

INFORMATION MEMORANDUM  
 MAJOR FOOD & RETAIL CENTRE  
 THE PRECINCT – TOWNSVILLE  
 JANUARY 2017



**8.8% P.A. INCOME PAID MONTHLY**

WHY PEOPLE CHOOSE PEAK EQUITIES

- |  |  |   |  |   |  |
|--|--|---|--|---|--|
|  <p>Opportunity and Returns</p> |  <p>Peace of Mind</p> |  <p>Expert Property Selection and Management</p> |  <p>Diversification and Liquidity</p> |  <p>Regular Tax-Effective Income Distributions</p> |  <p>Communication and Information</p> |
|--|--|---|--|---|--|



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# The Opportunity

We are pleased to present our latest acquisition – a stand-alone food, retail and lifestyle centre including five National Brands based in Idalia, Townsville.

## 7 REASONS WHY WE SELECTED THE PRECINCT

### 1. SECURE, DIVERSIFIED INCOME

34 Tenants, including several leading National Brands. Staggered lease expiries with an excellent WALE of almost 4 years. No dependency on one or a small group of tenants. The property is near-new and unlikely to require significant capital expenditure.

### 2. THE VALUE

At \$22 million, The Precinct has been purchased at a yield of 8.34%, which we consider to be very good buying in the current market. Comparable assets in the southern states would most likely sell at a yield of around 6.5%, commanding a sale price of around \$28 million, for a similar income stream.

### 3. THE CONCEPT

The Precinct is an excellently-designed and constructed stand-alone food centre, with a small number of compatible lifestyle retail outlets. With 5 Major National food brands, the Centre is attractive to customers and retailers alike and is a recognised 'destination' food centre in Townsville.

### 4. LOCATION

Strategically located on one of Townsville's major thoroughfares, less than 4km from the commercial centre of Townsville. Closely situated to the Army and Air Force bases (15,000 serving personnel); schools; residential developments; sporting complexes; and James Cook University.

### 5. INCOME DISTRIBUTIONS

Based on our forecasts, the net income of the Precinct Unit Trust is expected to average 9.7% p.a. over the next 7 years. We propose to make monthly income distributions at the rate of **8.8% p.a.** providing adequate cash reserves for capital outlays and contingencies.

### 6. CAPITAL VALUE ENHANCEMENT

We see several opportunities for increasing the capital value of the property over a 5 to 6 – year term, including subdividing the property and creating a number of key stand-alone assets, each with an enhanced value.

### 7. WE LIKE TOWNSVILLE

The Capital City of North Queensland, with a major port, Universities, strategic military bases and a local economy that we believe has considerable near – term upside. Anticipated population increases should reflect directly in increased income and enhanced value for retail centres such as The Precinct.

# Offer Details

- 1. Peak Equities Pty Ltd is trustee of the PRECINCT UNIT TRUST (“the Trust”), created on 01 December 2016.** The principal activity of the Trust will be the acquisition and management of the investment property at 40-42 Stuart Drive, Idalia, Townsville QLD.
- 2. Peak Equities is currently finalising a comprehensive Due Diligence investigation** and analysis of the property. Subject to the satisfactory outcome of that process, an unconditional contract will be executed by both parties.
- 3. The property will be purchased for \$22,000,000.** Peak Equities will arrange non-recourse bank funding bank funding for 65% of the contract purchase price.
- 4.** The Precinct Unit Trust has a proposed holding period of 5-7 years and, as with each of Peak Equities’ Syndicates, includes a **guarantee of liquidity** (return of capital) after 5 years.
- 5. The Trustee will raise Equity Capital from Investors of between \$10.35 million.**
- 6. Peak Equities Management Pty Ltd (the Manager) has secured Underwriting for the equity capital raising from a non-related private source.** All costs associated with the equity capital raising will be paid by the Manager from its own resources.
- 7. Exchange of contracts with the Vendor is scheduled for early to mid February** with settlement during March 2017.
- 8. Each Investor may apply for between 200 and 1,000 ordinary Units of \$1,000 each** in the capital of the Trust (Investment Value \$200,000 to \$1,000,000). Applications may only be made on the Application Form attached to this Information Memorandum.
- 9. The Offer is available exclusively to Sophisticated Investors** as defined in the Corporations Act. New investors will be required to provide an accountant’s certificate confirming that they qualify as a Sophisticated Investor. Investors will also be required to provide proof of identity in conformity with the Federal Anti-Money Laundering and Counter-Terrorism Funding Legislation.
- 10. Investors will be required to lodge a deposit equal to 20% of the value of their total investment** upon acceptance of their Application. Deposit funds will be lodged directly into the solicitor’s trust account and will be applied in the first instance to payment of the deposit on purchase of the investment property and stamp duty as required.
- 11. The remaining 80% subscription price will be payable around the end of February 2017,** within 7 days of written request from the Trustee. Unit certificates will be issued by the Trustee upon receipt of the balance payment by each investor
- 11.** Prior to confirming their investment, intending Unitholders will be provided with a copy of the Trust Deed and the Unitholders’ Deed of the Precinct Unit Trust, and will be required to sign a Deed agreeing to be bound by the terms of those documents.

