

DEVELOPING THE FUTURE



JANUARY 2021

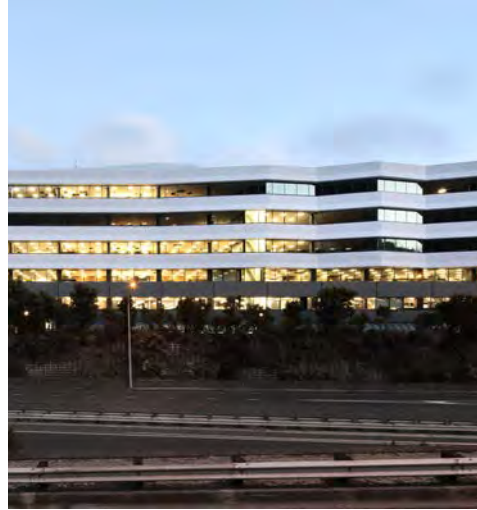
Investment +  
Development Portfolio Australia

Ascot  
Capital  
LIMITED



With a portfolio of innovative projects, Ascot Capital Limited has a proven track record in all aspects of property development.





Ascot Capital Limited is a Western Australian commercial and residential property development business with a long and successful history of developing quality assets in Australia and around the world.



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## Introduction

**Ascot Capital Limited** (includes related entities owned or controlled by its principals) is a Western Australian property development business and its directors and shareholders have a long and successful history of developing quality assets in Australia and around the world.

**Ascot Capital** is a Public Company (ACN 110 996 204) and through an Australian Financial Services Licence (AFSL 345050 – 28 April 2010) provides services to Wholesale Clients and/or Sophisticated Investors in Managed Investment Scheme structures.

**Ascot Capital** sources property assets which provide an acceptable rate of return to wholesale clients. The investment strategy is to create a scheme that will provide shelter against short term investment volatility as well as create value through prudent and proactive asset and income management. The forecast investment returns are based on identified and disclosed assumptions.

**Ascot Capital** has created a significant network of potential investors, obtained the confidence of banking institutions and formed strong relationships with well regarded service providers.

**Ascot Capital** is responsible for circa \$2.1 billion of property assets in Australia and New Zealand. This has created significant responsibilities and accountabilities towards its major investors/ partners. Accordingly, adequate resources and facilities have been acquired, and systems and controls implemented, to ensure that **Ascot Capital** complies with its responsibilities.

## Services

Through both direct investment and Managed Investment Scheme syndicate structures, **Ascot Capital** provides the following services:

- Identification and assessment of investment opportunities;
- Due diligence studies;
- Optimisation of financial performance of the investment;
- Continuous assessment of the market and review of investment terms to maximise investor returns;
- Presents annual and six monthly investment reports, with statements of financial accounts that provide investors with information on the management and performance of the projects;
- Presents independent valuations of the properties;
- Equity and debt raising – within defined ranges;
- Interest rate risk management;
- Tenancy Management – maintaining a high quality tenancy mix with acceptable initial weighted average lease expiry criteria;
- Appoints and oversees property managers and leasing agents;
- Provides asset management services;
- Development & redevelopment management;
- Arranges property insurance and risk reviews; and
- Plans and implements divestment strategies.

**Ascot Capital manages  
and has equity participation in  
\$2.1b of property assets  
in Australia and New Zealand.**

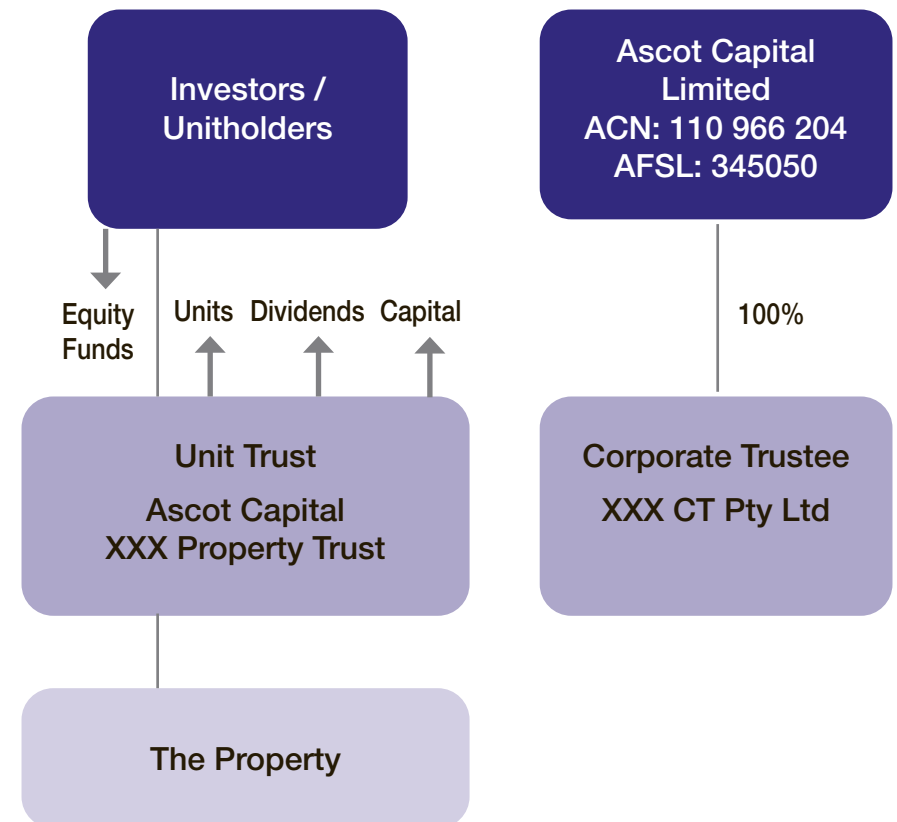
**Single Large Investor Properties,  
Syndicated Managed Investment  
Scheme Properties and  
Joint Venture Hotel Properties  
through a partnership  
with Facilimate.**

## Investment Structure

Each Managed Investment Scheme is structured as follows:

- A special purpose investment trust is created for each specific property investment. Each trust is managed by a separate Corporate Trustee. The board members of the Corporate Trustee will comprise of directors of **Ascot Capital** as well as representatives of the unit holders (when appropriate).
- Investors are issued units in that trust. During the life of the trust, a Unitholder may, subject to the terms of the Trust Deed, sell or transfer their units at any time.
- The anticipated investment term for each scheme will be 10 years. This period will be continuously reviewed as regards the initial assumptions in order to maximise returns on sale with a full return of capital to investors on completion of the term.
- Each scheme will have an appropriate level of gearing as determined by commercial banking covenants and the investor profiles.
- All projects remain close-ended in nature and upon completion of each project, investors are paid out as per the relevant arrangements in place and the vehicle will be wound up at that time.

**Ascot Capital** has set up the necessary processes and structures to ensure a commitment to corporate governance, adherence to Financial Services regulations, accountability, and transparency to unitholders.



