



THIRD CAPITAL RAISING NOW OPEN

7.0% P.A.

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

SECURE

100% LEASED TO GOVT.,
NATIONAL, PUBLICLY
LISTED COVENANTS

DIVERSE

TARGETING SPECIFIC
COMMERCIAL SECTORS IN
PRIME LOCATIONS

SIZE

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

Investment Highlights

- Quadrant Investments are pleased to advise we have secured the fourth asset for our diversified income fund, which increases the total value of the portfolio to \$28,150,000.
- The latest asset is a dual tenanted industrial property in Wangara, Western Australia which is leased to subsidiaries of companies listed on the New York and Tokyo Stock Exchange, each with a market cap in excess of \$US 50 billion.
- The opportunistic acquisition supports the **7.0% p.a.** distribution target and provides multiple value-add opportunities via renegotiating an existing lease and/or maximising the underutilised site coverage (39%) with future expansion.
- The QI Diversified Income Trust No 1 is a multi-property fund with a focus on acquiring 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.
- We are accepting registrations of interest for the \$5,800,000 equity raise and will be sending out the full Information Memorandum prior to Christmas, however funds will not be required until **early February 2022**.

PHILLIP FOGLIANI

Director / Chief Investment Officer
0408 900 587

ALEX GREGG

Director
0417 914 631

QI DIVERSIFIED INCOME TRUST NO 1

Quadrant Investments invites applications for the third capital raise of the QI Diversified Income Trust No 1, which is 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 \$70 million in assets under management and is backed by Richard Noble & Company, a 108-year-old property services company.

Trust Details

The Trust aims to acquire a portfolio of approximately \$40,000,000 during the 12-month Acquiring Period and is targeting a distribution return of 7.0% p.a. (7 cents per Unit) over the term of the Trust.

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 is seven (7) years from the first acquisition in May 2021, with an option for investors to vote on extending for a further period of three (3) years.

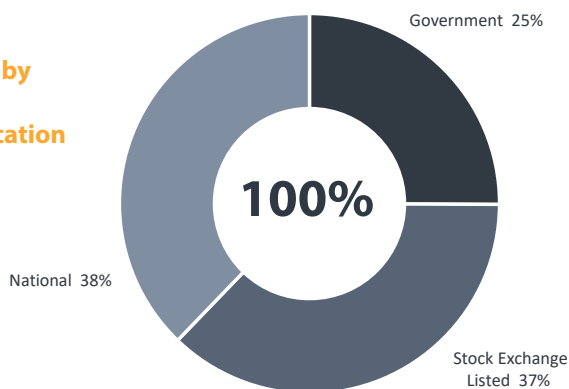
New Asset

The fourth asset for the fund, comprises an industrial landholding of over 1.4 hectares in the northern Perth corridor. It has a gross lettable area of 5,895m² over two buildings, reflecting an underutilised site coverage ratio of just over 39%. The property is leased to two globally listed stock exchange tenants, each with a market cap in excess of \$US 50 billion.

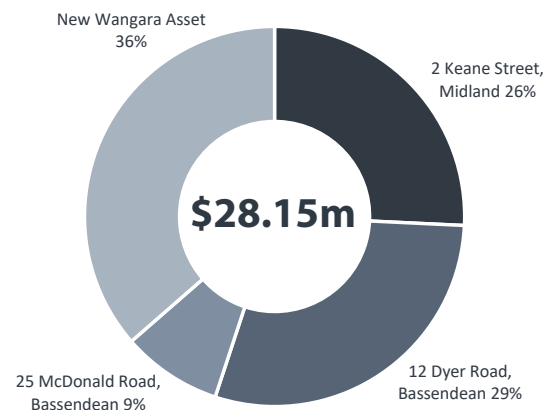
Acquisition Principles

Further properties added to the Trust will comprise a diversified mix of commercial assets across a range of key sectors and locations. All future acquisitions will be closely evaluated against the Trust's investment criteria and Quadrant Investments' Core Principles.

Income by Tenant Classification



Portfolio Composition



Offer Summary

Forecast Distributions

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

Minimum Investment

\$100,000 or at the discretion of the trustee

Offer Closes

2 February 2022 or at full subscription

Application Form

Further information and application instructions are contained 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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