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Company Announcements Office  
Australian Stock Exchange Limited

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## **New Commercial Property Fund Launched - Protus Prime Industrial Fund (PPI)**

Prime Financial Group Ltd (Prime) are pleased to announce the launch of the first Commercial Property fund by Prime's 50% owned entity, Protus Prime Property Group Pty Ltd (Protus Prime). As previously announced, Protus Prime is an entity co-owned by Prime and experienced property executive and investment manager, Paul Toussaint, formerly the CEO of ING Industrial Fund.

The first fund, PPI, is now open to investors and is focused on Industrial property investment and is targeting the acquisition and management of a diversified portfolio of quality industrial properties in major Australian East Coast markets. The aim of PPI is to provide investors with attractive risk adjusted returns through transparent, professionally managed real estate investment.

Protus Prime intends to progressively acquire a portfolio of approximately \$100 million comprising three to six high quality industrial properties with characteristics that may include:

- Excellent locations, positioned close to major infrastructure;
- Modern, functional buildings with quality tenants;
- Medium to long lease terms with regular rental increases;
- Attractive income yields and total return performance;
- Opportunities to add value through active management

The key features of PPI include:

- 7.5 – 8% target income yield<sup>1</sup>
- 9-10%+ p.a. target total return<sup>1</sup>
- 2% Bonus Units for eligible investors<sup>2</sup>
- Tax-advantaged income<sup>3</sup>
- Distributions payable quarterly
- Moderate gearing of 30-40%
- 7 year fixed term

1. After all costs, average over 7-year life of fund.  
2. Investors participating in raising the Minimum Offer Amount.  
3. Distributions are expected to carry a tax deferred component.

For more information on PPI please visit [www.protusprime.com.au](http://www.protusprime.com.au) to view the 'Detailed Key Features Document' and the 'Product Disclosure Statement (PDS)'.

The addition of both Protus Prime and the Protus Prime Industrial Fund (PPI) has further developed Prime as an Integrated Wealth Management Group.

**Prime** [www.primefinancial.com.au](http://www.primefinancial.com.au)

Prime is an Integrated Wealth Management Group providing Financial & Retirement Planning, Investment Advice, Life Insurance, Asset Protection Advice incorporating Legal Services, Superannuation including Self-Managed Superannuation and Accounting Services.

For more information on this announcement please contact Simon Madder (Managing Director/CEO) on (03) 9827 6999.