

SKYBOUND FIDELIS COMMERCIAL PROPERTY FUND 4(SFCPF4)

BUILDING 10

BUILDING 10, GARDEN CITY OFFICE PARK, LOGAN ROAD, EIGHT MILE PLAINS, BRISBANE

INVESTMENT OPPORTUNITY

HIGH QUALITY, LONG TERM INCOME STREAM

7 YEAR LEASE TO THE QUEENSLAND STATE GOVERNMENT



Skybound Fidelis is pleased to present an opportunity to invest into a high quality commercial property with strong quarterly income returns and the potential for capital growth. The property benefits from 100% occupancy with a brand new 7 year lease to the Qld State Government

(the Department of Energy and Public Works - "Metro South Health")

The Key Benefits

Investors will benefit from:

- Forecast distributions over the first 3 years:
 - Year 1 - 7.5%
 - Year 2 - 7.75%
 - Year 3 - 8.00%
- 7 year lease to Queensland State Government provides access to a high quality, long term, income stream
- 100% of property outgoings are paid by the tenant
- Annual 3% per annum fixed rental increases provide consistent and known income growth
- Freehold title
- Quarterly cash distributions paid to investors

The Fund Features

- Minimum investment of \$200,000 per investor (and increments of \$5,000 thereafter)
- Wholesale investment fund – available to wholesale investors only
- Investment duration of 4-5 years
- Maximum initial debt gearing ratio of 60%
- Property to be sold in approximately 4-5 years' time with all proceeds (including any capital profits) distributed to investors

The Property

- Building 10, Garden City Office Park, Logan Road, Eight Mile Plains, Brisbane
- The Queensland State Government occupies 3 other buildings in the Garden City Office Park – Buildings 5, 19 and 23
- Recently fully refurbished commercial office building
- Purchase price - \$9.521 million
- Total lettable area of approximately 1,000 sqm
- Freehold title
- Exceptional on-site car parking – 53 car parks
- Positioned in the "Garden City Office Park" only 10km from the Brisbane CBD
- The Eight Mile Plains / Mt Gravatt area is one of South East Queensland's most highly sought-after commercial office locations, with many large companies choosing to locate their businesses there to achieve convenient access to Brisbane's major arterial road network.
- Garden City Office Park is strategically located at the Southern meeting point of Brisbane's largest arterial roads; the M1 (Pacific Motorway), the Gateway Motorway and the Logan Motorway. Garden City is circa 15 minutes from Brisbane's CBD, 50 minutes from the Gold Coast and 20 minutes from the Brisbane Airport.
- Garden City has convenient access to various modes of public transport and surrounding retail precincts. The Warrigal Road Green Link bus stop is across the road from the office park, and provides services to Brisbane City, Eight Mile Plains and Garden City Shopping Centre Bus Terminals. The newly upgraded Westfield Garden City Shopping Centre is conveniently located just 5 minutes away and provides access to over 400 specialty stores, including a post-office and various supermarkets and banks.
- Garden City Office Park also offers a half-hourly bus service for staff and visitors, operating from Garden City Office Park to the Kuraby Train Station and the Eight Mile Plains Bus Terminal.