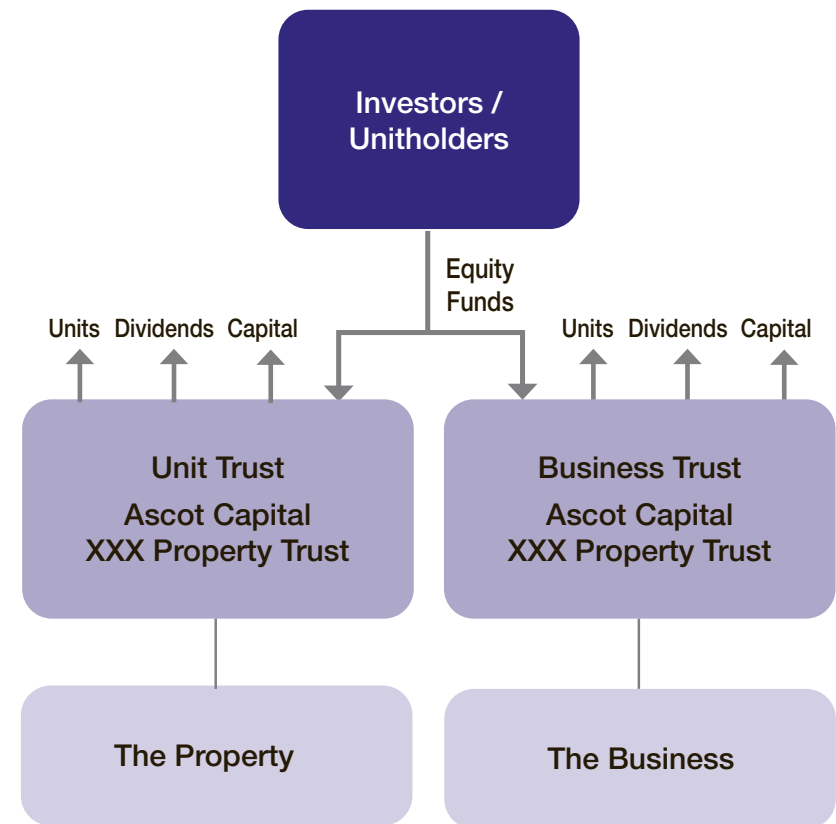
## Joint Venture Structure

Joint Ventures with Facilimate....

The Facilimate team specialises in hotel operations and hospitality management and is run by hospitality industry stalwart Stephen Lauder who has over 25 years' of experience. Along with colleague Andrew Hudson, the Facilimate team have already proven their operational influence.

With significant growth occurring in tourism markets in Australia, it is Ascot Capital's intention to look for more opportunities with Stephen that will meet our investors expectations.

See [facilimate.com.au](http://facilimate.com.au) for more information.



## Management Fees

**Ascot Capital Limited** earns its income through management fees for each scheme. These are calculated on a case by case basis and the terms and conditions are clearly disclosed in each Information Memorandum prepared for each project.

These are:

- Initial acquisition fee that will cover **Ascot Capital** for costs and evaluation services in identifying, evaluating, negotiating and financing the opportunity.
- Annual asset management fee to cover all property management and administration issues, communication with unit holders, evaluation of development options for the property, and ensuring as far as possible that the value of the property is maintained or enhanced.
- Performance fee payable following the profitable sale of the property.
- Development management fees.

## Equity Investments and Distribution Policy

**Ascot Capital Limited** directly invests in each project which evidences their total commitment to ensuring long term capital growth and good and consistent revenue returns.

A significant differentiator for **Ascot Capital Limited** is the ability to pay monthly distributions to all unitholders.

A monthly statement is electronically delivered to each investor, indicating the distribution per unit and the total amount transferred to their nominated bank accounts.

An annual tax statement is prepared by **Ascot Capital Limited** and verified by an independent tax consultancy.



# Current Portfolio Managed Properties

## Single Large Investor Properties

Acquired with the Kirsh Group



## Jandakot Airport, Perth Western Australia

The current portfolio's single largest investment property is Jandakot Airport.

Jandakot Airport is situated 16km to the south of the Perth CBD and in close proximity to major arterial routes – Roe Highway and Kwinana Freeway.

The airport is the only general aviation airport in the Perth metropolitan area and is one of the busiest airports in Australia in terms of aircraft movements.

Jandakot Airport comprises an overall area of approximately 622 hectares which incorporates 225 hectares of aviation operations, 202 hectares of conservation land, 200 hectares of mixed use land which is currently being developed and known as **Jandakot City**. The balance of the land consists of roads and related infrastructure.

Since the acquisition of the 99 year head lease from the Commonwealth

of Australia in 2005, significant infrastructure, environmental and planning expenditure has transformed bushland into a rapidly growing mixed business/industrial park.

**The latest Master Plan provided an additional 53 hectares with site works now complete.**

**Ascot Capital** principals were instrumental in perfecting the development rights contained in the Master Plan 2005. It also successfully negotiated the increase in the estate by 53ha, following approval of the Master Plan 2014.

The business model applied by **Ascot Capital Limited** to Jandakot is to design, construct and lease facilities to tenant specifications. Lease terms range from 10 – 25 years and in the past 9 years, 100 hectares has been leased to 43 tenants with 350,000m<sup>2</sup> now built.

Once fully developed, it is

expected that the precinct will have ±1,000,000m<sup>2</sup> of built form, and based on the current take-off and pipeline, it is expected that this would be in ten years.

