

## JUNE 2021 FACTSHEET

ARSN: 645 597 404 / APIR CODE: PWG8492AU

Monthly Distributions

Target Gearing 35-50%

Target WALE 5-years

Distribution Reinvestment Plan

Minimum Investment \$10,000

Unit Price \$1.0038\*

The Fund is an open-ended investment trust. The Fund aims to provide Investors with monthly income and the potential for capital growth. The Fund aims to achieve this by investing in a diversified and growing portfolio of property assets located in Australia. The Fund may invest in a property directly, or indirectly, via investing in other property funds. It is also intended for the Fund to invest a portion of its assets in liquid investments, such as interests in A-REITs.

Primewest Management Ltd ABN 63 091 415 833 (Responsible Entity) is the responsible entity of the Primewest Property Income Fund ARSN 645 597 404 (Fund) and is the issuer of this document. Primewest Management is now a part of the Centuria Capital Group. Primewest has recently merged with ASX-300 listed Centuria Capital Group (CNI), a leading real estate funds manager with a unique Australasian focus and over \$16 billion of assets under management.



\* As at 30 June 2021

## Fund Summary

Fund Name	Primewest Property Income Fund
Domicile (Currency)	Australia (\$ AUD)
Fund Structure	Daily priced, open-ended property investment trust.
Target Asset Allocation	Direct and non-listed property trusts 70-90%; A-REITs 0-15%; Cash or cash-like products 0-15%
Minimum Investment	\$10,000. Minimum additional investment amounts of \$1,000.
Applications and Unit Pricing	Daily (business days)
Distributions	Paid Monthly
Withdrawals	Processed at the end of each month. Withdrawals are limited to the terms detailed in the Fund's PDS
Valuations	At least once yearly and staggered

## Portfolio Summary

Number of Property Assets	4
Gross Asset Value	\$53.71m
Net Asset Value	\$31.10m
Current Gearing	42%
Weighted Capitalisation Rate	6.27%
Net leasable Area (NLA)	5,983 sqm
Number of Tenants	21
WALE (weighted by income)	10.2 Years
Vacancy	0.0%

## Monthly Distributions (previous 6 months)

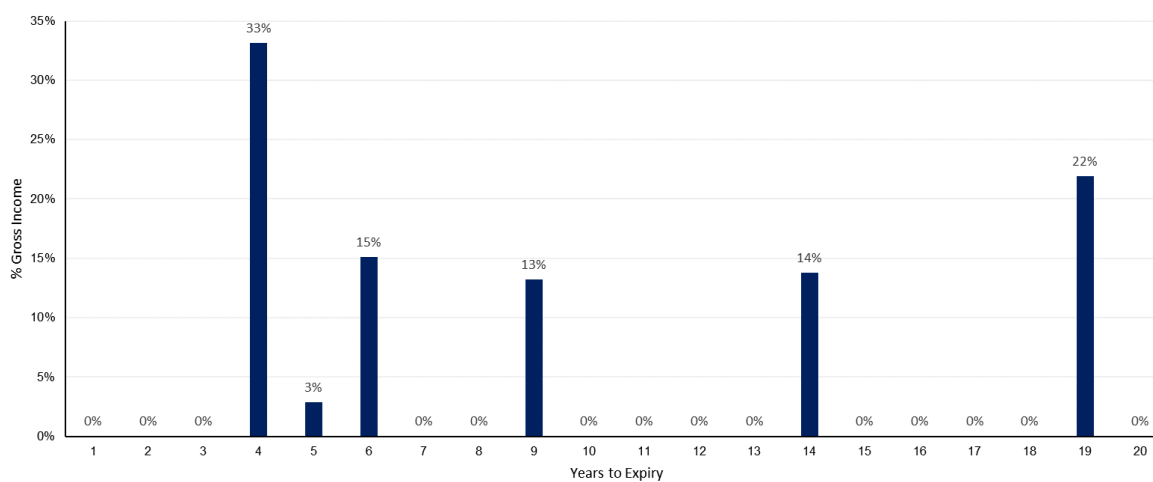
	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21
Income Distributions (CPU*)	-	-	0.7509	0.4589	0.4585	0.4557
Capital Distributions (CPU*)	-	-	-	-	-	-
Total Distributions	-	-	0.7509	0.4589	0.4585	0.4557