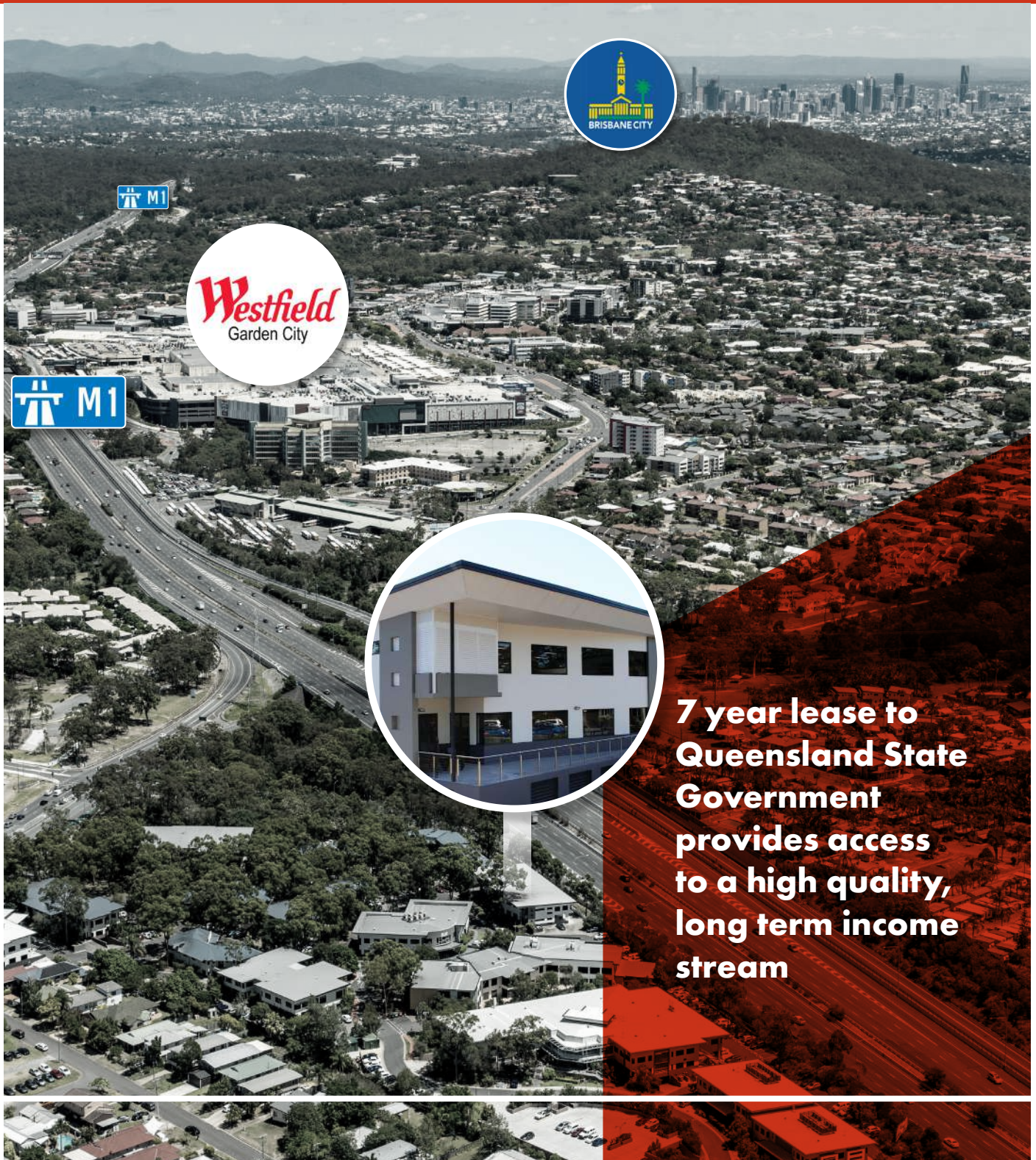


Forecast distributions over the first 3 years:

- Year 1 - 7.5%
- Year 2 - 7.75%
- Year 3 - 8.00%

SOME PROPERTY HIGHLIGHTS:

- Total lettable area of approximately 1,000 sqm
- Recently fully refurbished office on Freehold title
- Exceptional on-site car parking – 53 car parks



7 year lease to Queensland State Government provides access to a high quality, long term income stream



SOME KEY BENEFITS:

- 7 year lease to Queensland State Government provides access to a high quality, long term income stream
- 100% of property outgoings are paid by the tenant
- Annual 3% per annum fixed rental increases provide consistent and known income growth



LOCATION BENEFITS:

- Easy access to the M1
- Close to Garden City
- 10km from Brisbane CBD

BUILDING 10



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BUILDING 10, GARDEN CITY OFFICE PARK







INVESTMENT OPPORTUNITY

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Important Note:

This brochure is a snapshot only. Skybound Fidelis Investment Limited ACN 151 776 706 AFSL 409847 will issue an Offer Document to offer interests in this investment opportunity. Investors will only be able to apply to participate by completing the application form in the Offer Document. Potential investors should consider the Offer Document when deciding whether to invest. Potential investors should also consider whether or not an investment is appropriate for them. It is important for investors to specifically understand the risks of this type of investment which will be clearly set out in the Offer Document. Note about forecast cash returns / distributions – these forecasts are based upon forward looking assumptions which are in turn based on an assessment of recent economic and operating conditions, and on a number of assumptions regarding future events and actions which, at the date of this document, are expected to take place. Such forward statements are not guarantees of future performance and involve known and unknown risks, uncertainties, assumptions and other important facts, many of which are beyond our control.