### Investment Details

#### Date

2005

#### Head Lease

Commonwealth of Australia 99 years

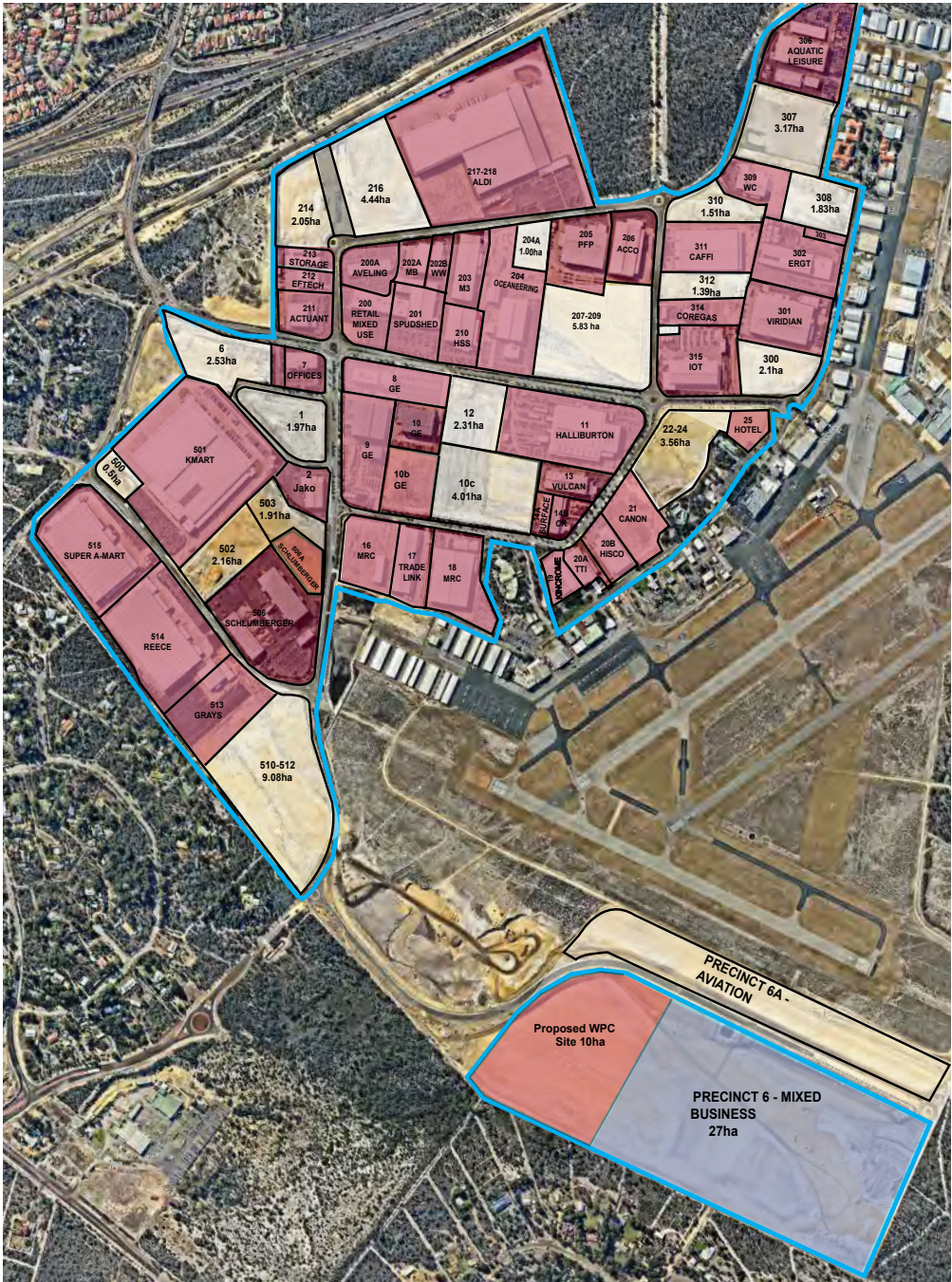
#### Asset Management

Ascot Capital Limited



# JANDAKOT CITY SITE PLAN

- Jandakot City Boundary
- Proposed Road
- Leased Property
- Available Site



## Site 211 Details

**Site**

1.2 Hectares

**Office**

825m<sup>2</sup>

**Warehouse**

2,000m<sup>2</sup>

# ACTUANT ENERGY



# ALDI DISTRIBUTION CENTRE

## Site 218 Details

### Site

13.5 Hectares

### Building Area

49,000m<sup>2</sup>



# AQUATIC LEISURE

## Site 306 Details

Site  
3.5 Hectares

## AVELING

### Site 200A Details

**Site**  
12,411m<sup>2</sup>

**Office**  
2,474m<sup>2</sup>

**Parking**  
250 Bays



## Site 311 Details

**Site**22,700m<sup>2</sup>**Office**300m<sup>2</sup>**Warehouse**12,000m<sup>2</sup>

# CAFFI LOGISTICS



## CONTRACT RESOURCES

### Site 14B Details

**Site**

6,764m<sup>2</sup>

**Office**

400m<sup>2</sup>

**Warehouse**

2,000m<sup>2</sup>



## Site 314 Details

**Site**10,000m<sup>2</sup>**Office**270m<sup>2</sup>**Warehouse**500m<sup>2</sup>

# COREGAS



# EFTECH

## Site 212 Details

**Site**

6,000m<sup>2</sup>

**Office**

400m<sup>2</sup>

**Warehouse**

1,000m<sup>2</sup>



## Site 302 Details

### Site

2.7 Hectares

### Office

1,600m<sup>2</sup>

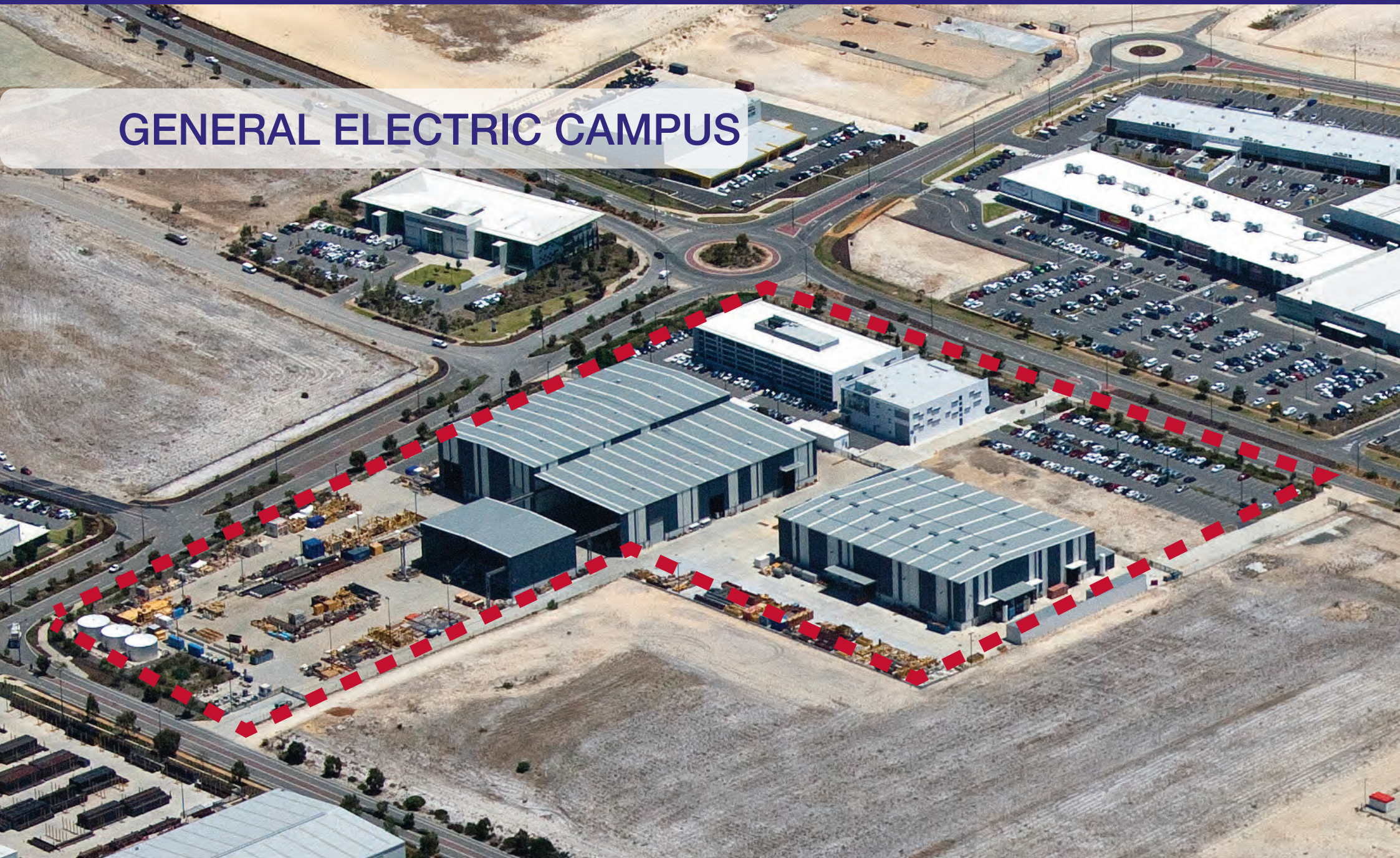
### Training Facility

4,800m<sup>2</sup>

# ERGT



# GENERAL ELECTRIC CAMPUS



### Site 8 Details

**Main Office Site**15,000m<sup>2</sup>**Office**4,000m<sup>2</sup>**Skills Centre**2,000m<sup>2</sup>

### Site 9 Details

**Oil & Gas Site**27,000m<sup>2</sup>**Office**1,000m<sup>2</sup>**Workshop**6,400m<sup>2</sup>

Pits 9x9x9 and 6x6x6

Gantry 40t and 100t

### Site 10A Details

**Global Services Site**10,800m<sup>2</sup>**Office**760m<sup>2</sup>**Workshop**4,400m<sup>2</sup>

## GENERAL ELECTRIC



# HALLIBURTON

## Site 11 Details

**Site**

4 Hectares

**Building**

18,000m<sup>2</sup>

## Site 20B Details

**Site**8,725m<sup>2</sup>**Office**250m<sup>2</sup>**Warehouse**4,000m<sup>2</sup>**HISCO**

HSS

## Site 210 Details

**Site**  
12,000m<sup>2</sup>

**Office**  
540m<sup>2</sup>

**Warehouse**  
5,000m<sup>2</sup>

**Parking**  
80 Bays

## Site 315 Details

**Site**22,000m<sup>2</sup>**Office**1,220m<sup>2</sup>**Warehouse**5,000m<sup>2</sup>

IOT



JAKO

## Site 2 Details

### Site

11,200m<sup>2</sup>

### Office

570m<sup>2</sup>

### Warehouse

2,500m<sup>2</sup>

### Parking

35 Bays



## Site 19 Details

**Site**8,700m<sup>2</sup>**Office**300m<sup>2</sup>**Warehouse**3,000m<sup>2</sup>

# KINCROME



# KMART DISTRIBUTION CENTRE

## Site 501 Details

### Site

10 Hectares

### Office

1,700m<sup>2</sup>

### Warehouse

40,000m<sup>2</sup>

### Parking

250 Bays



## Site 203 Details

**Site**

15,000m<sup>2</sup>

**Office**

250m<sup>2</sup>

**Warehouse**

7,000m<sup>2</sup>

# HDS



# MRC GLOBAL

## Site 16 Details

**Site**

18,200m<sup>2</sup>

**Warehouse**

1,000m<sup>2</sup>

**Hardstand**

15,400m<sup>2</sup>

## Site 18 Details

**Site**

2.8 Hectares

**Office**

1,000m<sup>2</sup>

**Warehouse**

11,000m<sup>2</sup>

**MRC | SP**

4-6

Marriott Rd  
9417 0500

GATE 2

## Site 204 Details

**Site**

3.1 Hectares

**Office**

2,000m<sup>2</sup>

