a defensive investment strategy encompassing 3 essential criteria:

1. A qualifying investment property must have a long remaining lease term (ideally 7-10 years), in the expectation that the income stream will remain secure throughout the current economic cycle.
2. Investment security is equally dependent on the quality of the tenant. The tenant must also be capable of riding out the downturn and must have the financial capacity to honour its obligations under the lease.
3. The property itself must be well located and constructed to a high quality.

The commercial property at 6 Oxenham St, Dudley Park, satisfies each of these requirements. The head lease to Spotless provides us with long-term income security, supported by a substantial bank guarantee. The value of the sub-lease is that we envisage that the Federal Government Department of Defence may become our long-term tenant, as this property serves as one of the key locations for its long-term Submarine Project. The operations at this site are classified as high-security and we are advised that the Department has invested more than \$4 million dollars in installing its specialised fit-out and facilities.

We consider the property to have been well-purchased at \$16 million. We believe that the same property, last year, would have sold at a yield in the low 7% range, reflecting a price between 5% and 8% above our offer price. We have received support from independent valuation firm M3property, and a strong level of interest from potential lenders.

With modest gearing, the initial net income of the Trust is forecast to exceed 10% per annum. That will enable us to make monthly income distributions at the rate of 8% per annum and to simultaneously accumulate cash reserves to provide for future contingencies.

We are proposing to borrow 50% of the contract price by way of first mortgage facility. Based on our modelling we will be seeking to raise approximately \$9 million in equity capital.

We commend this investment for your consideration.



**Tom Borsky**  
Chairman

# Contents

|   |   |   |    |
|---|---|---|----|
| INTRODUCTION                            | 2 | RISK FACTORS                            | 10 |
| OFFER DETAILS                           | 4 | ADDITIONAL INFORMATION                  | 11 |
| PROPERTY DETAILS                        | 6 | APPLICATION FORM                        | 14 |
| TENANCY DETAILS                         | 7 | SOPHISTICATED INVESTOR<br>CERTIFICATION | 15 |
| FINANCIAL SUMMARY & INCOME<br>FORECASTS | 8 |   |    |
| MANAGER'S ENTITLEMENTS                  | 9 |   |    |
| PEAK PROFESSIONALS                      | 9 |   |    |



# Offer Details

- 1. The Trust** - Peak Equities Pty Ltd is Trustee of the DUDLEY PARK UNIT TRUST, established by Deed dated 2nd July, 2020. The principal activity of the Trust will be the acquisition of the investment property at 6 Oxenham St, Dudley Park SA, 5008.
- 2. Due Diligence** - The Trustee is undertaking a detailed Due Diligence investigation and analysis of the property. Physical inspection was conducted by PEP Solutions, specialist quantity surveyors, who provided a full technical report in relation to the physical structure and quality of the building, together with depreciation calculations and a forecast of likely capital expenditure over a 10-year period. Adelaide lawyers Mellor Olsson have been engaged for contract negotiation, conveyancing and to prepare a legal Due Diligence report.
- 3. Deposit and Settlement** - Upon signing the purchase contract, the Trustee will pay a \$500,000 holding deposit with settlement scheduled for 1st October 2020, providing adequate time to finalise bank funding and equity capital raising.
- 4. Purchase Price** - The purchase price has been agreed at \$16,000,000
- 5. Term of the Syndicate** - It is expected that the property will be held for a period of between 6 and 8 years. The Trustee has discretion to sell the property at any time before that date, if it considers that to do so is in the best interest of Unitholders. Subject to the market conditions then prevailing, the Trustee may recommend to Unitholders to retain ownership beyond the forecast holding period.
- 6. Liquidity** - The Trustee undertakes that Investors in the Trust will be entitled to exit their investment at Net Asset Value per Unit at any time after the 6th anniversary of the establishment of the Trust. Investors wishing to exit earlier than that date will be assisted by the Manager, however liquidity cannot be guaranteed within the 6-year time frame.
- 7. Forecast Distribution Rate** - The Trustee proposes to make monthly cash income distributions to investors commencing at the rate of 8.0% per annum.
- 8. Funding** - Peak Equities is seeking first mortgage funding at an LVR of between 50% and 55% in relation to the contract price of the property. In the event that 55% is approved, the loan may be amortised by \$800,000 to 50% LVR over 3 years. Favourable terms are anticipated in the current market environment, including a non-recourse provision, protecting Unitholders from any liability to the Mortgagee. To complete the purchase, the Trustee will raise Equity Capital from Investors of either \$8.2 million or \$9 million, depending upon the quantum of the first mortgage loan.
- 9. Applications for Units** - Each Investor is invited to apply for between 100 and 800 Ordinary Units of \$1,000 each in the capital of the Trust (Investment Value \$100,000 to \$800,000). Applications may only be made on the Application Form attached to this Information Memorandum.