# Property Overview

## 'The Precinct' 40-42 Stuart Drive & 18 Village Drive, Idalia, Townsville QLD 4811

A thoughtfully designed retail complex with a key focus on food and associated lifestyle tenancies. The property features three "drive through" outlets, supported by an attractive combination of more than 30 fast food/ restaurant/ gourmet/ and fresh food tenants. Soundly constructed in three stages by a reputed development group, the property is single-story, with all air-conditioning and other plant situated off-roof, which should minimize the exposure to future capital expenditure.



|                             |   |
|-----------------------------|---|
| <b>Site Area:</b>           | 14,343m <sup>2</sup>                        |
| <b>Net Lettable Area:</b>   | 3,483m <sup>2</sup>                         |
| <b>Car Parking:</b>         | 147   |
| <b>WALE at acquisition:</b> | 3.64 years                                  |
| <b>Number of tenants:</b>   | 34  |
| <b>Current net income:</b>  | \$1,835,420 (fully leased basis)            |
| <b>Construction:</b>        | Developed in 3 stages between 2009 and 2013 |

# Property Overview - Continued

## Highlights

- A proven food based centre with the majority of tenants complementing and supporting one another.
- A tenant mix which is strongly targeted to its demographic audience.
- Three drive-thru fast food offerings.
- A stable tenant history since the first stage opened for business in 2009.
- Exposure to a busy arterial road and a growing population base.
- Major traffic generators in the trade area include a number of schools; the Lavarack Army Barracks; the Murray Sporting Complex; a GP Super Clinic; James Cook University; Fairfield Waters Estate and the RAAF Base.
- Exposure to a vibrant local economy with \$1 billion of public funded projects currently underway and a further \$3.3 billion of residential development forecast across some 20 estates.
- A major residential (over 50's) development is currently under construction abutting the Property.