**Warehouse**

6,500m<sup>2</sup>

# OCEANEERING



# PARSONS GROUP

## Site 213 Details

Site  
6,200m<sup>2</sup>



## Site 205 Details

**Site**23,000m<sup>2</sup>**Office**750m<sup>2</sup>**Warehouse**6,000m<sup>2</sup>**PFP**

## POLICE AIRWING

### Site 105 Details

**Site**

7,841m<sup>2</sup>

**Office/Amenities**

1,588m<sup>2</sup>

**Hardstand**

6,810m<sup>2</sup>

**Hangars**

3,513m<sup>2</sup>



## Site 514 Details

**Site**

4.8 Hectares

**Office**

650m<sup>2</sup>

**Warehouse**

25,000m<sup>2</sup>

**Parking**

100 Bays

# REECE



## RETAIL MIXED USE

### Site 200 Details

**Site**

1.6 Hectares

**Mixed Use**

5,400m<sup>2</sup>

**Parking**

200 Bays



## Site 7 Details

**Site**

10,000m<sup>2</sup>

**Office**

3,500m<sup>2</sup>

**Parking**

68 Undercroft Bays

87 At Grade Bays

# SABRE CRESCENT OFFICES



# SCHLUMBERGER

## Site 506 Details

### Site

5 Hectares

### Workshop A

6,500m<sup>2</sup>

### Workshop B

3,400m<sup>2</sup>

### Hardstand

30,000m<sup>2</sup>



## Site 506 Details

**Office**  
1,200m<sup>2</sup>

**Parking**  
200 Bays

## SCHLUMBERGER OFFICE



## SPUDSHED

### Site 201 Details

**Site**

23,000m<sup>2</sup>

**Retail**

3,000m<sup>2</sup>

**Warehouse**

3,000m<sup>2</sup>

**Covered Yard**

1,200m<sup>2</sup>

**Parking**

324 Bays

Days a Week  
can Spudshed!



**spudshed**  
Fresh Food Market

## Site 515 Details

**Site**

4.3 Hectares

**Office**

500m<sup>2</sup>

**Building Area**

23,000m<sup>2</sup>

## SUPER A-MART



# SURFACE TECHNOLOGY

## Site 14A Details

### Site

4,600m<sup>2</sup>

### Building Area

2,200m<sup>2</sup>



## Site 20A Details

### Site

7,764m<sup>2</sup>

### Warehouse

3,600m<sup>2</sup>

# TECHTRONIC INDUSTRIES



# TRADELINK

## Site 17 Details

### Site

1.7 Hectares

### Warehouse

7,500m<sup>2</sup>



## Site 301 Details

**Site**

26,000m<sup>2</sup>

**Retail / Offices**

900m<sup>2</sup>

**Workshop**

12,500m<sup>2</sup>

**Parking**

85 Bays

# VIRIDIAN



## VULCAN STAINLESS



### Site 13 Details

**Site**

11,000m<sup>2</sup>

**Office**

600m<sup>2</sup>

**Workshop/Warehouse**

4,000m<sup>2</sup>

## Site 309 Details

**Site**14,000m<sup>2</sup>**Office**1,000m<sup>2</sup>**Warehouse**2,500m<sup>2</sup>**Parking**

73 Bays

# WEST COAST ENERGY



## WORLD WIRE CABLES

### Site 202B Details

**Site**

4,765m<sup>2</sup>

**Warehouse**

2,000m<sup>2</sup>

**Parking**

25 Bays



## Site 206 Details

**Site**16,400m<sup>2</sup>**Office**350m<sup>2</sup>**Warehouse**7,020m<sup>2</sup>**Hardstand**4,200m<sup>2</sup>

# ACCO AUSTRALIA



# BUNZL

## Site 216 Details

### Site

37,000m<sup>2</sup>

### Office

1,225m<sup>2</sup>

### Hardstand

10,500m<sup>2</sup>

### Warehouse

19,000m<sup>2</sup>

### Parking

100 Bays

## Site 21 Details

**Site**14,000m<sup>2</sup>**Office**510m<sup>2</sup>**Factory**5,500m<sup>2</sup>**Hardstand**2,500m<sup>2</sup>

# CANON FOODS



## GRAYS ONLINE

### Site 513 Details

**Site**

28,000m<sup>2</sup>

**Office**

750m<sup>2</sup>

**Hardstand**

20,000m<sup>2</sup>

**Warehouse**

2,000m<sup>2</sup>

**Parking**

53 Bays

**Site 204A Details****Site**10,000m<sup>2</sup>**Workshop**2,015m<sup>2</sup>**Hardstand**7,580m<sup>2</sup>**OCEANEERING - WORKSHOP****NO PHOTO AVAILABLE**

