

THE COLLECTIVE

DIVERSIFIED FUND



The Collective by Exceed Capital, offers Investors exclusive access to a professionally managed portfolio of property assets. Each opportunity is rigorously screened by the Investment Committee to ensure that only the best of the best are selected.



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



PROVEN
TRACK RECORD



SECURE PROPERTIES &
TENANT COVENANTS



6-MONTH
LIQUIDITY OPTION^

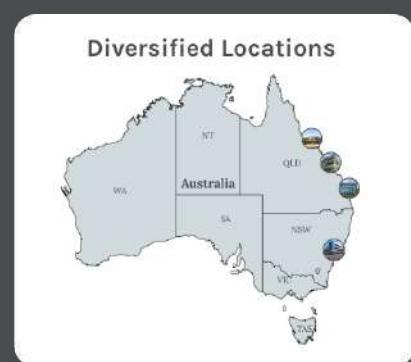


MONTHLY CASH
RETURNS



TRULY DIVERSIFIED
PROPERTY PORTFOLIO

THE BEST OF THE BEST. TRUE DIVERSIFICATION.



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

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

IMPORTANT: This information is provided by Exceed Capital Pty Ltd ACN 612 185 823 (AFSL No. 490284) and is intended for Wholesale/Sophisticated Investors only. Past performance is not indicative of future results. Any average or projected cash returns stated are based on reasonable presumptions but are not guaranteed. While the potential benefits of the investment are highlighted, investors should also be aware of the associated risks, including the liquidity of the product. Potential investors are strongly encouraged to read the relevant disclosure

SCAN TO
LEARN MORE



THE COLLECTIVE ASSETS

Average Cash Return (p.a.)

7-8%

OVER \$30 MILLION UNITS ISSUED



Vitality Village - Sunshine Coast

5 Discovery Court, Birtinya, QLD 4575

SITE AREA:	4,231m ²
NET LETTABLE AREA:	6,636m ²
CAR PARKING:	72 BAYS
WALE (BY INCOME):	2.9 YEARS
OCCUPANCY:	100%
PURCHASED PRICE:	\$26,500,000
FULLY LEASED INCOME:	\$2,647,000 p.a. (approximate)
MAJOR TENANTS:	ComLink Australia (29%)



EMP Property Trust - Brisbane

7 Clunies Ross Court & 17-19 McKechnie Dr. Eight Mile Plains, QLD 4113

SITE AREA:	9,938m ² (combined)
NET LETTABLE AREA:	8,409m ² (combined)
CAR PARKING:	316 BAYS (combined)
WALE (BY INCOME):	2.6 YEARS
OCCUPANCY:	98% approximate (combined)
ALLOCATED UNITS:	\$7,600,000
FULLY LEASED INCOME:	\$4,900,000 p.a. (approximate)
MAJOR TENANTS:	Toshiba & Interactive Pty Ltd



Bundaberg Community Health Centre

312 Bourbong Street, Bundaberg, QLD 4670

SITE AREA:	2,023m ²
NET LETTABLE AREA:	2,024m ²
CAR PARKING:	79 BAYS
WALE (BY INCOME):	3.8 YEARS
OCCUPANCY:	100%
PURCHASED PRICE:	\$9,850,000
FULLY LEASED INCOME:	\$993,000 p.a. (approximate)
MAJOR TENANTS:	Wide Bay Health, Wilson Eye, Cafe



Newcastle Office

330 Maitland Road, Mayfield, NSW 2304

SITE AREA:	1,334m ²
NET LETTABLE AREA:	2,044m ²
CAR PARKING:	57 BAYS
WALE (BY INCOME):	1.6 YEARS
OCCUPANCY:	100%
PURCHASED PRICE:	\$9,991,000
FULLY LEASED INCOME:	\$970,000 p.a. (approximate)
MAJOR TENANT:	NSW Department of Communities and Justice