## Offer Details (continued)

- 10. 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.
- 11. 20% Deposit Payable** - Once the Trustee has confirmed the allocation of Units to an applicant, the investor must lodge a deposit equal to 20% of the allotted value of the units, directly into the solicitor's trust account. (see Application Form for details).
- 12. Balance Payment** - The remaining 80% of the subscription price will be payable no later than Thursday, September 24th, 2020. Unit Certificates will be issued by the Trustee following settlement of the purchase.
- 13. Offer Limited to Wholesale Investors** - The Offer is available exclusively to Wholesale or Sophisticated Investors as defined in the Corporations Act.
- 14. Trust Documents** - Prior to confirming their investment, intending Unitholders may request a copy of the Trust Deed of the Dudley Park Unit Trust and the Management Deed, on a strictly confidential basis.

# Property Details

## 6 Oxenham Street

Built to an extremely high standard for Spotless Group in 2013 with an accompanying 15-year lease, the property was immediately sublet to the Department of Defence who subsequently invested over \$4m in a highly specialised fit out and have been in occupancy since completion in 2013.

This asset is strategically located in one of Adelaide's most desirable industrial and mixed-use suburbs, Dudley Park. Approximately 3 kms north-west of the CBD and 9 kms south east of Port Adelaide. The suburb is bordered by Regency Road (north), Simpson Avenue (south), the Adelaide-Gawler railway line (east), and a line directly north-south from the Harrison Road-Simpson Avenue intersection to Regency Road (west).

The property enjoys easily accessible links to major arterial roads such as Grand Junction Road, Churchill Road, South Road, Gallipoli Drive and Main North Road (Princes Highway). It also sits between the two railway stations that border the suburb, Islington railway station and Dudley Park railway station.

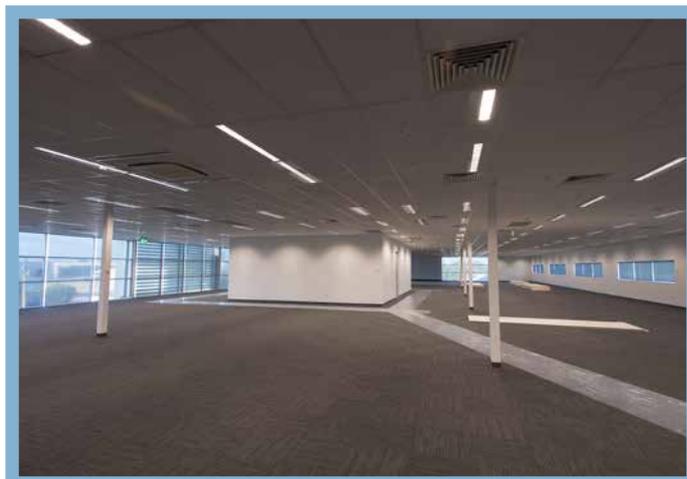
|                               |                      |
|-------------------------------|----------------------|
| <b>Constructed:</b>           | 2013                 |
| <b>Site Area:</b>             | 9,000 sqm            |
| <b>Net Lettable Area:</b>     | 4,420 sqm            |
| <b>Office:</b>                | 3,220 sqm            |
| <b>Warehouse:</b>             | 1,200 sqm            |
| <b>Passing net income:</b>    | \$1.254m             |
| <b>Annual rent increases:</b> | 3.5%                 |
| <b>Lease term:</b>            | 15 years (exp 02/28) |

