

# AUGUSTA PRIVATE PARTNERS VALUE-ADD FUND NO.1 INVITATION TO ATTEND CHRISTCHURCH PRESENTATION

Dear \*IDNAMEI\*,

We note that you have not enquired on Augusta's latest offer and we wanted to invite you to a presentation on this exciting new investment opportunity and to meet key members of the management team.

Drinks and canapes will be provided.

5pm, Tuesday 15th March

Bayleys Canterbury  
3 Deans Ave, Riccarton, Christchurch



1 151 Victoria Street, Auckland CBD



2 36 Kitchener Street, Auckland CBD



3 54 Cook Street, Auckland CBD



4 100 Carbine Road, Mount Wellington



5 11 McDonald Street, Morningside

CLICK  
HERE TO  
RSVP

## YIELD WITH POTENTIAL UPSIDE

- ➔ \$111.835 Million Independently Valued Property Fund with Fixed Five Year Term
- ➔ Target internal rate of return of 11%-14% pa (after all fees and expenses, but before investor tax)
- ➔ Minimum Investment \$200,000, available to wholesale investors only
- ➔ Three commercial and two industrial properties in prime Auckland locations, all with significant add value opportunities
- ➔ Improvement opportunities will be completed as appropriate and then the improved properties sold within a five year period
- ➔ Investors will receive a quarterly distribution funded from the rental income (projected pre-tax cash yield of 6% for the first full financial year) and five lump sum repayments of capital and any profits as each of the five properties are improved and sold - Yield with Upside (depending on profits (if any) on sale of properties)
- ➔ Managed by Augusta Funds Management a wholly owned subsidiary of Augusta Capital, a listed company with over \$1.4 billion of property assets under management who will retain a 10% holding in the Fund
- ➔ Offer fully underwritten

## OFFER AVAILABLE ONLY TO THOSE WHO QUALIFY AS WHOLESALE INVESTORS

To RSVP to the presentation please reply to this email or contact the selling agents:

Mike Houlker  
P 09 375 8437  
M 021 945 927  
mike.houlker@bayleys.co.nz  
Bayleys Real Estate Limited,  
Licensed under the REAA 2008

Samara Phillips  
P 09 375 8490  
M 021 027 61373  
samara.phillips@bayleys.co.nz  
Bayleys Real Estate Limited,  
Licensed under the REAA 2008

Sarah Prebble  
P 09 375 6825  
M 027 635 3521  
sarah.prebble@bayleys.co.nz  
Bayleys Real Estate Limited,  
Licensed under the REAA 2008

**augustaprivatepartners.co.nz**  
**0800 BAYLEYS (229539)**



Wholesale investors refers to persons who fall within the definition of "wholesale investor" under the Financial Markets Conduct Act 2013. Further information on the definition of "wholesale investor" will be set out in the Information Memorandum that will be provided to all prospective investors. Augusta Value Add Fund No.1 Limited is being established by Augusta Funds Management Limited, trading under the brand Augusta Private Partners. Prospective investors are recommended to seek professional advice from an Authorised Financial Adviser which takes into account their personal circumstances before making an investment decision. The selling agents are not providing personalised advice. Details on the risks associated with this investment and any return are set out in the Information Memorandum.

The offer is only being made to wholesale investors in New Zealand and persons in Australia to whom a disclosure document is not required to be given under Division 2 of Part 6D.2 of the Australian Corporations Act 2001 (Cth) (Australian Corporations Act) and who are wholesale clients under the Australian Corporations Act. This email does not constitute an invitation to subscribe for, or offer of shares, securities or financial products to any person in any country in which it would be unlawful to do so. No person may offer, invite, sell or deliver any Shares or distribute any documents (including the Information Memorandum) to any person outside New Zealand without the approval of the Manager. The Information Memorandum may not be sent into or distributed in the United States.