## VULCAN (addition)

NO PHOTO AVAILABLE

### Site 13 A Details

**Site**

7,800m<sup>2</sup>

**Office**

90m<sup>2</sup>

**Warehouse**

4,000m<sup>2</sup>

**Hardstand**

3,860m<sup>2</sup>

## Site 207 Details

### Site

37,700m<sup>2</sup>

### Office

1,544m<sup>2</sup>

### Hardstand

17,700m<sup>2</sup>

### Workshop

11,000

### Parking

199

# SCHENCK



# WESTERN DIAGNOSTIC PATHOLOGY

## Site 1 Details

### Site

19,800m<sup>2</sup>

### Office

1,680m<sup>2</sup>

### Laboratory

3,157m<sup>2</sup>

### Warehouse

680m<sup>2</sup>

### Parking

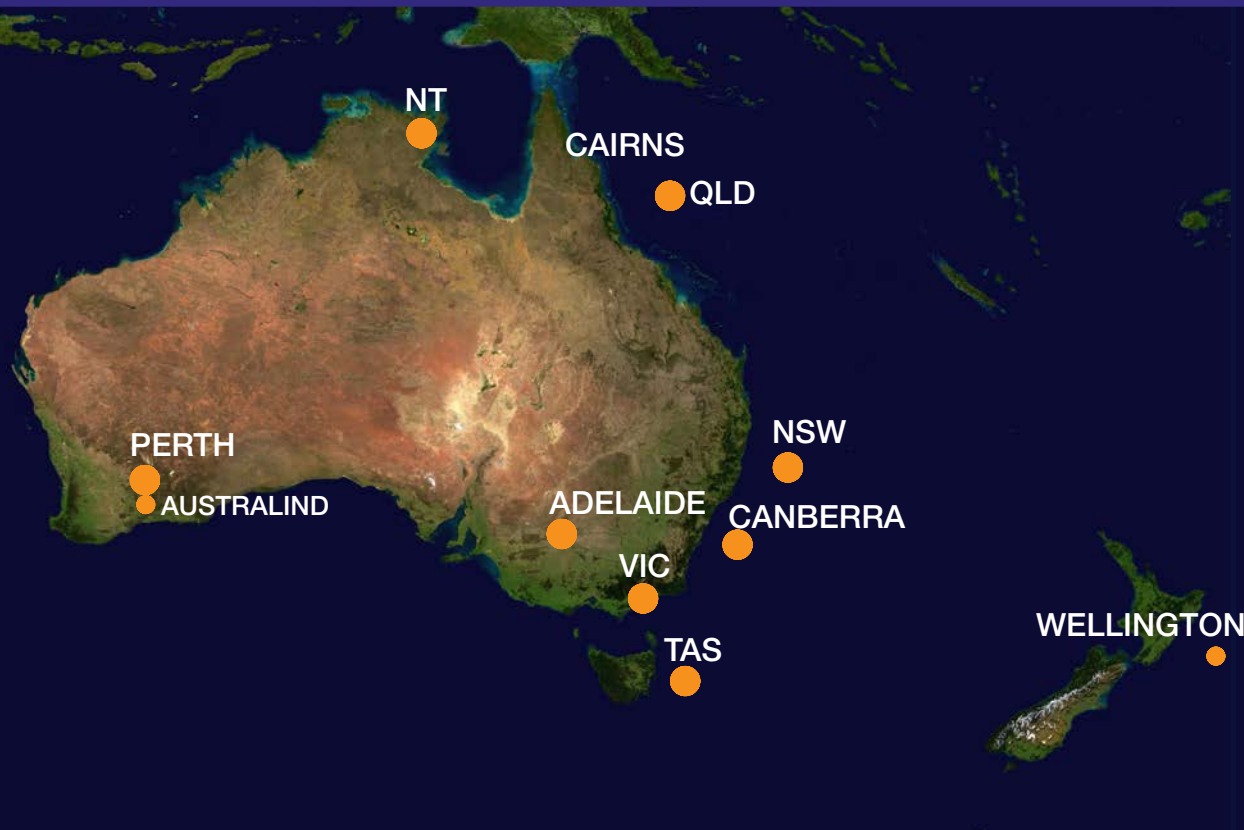
367 Bays



# Current Portfolio Managed Properties

## Syndicated Properties

Acquired with multiple high net worth syndicated investors



# BENNETT STREET, EAST PERTH WESTERN AUSTRALIA



## Site Details

### Description

118 Bennett Street is a prominent five level office building located in East Perth. Part of the property was excess to the office requirement and was developmend into residential units.

### Lettable Area

3,197m2

### Property Management

CBRE

### Asset Management

Ascot Capital Limited

# SOLD

# 1 HAVELOCK STREET, WEST PERTH WESTERN AUSTRALIA

## Site Details

### Description

Four storey office building on freehold land in West Perth. This precinct offers direct access to the Perth CBD and major motorways and is approximately 10km from the Perth Domestic and International Airports.

### Lettable Area

5,086m<sup>2</sup>

515 Parking Bays

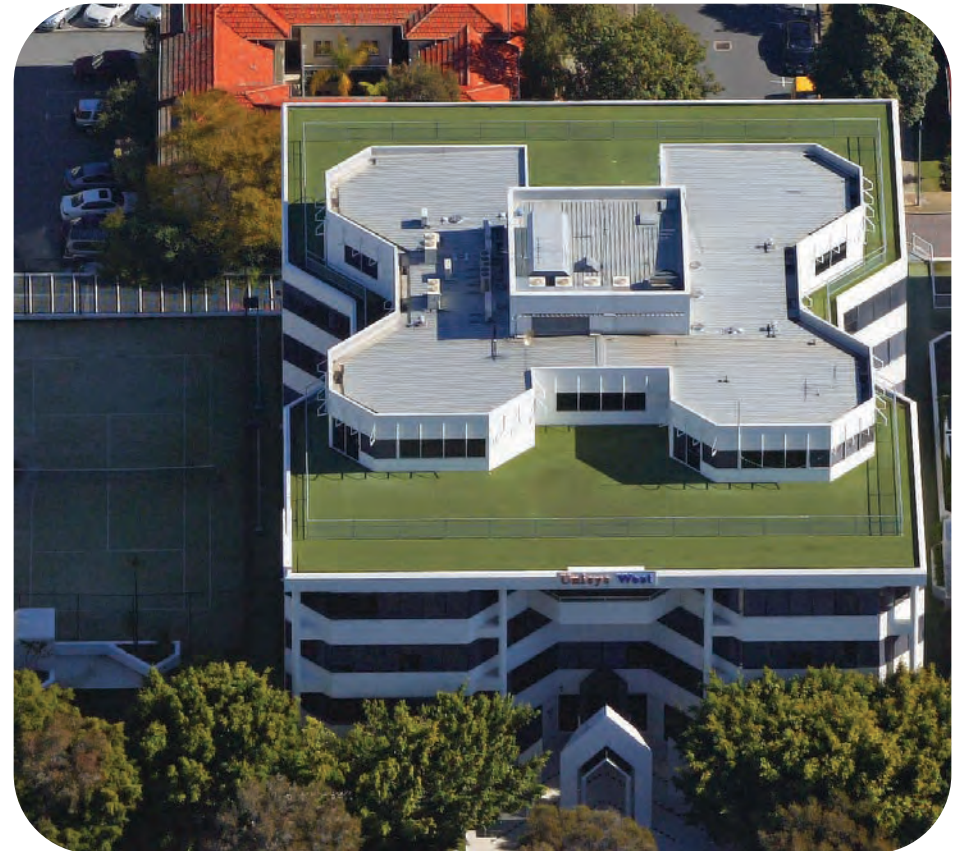
### Property Management

CBRE

### Asset Management

Ascot Capital Limited

# SOLD



# 1314 HAY STREET, WEST PERTH WESTERN AUSTRALIA



## Site Details

### Description

Property comprises ground floor parking plus two extensively refurbished upper level office floors. Site area is 1,250m<sup>2</sup>.

### Lettable Area

1,892m<sup>2</sup>

40 Parking Bays

### Property Management

Ascot Capital Limited / CBRE

### Asset Management

Ascot Capital Limited

# PARIS ROAD, AUSTRALIND WESTERN AUSTRALIA

Commercial industrial development site

## Site Details

### Description

Property comprises a flat and level light industry zoned parcel situated 60km south of Perth CBD and approximately 10km north of the regional city of Bunbury.

