

Strategic commercial investments strengthened by a targeted balance of risk, capital growth and return.

FAIRLEIGH PROPERTY TRUST SUMMARY

Target Distribution 6.00% per annum¹

Distribution Frequency Monthly

Investment Type Industrial, Commercial, Retail & Medical

Target Tenants ASX and National Tenants

Investors Wholesale Investors only

GFG 
CAPITAL

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 **GFG CAPITAL**

FAIRLEIGH PROPERTY TRUST

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Disclaimer: This document is not intended to be read in isolation, please read this document in conjunction with the Information Memorandum and supporting documents for a comprehensive overview pertaining to the investment, its risks and potential returns. Please consider if this investment is right for you, and discuss with an appropriate advisor, prior to proceeding to invest in this product. This investment is only available to wholesale and sophisticated investors.

¹ The target distribution is not a forecast and is not guaranteed.

The Trust's distributions may vary over time according to market conditions.

GFG CAPITAL IS A BOUTIQUE FUNDS MANAGEMENT BUSINESS

OUR MISSION IS TO PROVIDE INVESTORS WITH CONSISTENT AND REGULAR RETURNS DERIVED FROM DIRECT INVESTMENT IN AUSTRALIAN COMMERCIAL REAL ESTATE.

Underpinned by a management team that has been subject to a diverse range of professional experiences, GFG Capital provides its investors with a market-leading understanding of the property, development, construction, legal, accounting and funds management sectors. This provides a unique perspective on a variety of investment strategies.

The core objective of the Fairleigh Property Trust is to acquire assets that provide a combination of long-term cash flow and a range of rental reversion and value-add opportunities. In this way GFG Capital aims to provide a balance of capital growth, risk and return.



Experienced management team



Geographic diversity



Long-term investment strategy



Monthly returns



Targeting capital preservation



Strategic balance of risk & return



INVESTMENT STRATEGIES

LONG-TERM INCOME STRATEGY

- Long-Term Leases
- Regular Income
- National Tenants
- Net Leases
- Fixed Annual Increases
- Divestment Strategy

VALUE-ADD STRATEGY

- Lease Optimisation
- Rental Growth
- Enhance Management Efficiencies
- Expansion and Refurbishments
- Use Conversions

CORE ASSET CLASSES

- Industrial
- Commercial
- Retail
- Medical



Register your interest to hear about GFG Capital's upcoming investment opportunities.

INVESTORRELATIONS@GFG.COM.AU
WWW.GFG.COM.AU

PROVIDING OPPORTUNITY FOR REGIONAL CAPITAL

As a Toowoomba based business, GFG Capital understands the value of investing in regional areas. Regional assets will form part of the investment mandate, allowing investors the opportunity to deploy capital in markets close to home. This allows the Trust's management to utilise their networks and detailed understanding of regional markets, maximising the effectiveness of long-term income and value-add investment strategies.

The business also acknowledges that deploying capital into regional areas of the country will create a series of unique capital flows. This ensures widespread financial and social benefit to communities, through both direct investment and an increase in disposable income for investors.

"Having led a Toowoomba based business for over 40 years, I know how important it is to invest in our regions"



GARY GARDNER
Executive Chairman

Proudly part of



Established over 40 years ago, the FKG Group has grown from humble beginnings as a building and hardware supply company, to a nationally recognised multi-disciplinary business. Encompassing a diverse network of companies and a robust financial platform, FKG has built a reputation as one of Queensland's top family owned businesses.

750+
EMPLOYEES

\$600m
ANNUAL GROUP REVENUE

\$250m+
PROPERTY PORTFOLIO