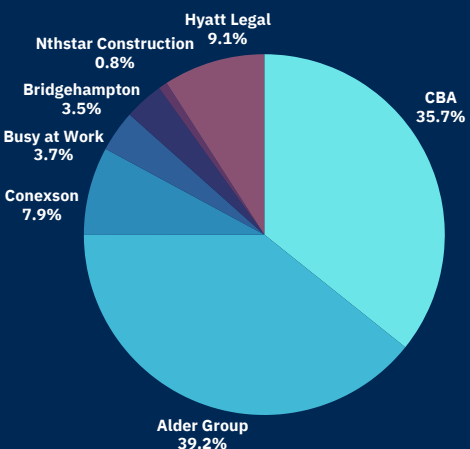


Two Strategically-located Queensland Commercial Property Assets

Natgen Investment Trust QC24

BRIEFING PAPER FOR WHOLESALE INVESTORS

Trust Income Profile



The investment objective is to maximise monthly distribution returns to Investors, net of all Trust fees and expenses, over the Trust Term, together with maximising any capital growth opportunities generated by operational economies, revenue increments and the future optimisation of the tenancy mix of the properties.

- ✓ Monthly income
- ✓ Tax efficient investment
- ✓ Capital growth opportunities
- ✓ Purchased below replacement cost
- ✓ Diversification - location and tenants
- ✓ High-yielding commercial properties
- ✓ Low-vacancy regional office markets
- ✓ Serviced by existing and new infrastructure
- ✓ User-friendly investment structure
- ✓ Professional management
- ✓ National and local tenants



Cairns



Gold Coast

Investment Snapshot*

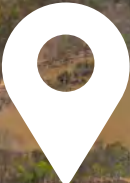
Year	1**	2
Target Distribution (Paid Monthly) p.a	9.02%	9.16%
Tax Advantage Component	66%	63%

Property Description	<p>Gold Coast: Modern three storey office building with frontage to the M1 motorway, addressing approx. 170,000 vehicles per day and providing tenancies for a prominent building company and associated users.</p> <p>Cairns: Two storey CBD office and retail building facing the main commercial street of Cairns, housing the sole Cairns branch of the Commonwealth Bank with smaller office tenancies on the upper level.</p>
Purchase Price	\$14.25 million
Investor Capital	\$9.45 million
Term of Trust	5 - 6 years
Minimum Investment	\$100,000
Debt Component	\$7.125 million
Gearing Ratio	50% LVR
WALE (by income)	4.5 years
Lease Profile	Diverse tenancy profile of national and local tenants with a diversity of lease terms and renewal options. Major tenants include CBA and Alder Group.
Investment Vehicle	Managed Investment Scheme (for wholesale investors) regulated by ASIC. The Trust holds AFSL No. 522 835
	<i>* Information in this snapshot is subject to confirmation in the Information Memorandum** Part year to 30 June 2025</i>

Coomera Connector
(under construction)

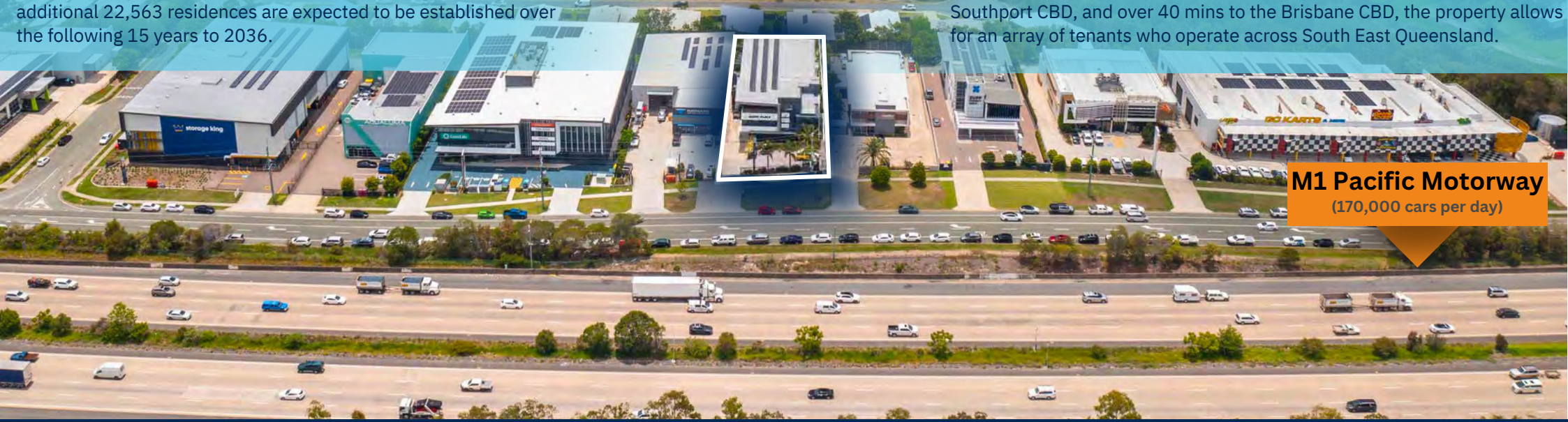
Location profile - Helensvale Gold Coast