This is a development strategy with Spudshed first tenant who requires a 6,000m<sup>2</sup> facility.

### Development Area

43.5 Hectares

### Asset and Development Management

Ascot Capital Limited



# BURTON

## ADELAIDE, SOUTH AUSTRALIA

Single Tenant: Inghams Enterprises



### Site Details

#### Description

This property comprises a highly sophisticated production and warehouse property which comprises approximately 5.33 hectares. Acquisition of two additional land parcels for the trust brings land holding to 11,874m<sup>2</sup>. 20 year triple net lease.

#### Lettable Area

10,513m<sup>2</sup>

#### Property Management

Inghams Enterprises Pty Ltd

#### Asset Management

Ascot Capital Limited

# SOLD

# BUTLER BOULEVARD, BURBRIDGE BUSINESS PARK ADELAIDE, SOUTH AUSTRALIA

## Site Details

### Description

Industrial property located on leasehold land in the Inner West area of Adelaide, situated in Burbridge Business Park at Adelaide Airport. Site has excellent access to Sir Donald Bradman Drive, a major arterial road.

### Lettable Area

Hardstand 6,834m<sup>2</sup>

Parking 7,836m<sup>2</sup>

### Property Management

CBRE

### Asset Management

Ascot Capital Limited



# EASTERN PARADE, GILLMAN ADELAIDE, SOUTH AUSTRALIA

## Site Details

|                            |  |
|----------------------------|--|
| <b>Description</b>         | Commercial property located in the Inner North area of Adelaide. Situated on freehold land in Gillman, an established industrial area located approximately 12km north west of the Adelaide CBD. 15 year Lease to P&O. |
| <b>Lettable Area</b>       | 7,610m <sup>2</sup><br>Hardstand - 12,120m <sup>2</sup>  |
| <b>Property Management</b> | CBRE   |
| <b>Asset Management</b>    | Ascot Capital Limited  |



# NORTH PLYMPTON

## ADELAIDE, SOUTH AUSTRALIA

### Site Details

#### Description

Large high quality commercial facility of 12,358m<sup>2</sup> situated on 34,000m<sup>2</sup> of land. Site has significant parking and is adjacent to Adelaide Airport and 7kms from Adelaide CBD.

#### Lettable Area

Hardstand 12,338m<sup>2</sup>

Parking 21,542m<sup>2</sup>

#### Management

CBRE

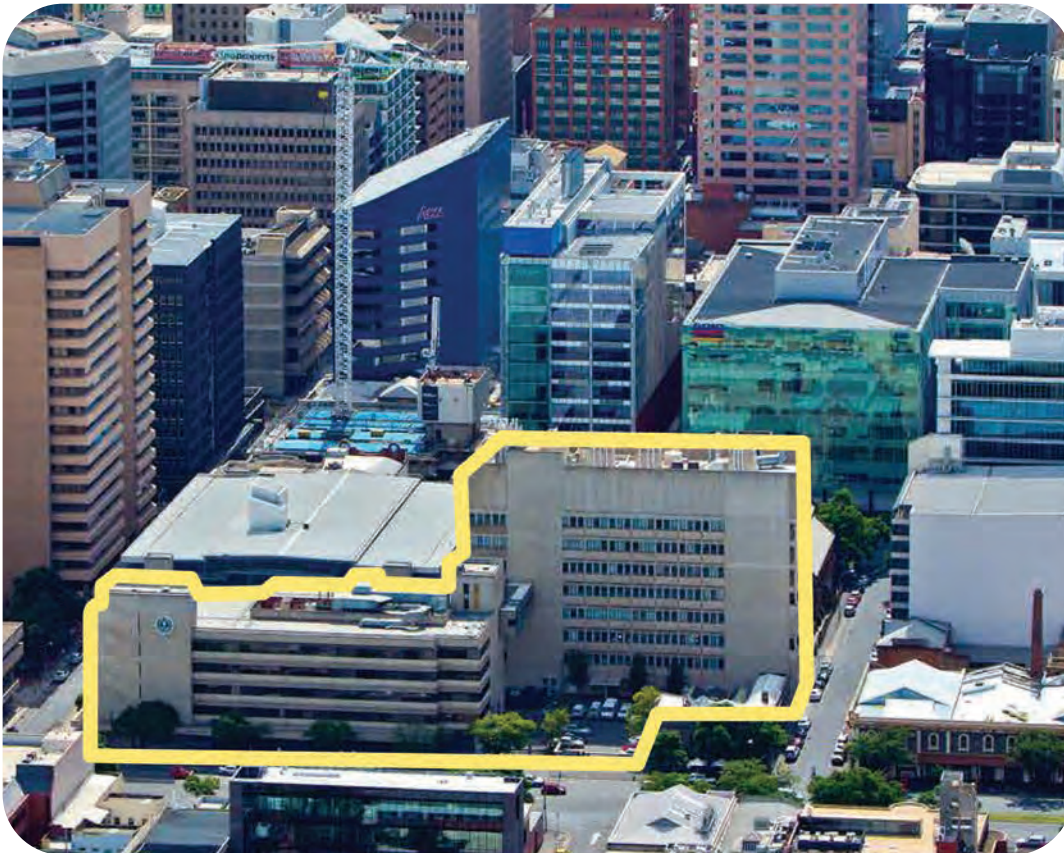
#### Asset Management

Ascot Capital Limited

**SOLD**



# 60 WAKEFIELD STREET + 12 DIVETT PLACE ADELAIDE, SOUTH AUSTRALIA



## Site Details

### Description

Property consists of two office buildings totaling circa 17,900m<sup>2</sup> of built form on approximately 5,000m<sup>2</sup> of land in Adelaide CBD. 12 year triple net lease to SA Government.

### Lettable Area

17,900m<sup>2</sup>

### Property Management

Impact Corporation

### Asset Management

Ascot Capital Limited

# SOLD

# MORT STREET CANBERRA, ACT

## Site Details

### Description

Located in the heart of Canberra's business district, in Australia's capital city. The eight level A-grade office property enjoys prominent street exposure. It is surrounded by many other modern high profile office buildings occupied by the Commonwealth and significant private sector tenants with convenient access to a significant retail and entertainment precinct.

### Lettable Area

9,384m<sup>2</sup>

### Property Management

CBRE

### Asset Management

Ascot Capital

# SOLD



# MOLESWORTH STREET WELLINGTON, NEW ZEALAND



## Site Details

### Description

Located in the Government Precinct and as a result of the NZ Government Tender Process, the building was chosen as a key building for govt dept occupation. Award winning building with 15 year lease to NZ Government.

### Lettable Area

15,540m<sup>2</sup>

### Property Management

CBRE Wellington

### Asset Management

Ascot Capital

# SOLD

# NORTHBOURNE AVENUE CANBERRA, ACT

Single Tenant: Commonwealth Government Department of Employment

## Site Details

### Description

The property is located in the heart of the Canberra CBD on Northbourne Avenue, the main arterial road through Canberra. It enjoys convenient access to the “Canberra Centre”, Canberra’s most significant retail and entertainment precinct. The property is a high quality, A grade, office building with an impressive six level atrium providing an abundance of natural light. It has a 10 year lease and a 5 star NABERS Energy Rating.

### Lettable Area

10,218m<sup>2</sup>

### Property Management

CBRE

### Asset Management

Ascot Capital



# GEELONG ROAD BROOKLYN, MELBOURNE

Single Tenant: Tasman Logistics Services



## Site Details

### Description

This site represents a unique land bank opportunity secured by a new 12 year Triple Net Lease over the existing land and buildings comprising a port-related logistics facility suitable for international containers. It is well located approximately 10km west of Melbourne, 7km from the Port of Melbourne, in an ideal location for logistics within proximity to major arterials including the West Gate Freeway, Princes Freeway, The Western Ring Road, and the proposed Western Distributor.

