

**OFFER NOW OPEN
FOR INVESTMENT**



AUGUSTA
PROPERTY FUND

Augusta Property Fund.

6% p.a

Forecast Pre-Tax Cash
Return* Paid Monthly

\$10,000

Minimum Investment



Augusta Funds Management, one of New Zealand's leading and largest property fund managers with approximately \$1.8 billion of assets under management, has an investment opportunity that I thought may be of interest to you.

See below the key highlights, along with presentation and webinar details. To RSVP or request for information including the Product Disclosure Statement, just reply to me.

Feel free to give me a call if you have any interest, or if I can be of assistance with any of your other property requirements.

KEY HIGHLIGHTS

The Initial Asset - Anglesea Medical Centre, Hamilton CBD

- In Augusta's opinion this is one of New Zealand's largest private health care centres with the circa 2.4 hectare site containing three main buildings and located in a prime corner CBD position benefiting from three road frontages.
- Anglesea Medical Centre offers income diversification through 28 tenants with a key feature being the tenants' commitment to the property with the nine largest having been on site for between 14 and 28 years.
- Many of the Waikato's leading private medical and healthcare tenants call the property home - including the only private facility in the broader Hamilton area with the right to operate a 24-hour accident and emergency (A&E) centre and one of New Zealand's largest pathology service providers, Pathlab, with their facility being one of the most advanced laboratories in the Southern Hemisphere.
- The property provides value-add opportunities through several strategies. These include Augusta's intention to actively engage with tenants to extend or renew leases along with a planned and budgeted capital expenditure programme. With relatively low site cover, along with flexible zoning, there are also potential refurbishment and reconfiguration opportunities.
- Prospects for the New Zealand medical and healthcare property sector remain attractive. Given New Zealand's core demographic trends, including population growth, increasing life expectancies and an ageing population, demand for health related services is expected to continue to grow. The economy itself is not the key demand driver for the healthcare sector, therefore healthcare property presents desirable non-cyclical and defensive characteristics.

The intention of the Augusta Property Fund will be to grow over time to provide investors with exposure to a variety of property investments within the one investment vehicle. Through this strategy the fund aims to diversify its portfolio by acquiring additional properties, therefore further mitigating the risks to both capital and cashflow that can be associated with property ownership, an even more important consideration in the current economic environment.

The forecast pre-tax cash return* is 6.0% per annum paid monthly. Due to recent New Zealand taxation changes, tax deductions for depreciation of commercial and industrial buildings have been reinstated. Augusta view this as a major benefit for investors. Based on the maximum PIE tax rate of 28%, the return after tax is forecast at 5.84%pa for the first financial period and 5.72%pa for the following full financial year (there are greater depreciation allowances in the first financial period). This is the equivalent of a pre-tax

return of 8.35%pa and 8.17%pa respectively for an investment that does not benefit from depreciation and PIE status.



**WATCH A VIDEO
ABOUT THE OFFER**

PRESENTATION SCHEDULE

AUCKLAND

Auckland CBD

Bayleys Auckland CBD
30 Gaunt Street, Auckland
Tuesday 4 August 2020 - 5.30pm
If you require a carpark, please let us know

Auckland North Shore - Please note 2 options

Bayleys Takapuna Residential
26-30 Northcroft Street, Takapuna
Opt 1 Wednesday 12 August 2020 - 12.00pm
Opt 2 Wednesday 12 August 2020 - 5.30pm

East Tamaki - Please note 2 options

Bayleys East Tamaki
2 Harris Road, East Tamaki
Opt 1 Tuesday 4 August 2020 - 10.30am
Opt 2 Thursday 13 August 2020 - 5.30pm

CAMBRIDGE

Avantidrome
15 Hanlin Road, Cambridge
Tuesday 18 August 2020 - 12.00pm

CHRISTCHURCH

Quality Hotel Elms
456 Papanui Road, Papanui
Wednesday 19 August 2020 - 5.30pm

HAMILTON

Bayleys Hamilton
96 Ulster Street, Whitiara
Tuesday 18 August 2020 - 5.30pm

HAVELOCK NORTH

Porters Boutique Hotel
4 Te Aute Road, Havelock North
Wednesday 26 August 2020 - 5.30pm

KAPITI

Kapiti Lindale Motel & Conference Centre
3-7 Ventnor Drive, Paraparaumu
Tuesday 25 August 2020 - 12.00pm

NELSON

The Rutherford Hotel
27 Nile Street West, Nelson
Tuesday 18 August 2020 - 5.30pm

NEW PLYMOUTH

The Devon Hotel
390 Devon Street East, Strandon
Monday 10 August 2020 - 5.30pm

PALMERSTON NORTH

Orlando Country Club
748 Rangitikei Line, Newbury
Tuesday 11 August 2020 - 5.30pm

TAUPO

Bayleys Taupo
44 Roberts Street, Taupo
Monday 17 August 2020 - 12.00pm

TAURANGA

Trinity Wharf - Please note 2 options
51 Dive Crescent, Tauranga
Opt 1 Wednesday 5 August 2020 - 12.00pm
Opt 2 Wednesday 5 August 2020 - 5.30pm

WELLINGTON

Intercontinental Hotel
2 Grey Street, Wellington
Tuesday 25 August 2020 - 5.30pm



WEBINAR

Apologies if we're unable to get to your city this time. Please note that we will be holding a webinar **Thursday 13 August, 12.00pm** and hope you can join us. Please RSVP by replying to this email and the selling agents will send you the full details closer to the time.

TO REQUEST MORE INFORMATION (INCLUDING A PRODUCT DISCLOSURE STATEMENT) OR RSVP TO A PRESENTATION OR WEBINAR, PLEASE REPLY TO THIS EMAIL.

0800 BAYLEYS (229539)
www.augustapropertyfund.co.nz



*The above forecast returns are based on \$1 unit price. Details of how the returns are calculated and the risks associated with this investment can be found in the Product Disclosure Statement. Post-tax returns depend on the timing of income recognition and tax deductions. This can change due to the nature of capital works, the type of lease incentives provided, and when expenditure is incurred including repairs and maintenance, capital expenditure and leasing fees. Accordingly, variances are more likely to occur between actual results and forecasts for after-tax returns than pre-tax returns. These returns are not guaranteed. The actual returns may vary.

Augusta Funds Management Limited is the issuer of the Units. The offer of Units is made on the terms outlined in the Product Disclosure Statement for Augusta Property Fund. 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. Neither Augusta Funds Management Limited nor any other person guarantees the Units being offered, nor warrants or guarantees the future performance of the Fund, the Units or any return on the investment. This email is not a Product Disclosure Statement and does not constitute an offer of financial products.