

# 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^



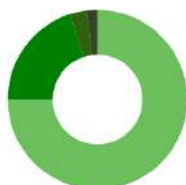
MONTHLY CASH  
RETURNS



TRULY DIVERSIFIED  
PROPERTY PORTFOLIO

## THE BEST OF THE BEST. TRUE DIVERSIFICATION.

### 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

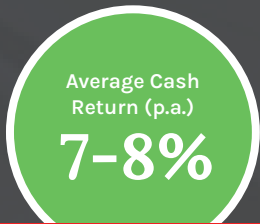
^6-monthly liquidity option, after 2 year investment holding

**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



OVER \$30 MILLION UNITS ISSUED



## Vitality Village - Sunshine Coast

5 Discovery Court, Birtinya, QLD 4575

SITE AREA:	4,231m2
NET LETTABLE AREA:	6,636m2
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:	9,938m2 (combined)
NET LETTABLE AREA:	8,409m2 (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:	2,023m2
NET LETTABLE AREA:	2,024m2
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:	1,334m2
NET LETTABLE AREA:	2,044m2
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

Note: Figures correct as at 30 September 2025