



QUADRANT
INVESTMENTS

QI Diversified Income Trust No. 1



FIRST ASSET UNDER CONTRACT

7.0%_{PA}

YEAR 1 FORECAST RETURN
AFTER FEES, BEFORE TAX,
PAID MONTHLY

SECURE

FIRST ASSET SECURED WITH
A 7 YEAR LEASE EXPIRY
LEASED TO WA
GOVERNMENT

DIVERSE

TARGETING SPECIFIC
COMMERCIAL SECTORS IN
PRIME AUSTRALIAN
LOCATIONS

SIZE

COMBINED TOTAL TARGET
PORTFOLIO VALUE OF
\$40,000,000

Investment Highlights

- QI Diversified Income Trust No.1 will comprise a multi-property fund with an acquisition target of up to \$40,000,000 in combined value of property assets.
- The Trust will focus on the acquisition of high-quality commercial assets in key sectors including retail, health services, industrial and commercial, with a target distribution of 7.0% p.a. over the Initial Term of the Trust.
- The first asset under contract is a modern, two-level office building with a secure income from the West Australian State Government with over 7 years remaining on the lease.
- Occupied as a key regional head office for WA Police detectives, the building was chosen due to its current passing rent being below the economic replacement rent and its strategic relevance. We anticipate long-term occupancy and high prospects for future rental growth.

PHILLIP FOGLIANI

Director / Chief Investment Officer
0408 900 587

ALEX GREGG

Director
0417 914 631

The Trust

Quadrant Investments invites applications to invest in a new wholesale unit trust targeting quality assets across a range of sectors in prime locations. Through strategic analysis and selection, the Trust aims to provide investors with stable income return and capital growth over the life of the Trust. Quadrant Investments is an established fund manager with over \$50 million in assets under management and is backed by the 108-year-old Richard Noble & Company.

First Property

The Trust has secured the first asset for the Diversified Income Trust No. 1, which comprises a modern, two-level office building with 33 secure basement parking bays, centrally located in the Midland city centre. The building has a net lettable area of 1,367m².

The property is securely leased to the West Australian State Government, with a remaining lease term of just over 7 years, and features favourable fixed 3% annual reviews.

Acquisition Principles

Further properties added to the Trust will comprise a diversified mix of commercial assets across a range key sectors and locations.

The Trust is targeting a distribution return of 7.0% p.a. (7 cents per Unit) over the term of the Trust and will acquire properties to deliver this outcome. All future acquisitions will be closely evaluated against the Trust's investment criteria and Quadrant Investments' Core Principles.

Trust Details

The Trust will acquire a portfolio of up to \$40,000,000 of combined total value during the 12-month Acquiring Period. The Trust will raise additional equity during the Acquiring Period to fund further acquisitions and will have a target LVR of between 50% - 55%.

The initial term of the Trust will be seven (7) years with an option for investors to vote on extending for a further period of three (3) years.

Quadrant Investments

Quadrant Investments is an established diversified property investment, asset management and development business based in Perth WA.

Together with our substantial shareholder and partner, Richard Noble & Company, our team of experienced professionals have the insight and expertise to build and manage a property portfolio capable of delivering long term wealth to its investors.

Offer Summary

Forecast Returns

7.0% p.a. in Year 1, paid monthly to investors

Minimum Investment

\$200,000 or at the discretion of the trustee

Offer Closes

20 April 2021 or at full subscription

Settlement Date of First Asset

Late May 2021 (target date)

More Information

Further information on the QI Diversified Income Trust No. 1 is available within the Information Memorandum.

Contact **Phil** (0408 900 587) or **Alex** (0417 914 631) for a copy.

Important: This offer is for wholesale investors only as defined by section 76G and 761GA of the corporations Act 2001.

Applications will only be accepted from investors who have registered and received a copy of the Information Memorandum.

Quadrant Investments Pty Ltd AFSL: 493066



Disclaimer:

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