

Natgen Investment Trusts - your helping hand in commercial property investment

Natgen Investment Trusts are direct property trusts. These are also known as property funds, property syndicates, unlisted property trusts and property trusts.

As a Unitholder in a Natgen Investment Trust you become a part owner of large commercial property assets that may be out of reach of many investors to buy individually.

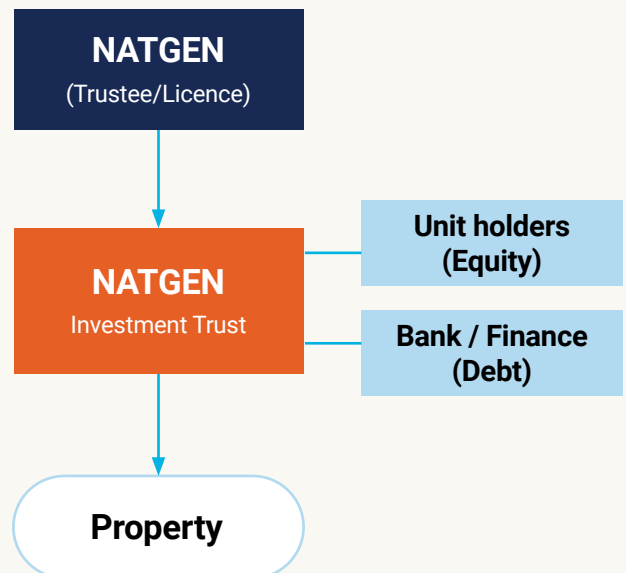
For as little as \$100,000, you can invest in one or more commercial properties, such as office buildings, shopping centers, industrial warehouses, or specialty assets. Typically, your investment will be for a 5-6 year term.

Benefits of investing in a Natgen Investment Trust include:

- **Monthly cash distributions** - Stable income from the rents paid by the tenants of the properties
- **Expert management** - Properties are fully managed by Natgen and its property management company Realtec Services, including administration, maintenance, rent collection and leasing.
- **Non-recourse borrowing** - Due to our size and structure we can borrow on advantageous terms. The Financier will have no recourse to any Investor personally or to the other assets of any Investor.
- **Taxation benefits** – The Natgen trust structure allows investors to take advantage of the depreciation benefits available for commercial property, distributions will usually be fully or partially tax sheltered.
- **Potential capital growth** – As the value of the property grows the value of your investment will grow. At the close of a trust term, any capital profits that have been achieved over the life of the fund will be distributed to unitholders.

The three types of return from a Natgen Investment Trust -

- **Cash income distributions** – this is typically stated as an annual percentage return e.g. 8% p.a.
- **Taxation Benefits** – the income distributions will attract a tax advantaged component.
- **Capital Appreciation** – any capital profits that have been achieved over the life of the trust will be distributed to unitholders.



<p>Natgen Investment Trust KT21 Toowoomba QLD</p> <hr/> <p>Purchase Date: Apr 2021 Purchase price: \$6 million</p> <div style="text-align: center;"> <p>Fully Subscribed 7% p.a. Paid Monthly. 5 Year term</p>  </div>	<p>Natgen Investment Trust GD21 Goodna QLD</p> <hr/> <p>Purchase Date: Oct 2021 Purchase price: \$10.1 million</p> <div style="text-align: center;"> <p>Fully Subscribed 7% p.a. Paid Monthly. 5 Year term</p>  </div>	<p>Natgen Investment Trust IR22 Inverell NSW</p> <hr/> <p>Purchase Date: May 2022 Purchase price: \$11.3 million</p> <div style="text-align: center;"> <p>Fully Subscribed 7% p.a. Paid Monthly. 5 Year term</p>  </div>	<p>Natgen Investment Trust GL22 Gladstone QLD</p> <hr/> <p>Purchase Date: July 2022 Purchase price: \$9.28 million</p> <div style="text-align: center;"> <p>Fully Subscribed 7.52% p.a. Paid Monthly. 5-6 Year term</p>  </div>
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