

Measured development exposure, underpinned by a targeted balance of risk, capital growth and return

WESTMEADOWS DEVELOPMENT TRUST SUMMARY

Target return	15% total project-based return ¹
Total equity commitment sought	\$10,000,000
Development types	Industrial, Commercial, Retail & Medical
Investors	Wholesale investors only
Minimum investment	\$250,000
Investment term	3 years ²

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

The target return is project-based and may vary over time according to market conditions.

The overall return of the Trust may not exceed 15% across all projects.

² The term may be extended for up to three consecutive one-year periods at the Trustee's discretion.



REGISTERED OFFICE

275 McDougall Street,
Toowoomba QLD 4350

P: 07 4620 0500

E: info@gfg.com.au

W: www.gfg.com.au

ABN: 26 629 274 399
AFSL: 525533



WESTMEADOWS DEVELOPMENT TRUST

Dan Cullinane
Fund Manager

M 0431 278 806
E Dan.Cullinane@gfg.com.au

Markus Eames
Transactions Manager

M 0407 388 856
E Markus.Eames@gfg.com.au

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.

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 Westmeadows Development Trust is to fund the development of a series of commercial assets over a three-year period.

The Trust provides the opportunity for investors to gain exposure to larger-scale development projects that may not be attainable individually.

Each development project undertaken by the Trust is overseen by experienced development and fund managers who work cohesively to provide investors with a balance of capital growth, risk and return.



Industrial, commercial, retail & medical developments



Three year investment period



\$250,000 minimum capital commitment

SELECTING OUR DEVELOPMENTS

If a project is to be undertaken within the Westmeadows Development Trust, key areas of risk are addressed during the due diligence stage of the development process. This ensures major areas of risk can be mitigated prior to the requirement for investor capital. There is a number of key criteria and steps within the Westmeadows Development Trust project selection process:



Well positioned landholding



Project is feasible



Tenants are committed



Development approval granted



Funding approved



Construction contract signed



Target 15% project-based return



Divestment strategy implemented



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

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

PROJECT DELIVERY EXPERIENCE

Our project delivery team have an enviable track record. Below are some examples of our recent projects³:



Note: Past performance of GFG Capital and/or the FKG Group is not indicative of future performance of the Trust.

³ The above projects are not assets of the Westmeadows Development Trust.