### Head Lessee:

Spotless Facility Services Pty Ltd -  
Subsidiary of Downer EDI Ltd

### Sub Lessee:

Commonwealth Government, Department of Defence



## Tenant Details

Spotless Group Ltd has been a dominant operator in the integrated facilities services sector. The Group was acquired by Downer EDI in 2017 and is now the dominant company in that field throughout Australia and New Zealand. The Group provides essential services and solutions for everyday operations and services across sectors and industries.

|                         | Head Lease                 | Sub-lease             |
|-------------------------|----------------------------|-----------------------|
| <b>Tenant</b>           | Spotless Facility Services | Department of Defence |
| <b>Term</b>             | 15 years                   | 3 years               |
| <b>Commencing</b>       | 18-Feb-13                  | 01-Jul-18             |
| <b>Expiring</b>         | 17-Feb-28                  | 30-Jun-21             |
| <b>Options</b>          | 5 + 5                      | 2                     |
| <b>NLA</b>              | 4,420*                     | 4,420*                |
| <b>Passing rent</b>     | \$1.245m (net)             | \$1.475m (gross)      |
| <b>Annual Increases</b> | 3.50%                      | 3.50%                 |
| <b>Security</b>         | 12 months rent             | N/A                   |

\* Approx.

The Department of Defence is a sub-tenant to the Spotless Group. The initial lease term was for 7 years ended 30th June 2018. The sub-lease provides for 2 further options – the first for a period of 3 years until 30 June 2021, followed by a 2-year term up to 30 June 2023.

The Defence Department must give formal notice of their intention to exercise the second option by 31 December 2020. We have been advised by the Vendor that the Department has indicated they will exercise the second option, extending their occupancy to at least 30 June 2023. Whatever the intentions of the Government tenant, our income security derives from the head lease with the Spotless Group, with a further term of almost 8 years.



## Financial Summary

|  |                   |
|--|-------------------|
| Contract Price                               | 16,000,000        |
| Stamp Duty and Registration Fees             | 128,000           |
| Establishment Fees                           | 483,840           |
| Legal, Due Dilligence and Borrowing Expenses | 123,000           |
| Cash Reserve                                 | 265,160           |
| <b>Total Funds Required</b>                  | <b>17,000,000</b> |
| Mortgage - 50% of Contract Price             | 8,000,000         |
| <b>Investor Equity Required</b>              | <b>9,000,000</b>  |

## Income Forecasts

|                                  | Year 1       | Year 2       | Year 3       | Year 4       | Year 5       | Year 6       | Year 7       | Year 8       |
|----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
|                                  | \$'000       | \$'000       | \$'000       | \$'000       | \$'000       | \$'000       | \$'000       | \$'000       |
| <b>Gross Rent</b>                | <b>1,254</b> | <b>1,298</b> | <b>1,343</b> | <b>1,390</b> | <b>1,439</b> | <b>1,489</b> | <b>1,541</b> | <b>1,595</b> |
| Mortgage Interest*               | 208          | 208          | 208          | 208          | 208          | 208          | 208          | 208          |
| Professional and Management Fees | 117          | 117          | 117          | 117          | 117          | 117          | 117          | 117          |
| <b>Net Income</b>                | <b>929</b>   | <b>973</b>   | <b>1,018</b> | <b>1,065</b> | <b>1,114</b> | <b>1,164</b> | <b>1,216</b> | <b>1,270</b> |

|                        |              |              |              |              |              |              |              |              |
|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Yield on Equity</b> | <b>10.0%</b> | <b>10.4%</b> | <b>10.9%</b> | <b>11.4%</b> | <b>11.9%</b> | <b>12.5%</b> | <b>13.0%</b> | <b>13.6%</b> |
|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|

|                               |     |     |     |     |     |     |     |     |
|-------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|
| Capital Expenditure Allowance | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| Income Distribution 8%        | 746 | 746 | 746 | 746 | 746 | 746 | 746 | 746 |
| Operating Surplus             | 83  | 127 | 172 | 219 | 268 | 318 | 370 | 424 |

|                     |            |            |            |            |              |              |              |              |
|---------------------|------------|------------|------------|------------|--------------|--------------|--------------|--------------|
| <b>Closing Cash</b> | <b>348</b> | <b>475</b> | <b>647</b> | <b>867</b> | <b>1,135</b> | <b>1,453</b> | <b>1,824</b> | <b>2,248</b> |
|---------------------|------------|------------|------------|------------|--------------|--------------|--------------|--------------|

