



**AUSTRALIAN
SECURITIES**

Australian Securities Property Fund

Sub-Scheme 10

23 Fiveways Boulevard,
Keysborough

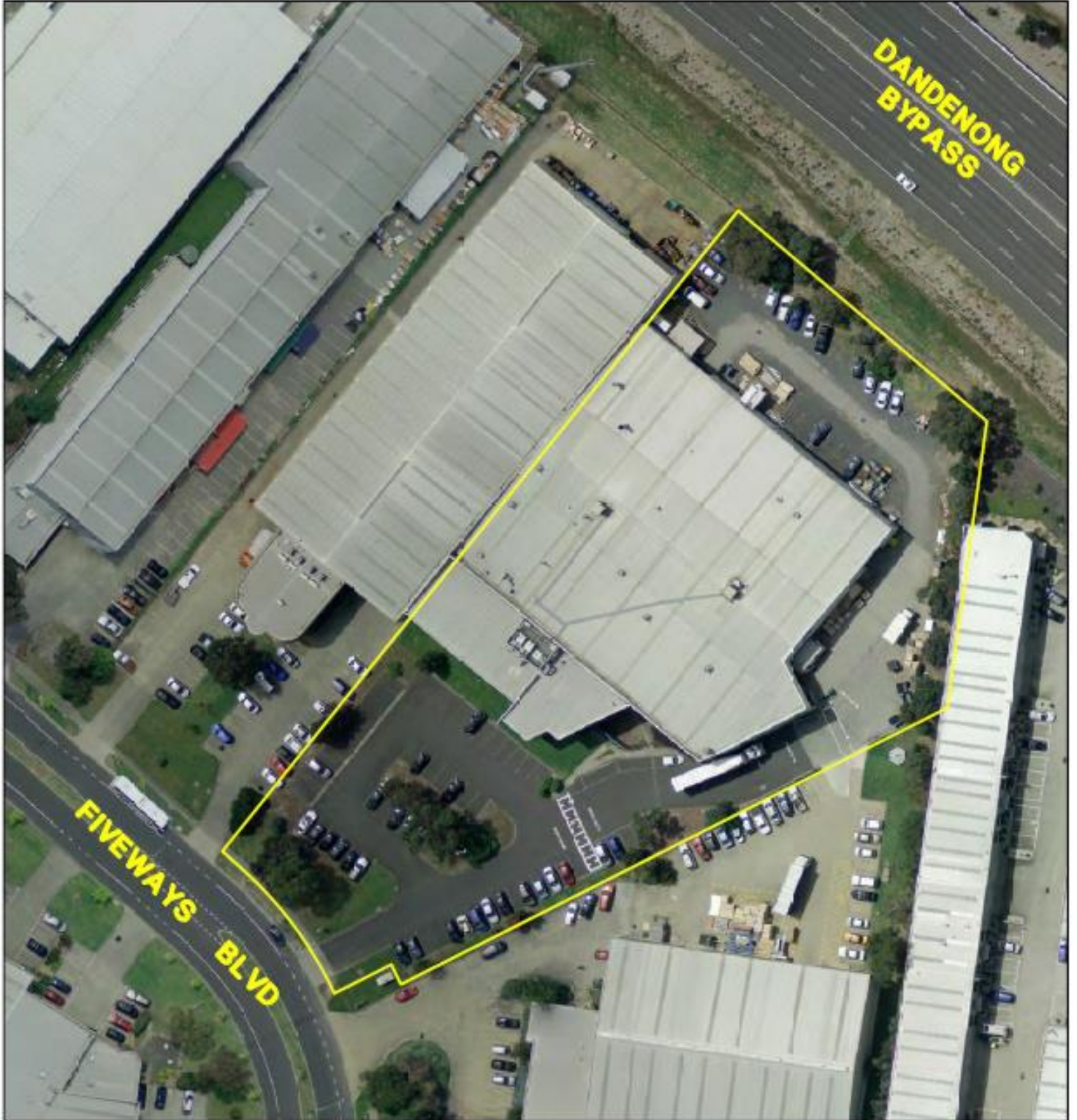


Investment Offer Details

| | |
|----------------------------------|--------------------------------------------------------------------------|
| Offer | 2019 Keysborough Sub-Scheme 10 |
| Investment Type | Closed-end Unlisted Property Trust |
| Investment Term | 7 years with 2 years option to extend or sell after 5 years ⁺ |
| Location | Keysborough, VIC |
| Target Net Rental Return* | 5.70% p.a. over the course of the investment |
| Target Net Total Return* | 7.49% p.a. over the course of the investment |
| Distributions | Paid monthly in arrears following settlement |
| Expected Settlement | 13 December 2019 |
| Loan-to-Value Ratio | \$2,325,200 (Non-Recourse Loan 30% LVR) |
| Loan Interest Rate | Fixed for 2 years |

*The Target Net Total Returns (Rental and Capital) based on a number of assumptions. For further details, please refer to the [product disclosure statement](#) or ask an investment member to send you copy.

+Selling your contribution will be valued by an ASL Panel Valuer and is subject to an investor replacing the contribution. Fees may apply



Property Summary Details

Overview

| | |
|-----------------------|--------------------------------------------------------------------------------------------|
| Purchase Price | \$7,750,000 |
| Tenant | Active Display - https://activedisplay.com.au/ |
| Lease Term | 3.6 years remaining (as of December 2019) Expiry July 2023 Options 2 x 5 Years |
| Site Area | 10,100sqm |
| Building Area | 4,638sqm |

Property Description

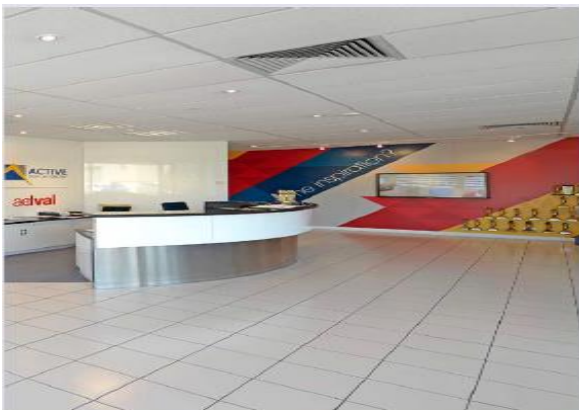
1.01 hectare site with 2 level commercial office standard and rear warehouse, loading area and hardstand with 82 onsite carapaces.

Tenant

The asset is leased to Active Sites Alive Pty Ltd, part of the ASX listed group WPP AUNZ (ASX:WPP). Active Display are Australia's most awarded point of sale display, print and signage company for the retail and advertising industry.

