

THE COLLECTIVE

DIVERSIFIED FUND



**7-8% P.A. AVERAGE
CASH RETURN***



**STRONG
TRACK RECORD**



**STRONG PROPERTIES
& TENANT COVENANTS**



**6-MONTH
LIQUIDITY OPTION**



**MONTHLY CASH
RETURNS**



**TRULY DIVERSIFIED
PROPERTY PORTFOLIO**

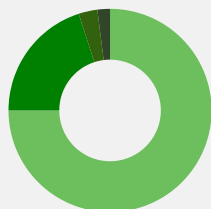
THE INVESTMENT OPPORTUNITY

The Collective by Exceed Capital, offers Wholesale Investors exclusive access to a professionally managed portfolio of property assets. Each opportunity will go through rigorous screening by the Investment Committee to ensure that only the best of the best are selected.

The Collective aims to provide Investors with a genuinely diversified portfolio of primarily direct property and Own Unlisted Direct Property Trusts (being Investment schemes created and managed by Exceed Capital Group). It will target consistently high income returns paid monthly, a component of which is tax deferred. There will also be the potential for capital growth over the medium to longer term.

GENUINELY DIVERSIFIED PORTFOLIO

Diversified Asset Classes



Indicative Allocations by Asset Class

■ Direct Property
■ Own Unlisted Direct Property Trusts
■ Listed A-REITs
■ Cash & Short Term Incentives

Diversified Sectors



Diversified Locations



*Projected return per unit, plus the opportunity for any income or capital uplift.

^6-monthly liquidity option, after 2 year investment holding



exceedcapital.com.au



(07) 3373 0233



enquiry@exceedcapital.com.au

ASSETS IN THE PORTFOLIO

VITALITY VILLAGE - SUNSHINE COAST



Address	5 Discovery Court, Birtinya, QLD
Site Area	4,231m ²
Net Lettable Area	6,636m ²
Car Parking	72 bays
WALE (by income)	2.9 years as at 30 Sept 2025
Occupancy	100%
Purchase Price	\$26,500,000
Fully Leased Income	\$2,647,000 p.a. (approximate)
Major Tenants	ComLink Australia (29%)

EMP PROPERTY TRUST - BRISBANE



Address	7 Clunies Ross Court & 17-19 McKechnie Dr. Eight Mile Plains, QLD
Site Area	9,938m ² (combined)
Net Lettable Area	8,409m ² (combined)
Car Parking	316 bays (combined)
WALE (by income)	2.6 years as at 30 Sept 2025
Occupancy	98% approximate (combined)
Allocated Units	\$10,000,000*
Fully Leased Income	\$4,900,000 p.a. (approximate)
Major Tenants	Toshiba & Interactive Pty Ltd

BUNDABERG COMMUNITY HEALTH CENTRE



Address	312 Bourbong Street, Bundaberg QLD
Site Area	2,023m ²
Net Lettable Area	2,024m ²
Car Parking	79 bays
WALE (by income)	3.8 years as at 30 Sept 2025
Occupancy	100%
Purchase Price	\$9,850,000
Fully Leased Income	\$993,000 p.a. (approximate)
Major Tenants	Wide Bay Health, Wilson Eye, Cafe

NEWCASTLE OFFICE



Address	330 Maitland Road, Mayfield NSW
Site Area	1,334m ²
Net Lettable Area	2,044m ²
Car Parking	57 bays
WALE (by income)	1.6 years as at 30 Sept 2025
Occupancy	100%
Purchase Price	\$9,991,000
Fully Leased Income	\$970,000 p.a. (approximate)
Major Tenants	NSW Department of Communities and Justice

IMPORTANT: This Investment Opportunity Brief is created by Exceed Capital Pty Ltd (ACN 612 185 823; AFSL 490284). This document is confidential and intended solely for the recipient and must not be copied, distributed, or disclosed without Exceed Capital's consent. It must be read in conjunction with the Information Memorandum of The Collective by Exceed Capital, which prevails to the extent of any inconsistency.

*Maximum units to be acquired