\* Based on a 50% LVR and fixed interest rate of 2.6%.

# 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.  | 3.0% of Acquisition Cost  |
| Carried Interest          | Interests associated with the Manager have been allotted 240 Founder Units in the capital of the Trust.  | Founder Units are entitled in aggregate to 3.5% 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 240 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 |

## Peak Professionals

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



**TOM BORSKY**  
CHAIRMAN  
B.EC FCA



**DAVID BORSKY**  
EXECUTIVE DIRECTOR  
COO B.COM



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



**DAN MAGREE**  
PROPERTIES CONSULTANT  
FAPI 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.**

## General Investment Risk and Specific COVID-19 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, including uncertainties associated with the Coronavirus pandemic, 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 six years, and during that 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 and the Unitholders Deed.

## Property Risks

Property investment by its nature involves risk, and 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. 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.

# Additional Information

## MATERIAL CONTRACTS

The following is a summary of documents significant or 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 will execute a Purchase Contract upon the completion of satisfactory Due Diligence investigations, during August 2020.

### 2. The Trust Deed

The DUDLEY PARK UNIT TRUST was created on 2nd July 2020 with Peak Equities Pty Ltd as trustee and Founder and Special CG Unitholders being Arrabri Nominees Pty Ltd, as trustee for the Borsky Family Trust; Killila Property Group Pty Ltd as trustee of the Killila Discretionary Trust; and TTS (Safety) Pty Ltd as trustee for the D Borsky Family Trust and TP & N Borsky as trustees for the T & N Borsky Superannuation Fund.

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 3.5% 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 31 July 2020

Copies of the Trust Deed and Management Deed may be provided to Unitholders, subject to execution of a non-disclosure agreement, upon receipt of a written request

## 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 dealings 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 the initial holder of Founder Units in the Trust. Arrabri Nominees Pty Ltd 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.

4. **TTS (Safety) Pty Ltd** as trustee for the D Borsky Family Trust, is the initial holder of Founder Units and Special CG Units in the Trust. TTS (Safety) Pty Ltd is associated with David Borsky, a director of Peak Equities Pty Ltd and Peak Equities Management Pty Ltd. The D Borsky Family Trust is a beneficiary of the Peak Unit Trust.
5. **Killila Property Group Pty Ltd** as trustee of the Killila Discretionary Trust, is the initial holder 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 declined.

## 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 forward newsletters and 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 1438, 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.



PEAK EQUITIES

# Application for Units

Dudley Park Unit Trust

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 **DUDLEY PARK UNIT TRUST**, constituted by Deed dated 2nd July, 2020.

## 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

## Investor Bank account details for income distributions

Account Name: \_\_\_\_\_  
Account number: \_\_\_\_\_  
BSB: \_\_\_\_\_

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.

**Address:** Peak Equities - Suite 1438, 1 Queens Road, Melbourne, VIC, 3004

**Email:** info@peakequities.com.au

**Phone:** 03 9863 8380



## Name and Address of Investing Entity

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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 Law<sup>1</sup>.
- 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.

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Name of Qualified Accountant

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Name and member number of professional body

Signature \_\_\_\_\_ Date \_\_\_\_\_

<sup>1</sup>"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 of "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 it subject to and complies with NIA's continuing professional education requirements.

Once completed, this form can be submitted it via email or post.

**Address:** Peak Equities - Suite 1438, 1 Queens Road, Melbourne, VIC, 3004

**Email:** 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)

ABN 21 165 827 574. Holder of AFS Licence 458013