\* Cents Per Unit

## Top 5 Tenants by Gross Income *as at 30 June 2021*

	% OF GROSS INCOME	PROPERTY
Vacancy	0.00%	-
Solvana Child Care Pty Ltd	13.77%	Robina, QLD
Think Childcare 5112 Pty Ltd	10.99%	Elizabethvale, SA
Think Ellenbrook 6069 Pty Ltd	10.90%	Ellenbrook, WA
Locality Planning Energy Pty Ltd	10.34%	Foundation Place, QLD
GHD Pty Ltd	9.33%	Foundation Place, QLD
<b>Total Area</b>	<b>55.33%</b>	

## Fund Lease Expiry Profile by Gross Income *as at 30 June 2021*



## Property Portfolio *as at 30 June 2021*

Property	% OF FUND	VALUATION (\$)	VALUATION DATE	SECTOR	MARKET CAP RATE <sup>[1]</sup>	OCCUPANCY <sup>[2]</sup>
60 Investigator Drive, Robina QLD	13.5%	7.25m	27-Oct-20	Social Infrastructure	6.00%	100%
Drumplier Drive, Ellenbrook WA	9.7%	5.22m	12-Nov-20	Social Infrastructure	6.50%	100%
36-40 John Rice Avenue, Elizabethvale SA	9.6%	5.18m	3-Dec-20	Social Infrastructure	6.50%	100%
Foundation Place, Maroochydore QLD	57.9%	31.1m	1-Dec-20	Office	6.25%	100%
<b>Total Property</b>		<b>48.75m</b>				

Unlisted Investments	% OF FUND	VALUATION (\$)	VALUATION DATE	SECTOR	MARKET CAP RATE <sup>[1]</sup>	OCCUPANCY <sup>[2]</sup>
N/a	0.0%	0.0m			N/a	N/a
<b>Total Unlisted Investments</b>		<b>0.0m</b>				

Cash and Cash Like Products	% OF FUND	VALUATION (\$)	VALUATION DATE	SECTOR	MARKET CAP RATE <sup>[1]</sup>	OCCUPANCY <sup>[2]</sup>
Cash	9.2%	4.96m	30-June-21	Cash	N/a	N/a
AREITS	0%					
<b>Total Cash and Cash Like Products</b>		<b>4.96m</b>				

<b>Total Investment Portfolio</b>	<b>100%</b>	<b>53.71m</b>				
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[1] The market capitalisation rate (cap rate) is the capitalisation rate used to value a property, assuming it is fully leased at reasonable and current market rent rates.

[2] Calculated by vacant space over total net lettable area.

## How to Invest

### Application Instructions

Should you wish to apply for Ordinary Units in the Fund, please complete and return the Application Form via Automic at:

[www.investor.automic.com.au/#/w/PPIF](http://www.investor.automic.com.au/#/w/PPIF)

PLEASE NOTE: 100% of the application amount is due at the time of application. Once you have completed the online Application Form you will receive an email confirming your application and payment transfer details to finalise your investment.

### Postal Applications

Refer to the Application Form contained in Section 13 of the PDS and follow the instructions to complete your Application.

The Application Form outlines all the necessary documents required to be provided as part of your application.

### Further Information

If you need help with your application, please contact us or our Registry on:

Automic Registry: 1300 943 885  
Between 8.30am and 8.00pm (Sydney time) Monday to Friday

Primewest Investor Relations: 08 9321 7133  
Between 8.30am and 5.30pm (Perth time) Monday to Friday.

### Meet the Distribution Team

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Primewest Management Limited ABN 63 091 415 833 (Primewest Management) is the responsible entity of the Primewest Property Income Fund ARSN 645 597 404 (Fund) and will issue units in the Fund. You should obtain and read a copy of the PDS relating to the Fund before making a decision to invest. Applications for units in the Fund can only be made pursuant to the application form included in the product disclosure statement (PDS) for the Fund which is available from <https://primewest.biz/property-income-fund-register>. All investments carry risk. Risks can impact on distributions and capital returns over the term of the Fund. It is important that you read the PDS and understand the risks of investing. This information is general information only and does not take into account the objectives, financial situation or particular needs of any person. You should consider whether an investment in the Fund is appropriate for you and consult your financial or other professional advisor before investing. Primewest Management and its associates will receive fees in relation to an investment in the Fund which are detailed in the PDS. Primewest Management does not guarantee the performance of the Fund.