CapPru

Wholesale Investors Only

CapPru Industrial Value Add Fund

A true value-add investment in Brisbane South's tightly held industrial corridor.

15% p.a.[1]
Target IRR (pre-tax, post fees)*

40%[2]
Portfolio discount to replacement cost

20%[3]
Embedded rental reversion

CapPru is acquiring two fully leased infill industrial estates in Brisbane's established southern corridor – Archerfield and Richlands – at a material discount to replacement cost, with immediate access to rental reversion. Both assets are 100% occupied by a diversified mix of logistics, manufacturing and light industrial tenants, generating c. $5 million per annum in net passing income. The portfolio offers c. 20% embedded rental reversion, with tenant negotiations already underway.

Opportunity Snapshot

Asset / Ownership	Two industrial estates - Archerfield & Richlands, QLD	**Investment Type**	Closed-ended, multi-asset unlisted property fund
Sector	Industrial & Logistics	**Initial Term**	5-year term
Location	Brisbane South, QLD	**Total Acquisition Value**	$73.8 million
GLA (combined)	34,095	**Equity Required**	$42 million
Occupancy	100%	**Target Return**	15% p.a. IRR* (pre-tax, post fees)
WALE (blended)	1.6 years (income)	**Target Equity Multiple**	1.8x* (pre-tax, post fees)
Target Distribution Yield	6% p.a. (5-year average)	**Fund Closing**	Once fully subscribed

Indicative and target only, not a forecast, promise or guarantee of future performance. Actual results may differ materially.

1. Modelled target IRR (pre-tax, post fees) based on CapPru's acquisition modelling and assumptions that are not certain or guaranteed and may not be achieved. Provided for financial advisers and wholesale investors only.
2. Based on CapPru's internal, non-independently verified estimate of replacement cost against the blended acquisition price for Archerfield and Richlands. Subject to revision.
3. Reflects the blended spread between passing and CapPru's assessed market rent across the portfolio. Not independently verified and not assured to be achieved.

Richlands Industrial Estate, Brisbane QLD

Investment Rationale

Counter-Cyclical Entry	Acquiring at a material discount to estimated replacement cost, well below forecast cost to deliver equivalent new supply today.
Fully Leased, Diversified Income	100% occupied across a diversified and long standing tenant base spanning logistics, manufacturing and light industrial occupiers.
Embedded Rental Reversion	Leasing activity is already underway ahead of exchange, with early wins secured against a blended 20% spread to market rents.
Brisbane Infrastructure-Led Demand	$71.4 billion infrastructure pipeline, c.260,000 forecast population growth by 2030, and Olympic driven demand expected to generate an additional 150,000–300,000 sqm of industrial floorspace requirements.
Structurally Constrained Supply	Escalating land and construction costs are expected to restrict new supply, supporting higher economic rents and widening the gap to existing passing rents over time.
Quality Assets, Non-Core to Current Ownership	Recycling as secondary to the vendor's core mandate and strategy - creating access to high-quality stock in tightly held Brisbane industrial precincts.
Flexible Exit Strategies	Base case hold, with upside optionality to subdivide into freehold titles, sell down individual assets, or pursue a portfolio sale as income resets.

Risks (Summary)

As with any unlisted property investment, the Fund carries risk. Key exposures include movements in property values and market conditions, tenant credit and leasing risk, interest rate and gearing risk, and settlement risk, the acquisition remains conditional on completion of due diligence, execution of contracts, and Board/Investment Committee sign-off. Neither distributions nor capital are guaranteed. Investors should read the full Information Memorandum and consider these risks before making an investment decision.

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Invest in Brisbane's Industrial Growth Story

To learn more and request the NDA, contact CapPru directly. This document is a summary only – the detailed Information Memorandum is made available to wholesale investors on execution of a Non-Disclosure Agreement.

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