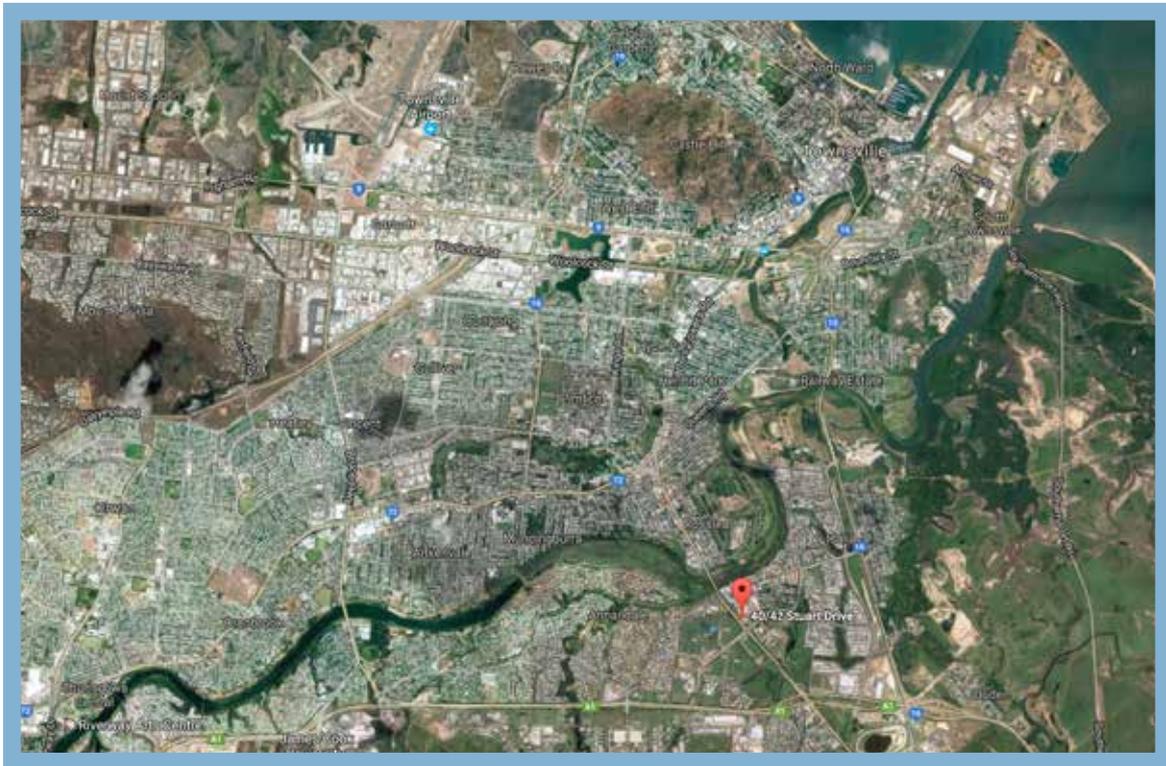
## Townsville – Location Particulars

The Precinct neighbours the fast-growing and affluent residential district of Fairfield. The development of the Fairfield Waters Estate will accommodate some 2,300 families

Adjoining or nearby commercial properties to 'The Precinct' include McDonalds, BP, GP Super Clinic; Chem-Mart Pharmacy, Dental Clinic, Goodstart Childcare, a future tavern site and a large retirement village.

The Murray Sporting Complex has become the sporting hub of the Townsville, North Queensland Region and is home to sporting fields and facilities for the AFL, Basketball, Wheelies Basketball, Cricket, Hockey, Soccer, Darts, Netball, BMX and is directly opposite the Townsville Pony Club and Velodrome

Convenient to Lavarack barracks, James Cook University, Townsville General Hospital, 'The Precinct' is a favourite shopping, lunch and dinner destination for the entire Townsville population.



# Townsville Economic Development

Townsville, the largest city in Northern Australia, is a gateway to Queensland's extensive mining and agricultural regions.

It is recognised as Northern Australia's largest economy at \$11.426 billion (value added, as at April 2014) and is a hub for growth and investment opportunity.

The city boasts a population of approximately 190,000 and an annual growth rate of 2.5% (2003-2013) (Australian Bureau of Statistics, 2012). This year Townsville is celebrating its 150th anniversary since being declared a municipality.

According to demographer Bernard Salt, 'no city of comparable size has quite the connection into the future prosperity of the Australian nation as does Townsville' (QLD Gov Website).

Townsville offers 'stability, urban concentration and prosperity' along with 'a unique mix of employment drivers' and 'the highest average disposable household income among Australia's 20 largest urban centres outside of a State or Territory capital'.

The Port of Townsville is the region's major sea link for exporting the vast mineral wealth of the North West Minerals Province and North Queensland's extensive agricultural produce, as well as receiving vital supplies for regional industry and the community.

As Australia's largest garrison city, the Australian Defence Force is a pivotal component of the local economy, contributing around \$800m annually to gross regional product (GRP).

Townsville is the tropical education and science hub for North Queensland. It has a concentration of world class education, training and research facilities, which are recognised internationally. It is the gateway to World Heritage listed rainforest and reef, tropical islands, national parks, wetlands, historical, military and outback experiences.

More than one million visitors spend over \$662 million per year in Townsville. The city is serviced by the well-located Townsville Airport aviation hub servicing a catchment of 250,000 people, which is projected to more than double by 2030.