### Lettable Area

12,803m<sup>2</sup>

### Property Management

CBRE

### Asset Management

Ascot Capital

# PARK TERRACE SALISBURY, SA

Single Tenant: South Australian Government (Minister for Mental Health & Substance Abuse)

## Site Details

### Description

Located on one of the main commercial strips in the heart of Salisbury, within easy walking distance to the Salisbury Train Station (200m), Salisbury Interchange (150m) and the Parabanks Shopping Centre (700m). The Park Terrace property is surrounded by commercial offices, consulting rooms, the retail precinct, in close proximity to the John Street Mall and is within the District Centre Zone, Salisbury is a major regional centre located 21km north of the capital city Adelaide and offers very convenient access to transport.

The building is a modern two-level office and consulting facility with a 15 year lease.

### Lettable Area

1,929m<sup>2</sup>

### Property Management

CBRE

### Asset Management

Ascot Capital



# SENNA ROAD WINGFIELD, SA

Single Tenant: GPC Asia Pacific Pty Ltd (Repco Distribution Centre)



## Site Details

### Description

Located on the southern side of Senna Road with frontage also to Capelli Road and Lafitte Road, within the Grand Junction Estate sub divisional area of Wingfield, a premier industrial area approximately 12 kilometres north-west of Adelaide GPO. All three roads are wide industrial purpose-built roadways. The building is a high-quality modern office and warehouse distribution facility, that had a major expansion and total refurbishment in 2016 secured by a new 10 year lease.

### Lettable Area

15,353m<sup>2</sup>

### Property Management

Colliers

### Asset Management

Ascot Capital

# 23 DESTINY WAY, 50 & 56 TRIUMPH AVE WANGARRA, WA

Tenants: GCS Hire (subsidiary of ASX listed GCS), Subsea 7 Company (i-Tech Services) and Glass Processing Australia

## Site Details

### Description

Located within proximity to major transport links, Wangara offers immediate and convenient access to major residential areas north of Perth. Wangara Industrial Precinct is one of Perth's most modern and established commercial and industrial areas. Located 20km from Perth CBD, these three properties have great access to Mitchell Freeway and Reid Highway. Recently built modern buildings with a 7 year WALE.

### Lettable Area

23 Destiny Way 4,032m<sup>2</sup> plus 12,540m<sup>2</sup> of hardstand

50 Triumph Ave 3,697m<sup>2</sup>

56 Triumph Ave 2,046m<sup>2</sup>

### Property Management

Colliers

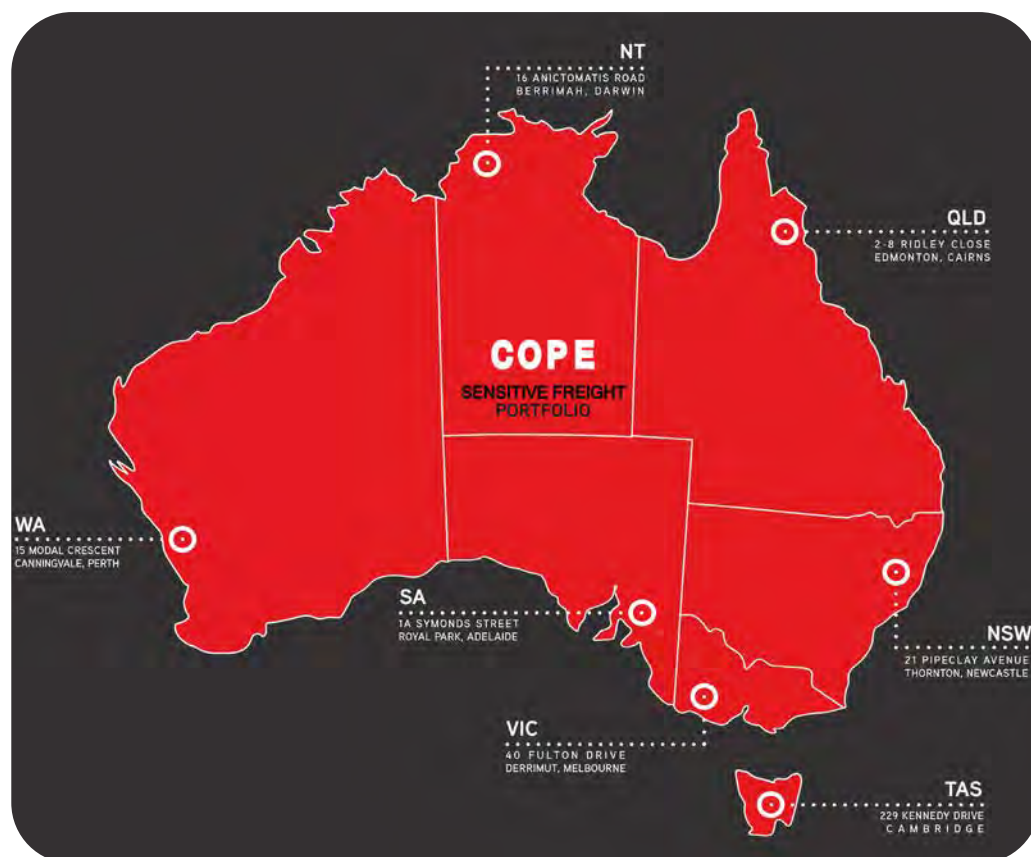
### Asset Management

Ascot Capital



# LOGISTICS TRUST - 7 CITY LOCATIONS AUSTRALIA WIDE

Single Tenant: Cope Sensitive Freight



## Site Details

### Description

Located within proximity to major transport links, each of the seven properties are located within established industrial locations. The property portfolio is geographically diverse, with an asset located in every state across the country and secured by new 12 year tripple net leases.

### Total Lettable Area

23,575m<sup>2</sup>

### Property Management

Colliers

### Asset Management

Ascot Capital

# 79-83 + 85 CHERRY LANE LAVERTON NORTH, VIC

Single Tenant: Probiotec Pharma Pty Ltd (Probiotec Limited)

## Site Details

### Description

Located within the core industrial precinct of Laverton North, approximately 15kms west of the Melbourne CBD. More particularly the property is situated to the southern side of Cherry Lane approximately half way between the junction of Doherty's Road to the north and Fitzgerald Road to the south, and extends through to Princes Freeway affording the site expansive exposure to high levels of passing traffic with a 224m street frontage. Secured with a new 20 year triple net lease from settlement.

### Total Lettable Area

31,476m<sup>2</sup>

### Property Management

JLL

### Asset Management

Ascot Capital



# 248 FLEMING ROAD HEMMANT, QLD

Single Tenant: Royal Foods Aust Pty Ltd (ROYALCDS)



## Site Details

### Description

Hemmant is a major suburb in the Australia Trade Coast Precinct and is a neighbouring suburb to the Port of Brisbane. The area includes an array of industrial users ranging from manufacturers to warehousing and distribution plus freight forwarders. The property is approximately 15 minutes to the Port of Brisbane and Brisbane Airport. Royal Foods is on a 12 year lease.