Helensvale is an established, yet rapidly growing locality at the northern end of the Gold Coast. With direct access to the M1 motorway linking the Gold Coast to Brisbane, the area comprises a fully mature commercial precinct along Siganto Drive, established retail amenity, notably Westfields at Helensvale and Coomera, and Homeworld Helensvale. The forthcoming Coomera Connector motorway will enhance access to all areas of the Gold Coast and beyond. This location is particularly attractive to businesses operating across South East Queensland. The 2021 ABS Census recorded 52,410 residences within the Helensvale / Hope Island / Oxenford section of the M1 Corridor. An additional 22,563 residences are expected to be established over the following 15 years to 2036.



Property profile - 116 Siganto Drive

Well-presented office building considerably below replacement cost. Completed in 2014, the property was developed, built and occupied by the major tenant, Alder Group. The property features a high quality standard of accommodation, including extensive balconies, bar, terrace and entertainment areas, whilst providing ample secure car parking, both undercover and at-grade. Positioned adjacent the M1 Pacific Motorway, which services over 167,999 vehicles per day, the property benefits from unparalleled exposure within a location which is forecasted to have a further 600,000 residents over the next two decades. Conveniently located within 15 minutes of Southport CBD, and over 40 mins to the Brisbane CBD, the property allows for an array of tenants who operate across South East Queensland.



M1 Pacific Motorway
(170,000 cars per day)

Investment Risks: This Briefing Paper is for general information purposes only and does not constitute an offer of securities. A full Information Memorandum will be produced in due course. All investments are subject to variables which may impact income return and capital value of assets - both positively and negatively. It is important that prospective investors are aware of the risks involved with investment, which will be extensively outlined in the Information Memorandum.

Tel: 1300 100 292
Email: invest@natgen.com.au



Property Profile - 76 Lake Street, Cairns

The property has been the home of the Commonwealth Bank of Australia in Cairns for over 30 years. Originally built by the bank, it exhibits the structural qualities expected of bank construction - solidity and resilience. Over the years, the building has undergone substantial refurbishment and renewal, including air conditioning upgrades / replacements, new roof, upper level full refurbishment, the installation of an elevator and numerous refits of the bank customer and staff areas. The location of the building in the epi-centre of Lake Street provides easy access to the Cairns Night Markets, the Reef Hotel Casino, Cairns Central Shopping Centre, Reef Fleet Terminal, Cruise Liner Terminal, the Cairns Convention Centre and all the major 4 and 5 star hotels. ANZ and Westpac branches are also located along Lake Street - all within 250m.



Location Profile - Cairns

Cairns is a city that combines natural beauty, cultural diversity, and economic vitality, where people enjoy a high quality of life, while contributing to the development and prosperity of the region. Innovation, sustainability, and community are valued and celebrated. The city has a population of 167,000 people, making it the fifth-largest city in Queensland and the fourteenth-largest in Australia. The population is expected to grow to over 230,000 people by 2036. Economically, Cairns is a hub for tourism, agriculture, education, and industry in the region, with an estimated gross domestic product exceeding \$10.3 billion in 2022/23. The city attracts more than 2.4 million visitors annually, including tourists, business travellers, students, and cruise ship passengers.