# Tenancy Schedule

| Trading Name                               | Tenant                                 | Tenancy sq. metres           | Current Annual Rent | Date of Expiry |
|--|--|------------------------------|---------------------|----------------|
| Baskin Robins                              | Expanded Results Pty Ltd               | 84                           | 51,729              | 31-May-18      |
| Cashcard ATM                               | Cashcard ATM                           | 6                            | 8,115               | 30-Nov-17      |
| Cellarbrations                             | Reginald John Lillywhite and Ann       | 150                          | 73,753              | 31-Mar-19      |
| Christo's Deli                             | Christo's Deli                         | 148                          | 86,768              | 31-Mar-19      |
| Ciao Bella                                 | Jason & Claudia Williams               | 64                           | 29,766              | 09-Oct-18      |
| Civic Video                                | FITZ-IN OK Pty Ltd                     | 204                          | 98,288              | 31-Mar-17      |
| Crust Pizza                                | Precinct Pizzas Pty Ltd                | 81                           | 44,307              | 06-Jul-19      |
| Eagle Boys                                 | Trimere Pty Ltd                        | 122                          | 69,744              | 31-Mar-19      |
| Fine Meats                                 | Russell William Zohn & Maureen Therese | 85                           | 51,535              | 31-Mar-19      |
| Flowers With Love                          | Fraser Lee Chapman                     | 10                           | 7,105               | 30-Sep-18      |
| Fresh Market                               | Luke Miles                             | 147                          | 63,654              | 22-Oct-19      |
| Getta Burger                               | Getta Burger                           | 114                          | 68,400              | 01-Sep-21      |
| Gloria Jeans                               | Jellyfish Beach Pty Ltd                | 61                           | 36,737              | 31-Mar-19      |
| Groomen                                    | Groomen NQ Pty Ltd                     | 89                           | 60,300              | 31-Mar-21      |
| Guzman y Gomez                             | Maratate Pty Ltd                       | 135                          | 85,620              | 21-Oct-18      |
| Jetts                                      | Gemsteel Pty Ltd                       | 283                          | 106,734             | 09-Oct-20      |
| Mint Indian Restaurant                     | Maple QLD Pty Ltd                      | 124                          | 78,643              | 31-Aug-26      |
| Nandos                                     | Nandos Australia Pty Ltd               | 202                          | 133,269             | 03-Jun-25      |
| News on Precinct                           | Roxymas Pty Ltd                        | 15                           | 15,000              | 31-Jan-26      |
| Night Owl                                  | Nightowl Properties Pty Ltd            | 145                          | 84,683              | 31-Mar-19      |
| Noodle Box                                 | Denkcat Pty Ltd                        | 78                           | 46,560              | 08-Jul-22      |
| Origin                                     | Bara Retail Pty Ltd                    | 75                           | 42,722              | 31-Mar-21      |
| Prague Restaurant                          | Prague Delicatessen Coffee Pty Ltd     | 151                          | 75,000              | 31-Mar-21      |
| Red Rooster                                | Asbeon Red Pty Ltd                     | 200                          | 138,494             | 31-Oct-22      |
| Rock Paper Scissors                        | Hooked Pty Ltd                         | 91                           | 58,203              | 18-Dec-17      |
| Second to None                             | Second to None Nutrition Pty Ltd       | 62                           | 39,878              | 22-Sep-18      |
| Spirited Goat                              | The Spirited Goat Pty Ltd              | 63                           | 39,955              | 08-Oct-18      |
| Subway                                     | Allmarr Pty Ltd                        | 119                          | 92,115              | 05-Nov-19      |
| Summaries                                  | Somruethai PODEE and Bloye Sonjes      | 65                           | 40,451              | 14-Mar-19      |
| Sushi Haven                                | Rising Star (Qld) Pty Ltd              | 39                           | 24,891              | 30-Apr-18      |
| Three Loaves                               | Artisan Bakery Pty Ltd                 | 106                          | 63,200              | 31-Jan-18      |
| Westpac ATM                                | Westpac Banking Corporation            | 5                            | 12,523              | 31-Mar-19      |
| Vacant                                     | Vacant                                 | 98                           | 60,760              |                |
| Vacant                                     | Vacant                                 | 62                           | 38,440              |                |
| <b>Totals</b>                              | <b>3483</b>                            |                              | <b>2,027,343</b>    |                |
|  |  |                              | <b>Less</b>         |                |
|  |  | <b>Unrecovered outgoings</b> | <b>146,923</b>      |                |
|  |  | <b>Land tax</b>              | <b>45,000</b>       |                |
| <b>Net Rental Income (Fully Let Basis)</b> |  |                              | <b>\$1,835,420</b>  |                |

## Financial Summary

|                                  |                     |
|----------------------------------|---------------------|
| Contract Price                   | \$22,000,000        |
| Acquisition Cost (6%)            | \$1,320,000         |
| Establishment Fees (3.15%)       | \$734,580           |
| Due Dilligence & Borrowing Costs | \$130,000           |
| Initial Cash Reserve             | \$465,000           |
| Gearing - 65% of Contract Price  | \$14,300,000        |
| Mortgage Interest Rate           | 4.2%                |
| <b>Investor Equity required</b>  | <b>\$10,350,000</b> |