Location & Suburb

Located 25kms from the CBD in Melbourne's south east with access to Dandenong Bypass, secondary access to Cheltenham Road along with Eastlink (3 kms east), Nepean Highway (5 kms west*) and Monash Freeway. Moorabbin Airport is located 3 kms west of the subject property and 7 kms from Dandenong CBD. The estate is bounded by Springvale Road, Cheltenham Road and Dandenong Bypass with the immediate area being highly concentrated with typical industrial users along with large format retail occupiers Bunnings Warehouse and Officeworks.



Further Information

About ASPF

The Australian Securities Property Fund (ASPF) is a unique unlisted property fund providing investors with an opportunity to invest directly into a range of property classes. Members can invest in a specific Sub-Scheme (with each Sub-Scheme holding a single property).

Key Features of ASPF

The property fund aims to provide investors with:

- Regular income returns paid monthly; and Capital growth over the medium to longer term.
- Non-pooled property fund
- Investors benefit from part ownership in each property
- Fund has investments across multiple property classes
- Low loan-to-valuation ratio on all property investments

About ASL

Australian Securities Limited (ASL) is a private fund dating back to 1925. ASL believes every Australian should be financially independent.

To achieve this, ASL provides clients with finance and investments opportunities through various funds including:

- Australian Securities Property Fund;
- Australian Securities Income Fund; and
- Australian Securities Term Fund

How to Invest

This Sub-Scheme is currently available for investment. To Register your Interest or request a PDS, please call 03 9607 8111 and speak directly to an Investment Manager or email us on investment@asltd.com.au.

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