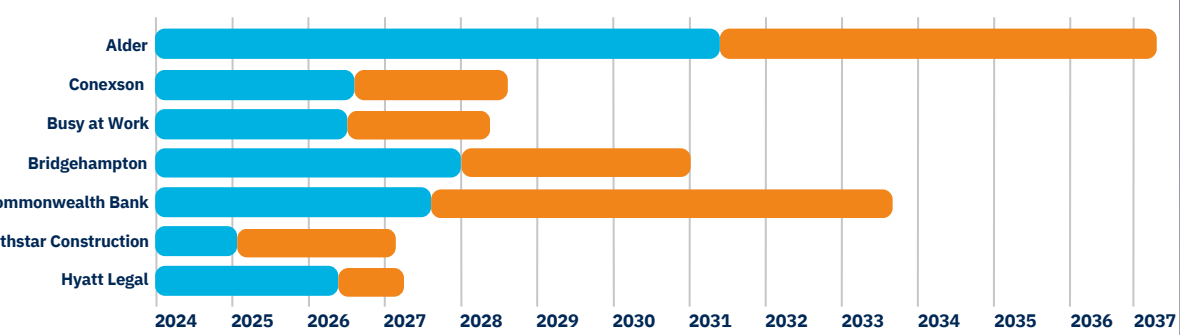
Investment Risks: This Briefing Paper is for general information purposes only and does not constitute an offer of securities. A full Information Memorandum will be produced in due course. All investments are subject to variables which may impact income return and capital value of assets - both positively and negatively. It is important that prospective investors are aware of the risks involved with investment, which will be extensively outlined in the Information Memorandum.

Tel: 1300 100 292
Email: invest@natgen.com.au

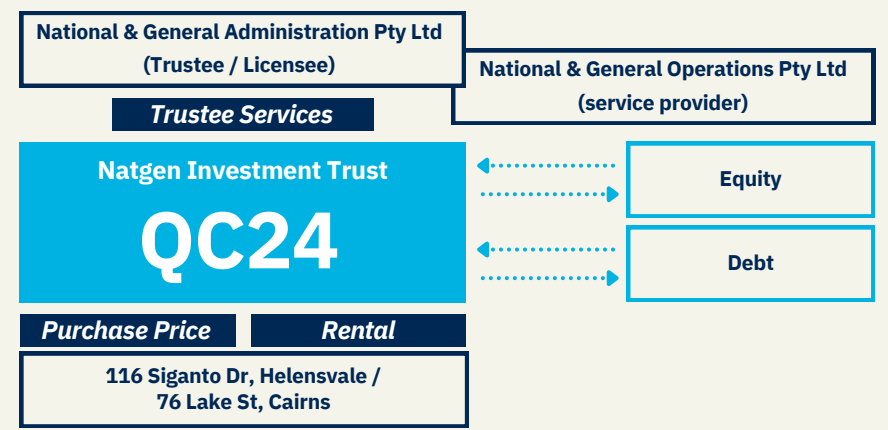




Tenancy Chart



Natgen Investment Trust Structure



Natgen acquisition decisions are supported by:

- Independent valuation confirming the purchase price;
- Financial feasibility supporting the Targeted Distributions;
- A full independent due diligence process, covering building fabric assessment, legal/titling matters, mechanical services, town planning matters, tenancy issues and other aspects;
- Independent accountants support of taxation matters impacting trust distributions;
- Economic / demographic factors supporting growth in the region;
- Recent and future infrastructure spending supporting growth; and
- Conservative Interest Rate assumptions.

Natgen - the Trustee

National & General Administration Pty Ltd, a member company of the National & General Group, holds Australian Financial Services Licence no. 522 835.

We provide full managed trust services for the life of the Trust. For further details of Natgen, please visit www.natgen.com.au

How to Invest

To receive a copy of the full Information Memorandum and Application Pack, either call **1300 100 292** or email invest@natgen.com.au.

Units are limited, and the Offer will close when full subscription is reached. You may submit a non-binding Expression of Interest form to secure priority in allocation of Units in the Trust. Simply visit www.natgen.com.au/eoi.

Investment Risks: This Briefing Paper is for general information purposes only and does not constitute an offer of securities. A full Information Memorandum will be produced in due course. All investments are subject to variables which may impact income return and capital value of assets - both positively and negatively. It is important that prospective investors are aware of the risks involved with investment, which will be extensively outlined in the Information Memorandum.

Tel: 1300 100 292
Email: invest@natgen.com.au