## Income Forecasts

|  | Year 1       | Year 2       | Year 3       | Year 4       | Year 5       |
|--|--------------|--------------|--------------|--------------|--------------|
|  | \$'000       | \$'000       | \$'000       | \$'000       | \$'000       |
| <b>Net Rental Income</b>                             | <b>1,848</b> | <b>1,872</b> | <b>1,909</b> | <b>1,947</b> | <b>1,986</b> |
| <b>Less</b>  |              |              |              |              |              |
| Mortgage Interest                                    | (601)        | (629)        | (629)        | (629)        | (629)        |
| Allowance for vacancies, letting fees and incentives | (65)         | (83)         | (188)        | (108)        | (144)        |
| Management and professional fees                     | (170)        | (173)        | (177)        | (180)        | (187)        |
| <b>Net Income</b>                                    | <b>1012</b>  | <b>987</b>   | <b>915</b>   | <b>1,030</b> | <b>1,029</b> |
| Yield on equity                                      | 9.44%        | 9.17%        | 8.50%        | 9.50%        | 9.57%        |
| Income distributions (8.8%)                          | 949          | 949          | 949          | 949          | 949          |
| Cumulative Cash Reserve                              | 423          | 375          | 138          | 218          | 270          |

# 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.  | 3.15% 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 4% 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. | 0.6% 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 derived upon sale of the investment property |
| Selling Fee               | Charged in respect of the sale of the Trust's property (from which all external agents' fees and direct selling expenses will be paid)   | 2% of Sale Contract Value   |

## Peak Professionals

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



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



**DAVID BORSKY**  
DIRECTOR - ASSET MANAGEMENT AND COMPLIANCE



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



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

# Risk Factors

Intending Investors should be aware of the following attributes of an investment in the Trust:

- Units in the Trust will be illiquid for a period of five years, in that they may not be readily saleable, and may be converted to cash only when the investment property is sold or when otherwise provided in the Unitholders Deed.
- 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 effected in accordance with the Constitution

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 Fund 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 Fund 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.

## Property risks

All property investment by its nature involves risk, and an investment in the Fund 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 Fund. 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 accurately predict future distributions available from the Trust because one or more assumptions prove to be incorrect. 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 and the Manager has received an indicative offer for finance from both CBA and NAB to provide a loan facility. 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 loan documents 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 capital.

## Interest rate risk

The Trust will be exposed to interest rate movements on any variable rate borrowings that it has. 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, but may affect the accessibility of income, the deductibility of expenses, and the treatment of Trust income or impose additional expenses on the Fund.

# 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. Land Purchase Contract

Peak and the Vendors of the property have executed a Terms Sheet which will form the basis of the Land Purchase Contract. The contract is being prepared for execution by the parties, pending the satisfactory completion of our Due Diligence investigations.

## 2. The Trust Deed

The Trust Deed of the Precinct Unit Trust is dated 01 December 2016, 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 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 arising from 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.

**U Class Units** shall be issued by the Trustee to an Underwriter where the Underwriter is required to contribute towards the purchase of the Property. The U Class Units shall be issued at \$1,000 each and the number of units issued shall be determined in relation to the value of the Underwriter's contribution. U Class Units shall have the same entitlements as Ordinary Units, with the sole exception that they may be redeemed by the Trustee out of the allotment of additional Ordinary Units following settlement of the Property.

### 3. The Unitholders Deed

The Unitholders Deed was executed by the Trustee and the Initial Unitholders on 02 December 2016. 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 purchase of the trust property, 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 02 December 2016, 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:

- a. **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.
- b. **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.
- c. **TP&N Borsky** (holders of Special CG Units as trustees for the T&N Borsky Superannuation Fund).
- d. **Killila Property Group Pty Ltd** (intended holder of Founder Units and Capital Units as trustee for the Killila Discretionary Trust). Killila Property Group is associated with Mr James Weaver, as director of Peak.

- e. **DJMBar Pty Ltd** acting as trustee for the DJMNET Trust. Mr Dan Magree is a member of the Peak Equities Advisory Board and is a Responsible Officer pursuant to Peak's AFS Licence. Mr Magree is also a director of m3property Pty Ltd, which may receive valuation and consulting 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 to maintain a program that identifies, mitigates and manages money laundering and terrorism financing risks associated with its business.

In this regard, Peak may request 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. We collect 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 APD 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 adviser details). 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 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:

**David Borsky –  
Director - Asset Management & Compliance  
Peak Equities Pty Ltd**

Suite 942, 1 Queens Road  
Melbourne VIC 3004

**Telephone:** 03 9863 8380

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

Peak 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

Peak Equities Pty Ltd

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

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