### Gross Lettable Area

5,706m<sup>2</sup>

### Property Management

Savills

### Asset Management

Ascot Capital

# 14-14 FAULDING ST + 19 WORMALD ST SYMONSTON, ACT

Single Tenant: Telstra & Citadel Group Limited

## Site Details

### Description

The property is in the suburb of Symonston, immediately to the south of the industrial/service trades suburb of Fyshwick, approximately seven to eight kilometres south-east of Canberra's CBD. The property is in the south-east corner of the precinct, having excellent visibility to Canberra Avenue. Secured on a 7½ year lease.

### Total Lettable Area

Faulding Street - 2,900m<sup>2</sup>

Wormald Street - 579m<sup>2</sup>

### Property Management

Savills

### Asset Management

Ascot Capital



## 4 ENTERPRISE STREET WULKURAKA, QLD

Single Tenant: Schweppes Australia



### Site Details

#### Description

Wulkuraka, an industrial precinct is located approximately 6 kilometres west of the Ipswich CBD and approximately 45 radial kilometres south west of the Brisbane CBD. The area is within close proximity to the Warrego and Cunningham Highways, which provide access to the major arterials that service the local and interstate markets. The project includes the construction of the Wulkuraka maintenance facility as well as three new training simulators. Secured with a new 20 year triple net lease from settlement.

#### Total Lettable Area

16,510m<sup>2</sup>

#### Property Management

JLL

#### Asset Management

Ascot Capital

# 123 SHAW ROAD TOWNSVILLE, QLD

Single Tenant: Lion Dairy & Drinks

## Site Details

### Description

Townsville is the largest City in Northern Australia by population (approx 192,000) and boasts an incredibly diverse economy with no single sector representing more than 15% of GRP. The region is recognised as the doorway to Queensland's mining industry and is perfectly positioned as Australia's gateway with major international export and import activity facilitated through the Townsville Port. Lion Dairy & Drinks is on a 12 year lease.

### Gross Lettable Area

4,728m<sup>2</sup>

### Property Management

CBRE

### Asset Management

Ascot Capital



## 8 - 12 BULLER STREET PORT MACQUARIE, NSW

Single Tenant: Essential Energy HQ (NSW GOVT.)



### Site Details

#### Description

The Property is located on the southern side of Buller Street, within the rapidly growing regional town of Port Macquarie approximately 440 kilometres south of Brisbane's CBD and 314 kilometres north of Sydney's CBD. The Property has secondary frontage to Waugh Street at the southern boundary alignment. Port Macquarie is one of the fastest growing shires. Its current population of circa 81,000 is forecast to grow to 100,000. Secured with a new 15 year lease.

#### Total Lettable Area

6,214m<sup>2</sup>

#### Property Management

JLL

#### Asset Management

Ascot Capital

# 102 - 108 MAGNESIUM DRIVE CRESTMEAD, QLD

Single Tenant: Oxworks Pty Ltd

## Site Details

### Description

Crestmead is located 24km south of the Brisbane CBD. The subject estate benefits from access to SEQ's major arterial links, specifically the Logan, Pacific & Gateway Motorways.

Noted as QLD's major growth corridor, Logan has a constant high attraction to multiple high profile end users and as a result has a great track record of minimal vacancy. Oxworks Pty Ltd is on a 10 year lease from completion, with fixed 3.0% annual rent increases.

### Gross Lettable Area

16,800m<sup>2</sup>

### Property Management

CBRE

### Asset Management

Ascot Capital



# 665 FAIRFIELD ROAD YEERONGPILLY, QLD

Single Tenant: Brisbane City Council



## Site Details

### Description

Located circa 5.5 radial kilometres south of the Brisbane CBD, 665 Fairfield Road is situated in the established and affluent inner-city suburb of Yeerongpilly - home to the Queensland Tennis Centre, the Tennyson Reach luxury apartment complex and Consolidated Property's \$850M Yeerongpilly Green master planned community.

The Brisbane City Council on a 15 year lease expiring 24 June 2027, with two 5 year options and fixed 3.5% annual rent increases.

### Total Lettable Area

4,198m<sup>2</sup>

### Property Management

Cushman & Wakefield

### Asset Management

Ascot Capital

# 16 - 18 HENDERSON ROAD KNOXFIELD, VIC

Single Tenant: Prydes Confectionary Pty Ltd

## Site Details

### Description

Situated in the established industrial precinct of Knoxfield and located 25km south east of Melbourne CBD, 29km south east of the Port of Melbourne and 42km south east of the Melbourne Airport.

Access via Henderson Road to the east, and major roadways such as Ferntree Gully Road, Eastlink and the Monash Freeway nearby.

Prydes Confectionary is on a 12 year triple net lease with two 5 year options and fixed 3.0% annual rent increases.

### Total Lettable Area

12,230m<sup>2</sup>

### Property Management

CBRE

### Asset Management

Ascot Capital



# BURBRIDGE BUSINESS PARK ADELAIDE AIRPORT, SA

Single Tenant: Bunzl



## Site Details

### Description

The property is located just minutes from the Adelaide CBD.

Importantly Burbridge Business Park enjoys excellent vehicular access being on the junction of Sir Donald Bradman Drive and Tapleys Hill Road.

Adelaide Airport is the major gateway to South Australia with approximately 7 million passengers and a further 14 million meet and greet visitors per year (prior to covid-19 lockdown).

Bunzl is on an 8 year lease from completion, estimated to be May 2021, with two 5 year options and annual rent increases of CPI.

### Gross Lettable Area

9,720m<sup>2</sup>

### Property Management

### Asset Management

Ascot Capital

# 48 MILLER STREET MURARRIE, QLD

Single Tenant: Tritium Pty Ltd

## Site Details

### Description

The Property is a high quality, modern commercial office building situated within Brisbane's premier business and industry precinct, the TradeCoast.

Tritium is on a new 8 year Lease commencing from December 2020 upon completion of building extension. It has fixed 3.5% annual rent increases.

### Total Lettable Area

4,044m<sup>2</sup> plus 120 car bays

### Property Management

CBRE

### Asset Management

Ascot Capital



## 589 - 599 TORRENS ROAD ST CLAIR, SA

Single Tenant: Trident Plastics SA Pty Ltd



### Site Details

#### Description

The site is located approximately 10kms north west of the Adelaide CBD and 6kms south east of Port Adelaide.

Trident Plastics SA Pty Ltd is on a long 10 year Triple Net Lease from 7 September 2018, plus a 10 year option.

#### Gross Lettable Area

15,100m<sup>2</sup>

#### Property Management

CBRE

#### Asset Management

Ascot Capital

# Hotel Joint Ventures

**Facilimate**  
*Your helping hand*



# PACIFIC HOTEL CAIRNS, QUEENSLAND



## Site Details

### Description

Property consists of a 176 guest room 4.5 star hotel on 3,750m<sup>2</sup> freehold land in Cairns CBD. The hotel has two street frontages along Cairns' waterfront Esplanade tourist area and features a restaurant, bar, conference facilities, pool and retail tenancies.

### Property Management

Facilimate®

### Asset Management

Ascot Capital Limited

# ABBOTT HOTEL

## CAIRNS, QUEENSLAND

### Site Details

#### Description

The Property is located in the premium Cairns accommodation precinct – the perfect place to enjoy your tropical getaway. This beautifully renovated and refurbished boutique hotel is situated on the Cairns esplanade, a roll of the dice away from the Cairns Reef Casino, a two minute walk from the Reef Fleet terminal, and a short km ride away from the Cairns Airport.

#### Property Management

Facilimate®

#### Asset Management

Ascot Capital Limited



# PACIFIC SUITES CANBERRA, ACT



## Site Details

### Description

The Property is a serviced apartment hotel which provides 153 units in total, comprising 117 x two bedroom apartments and 36 x one bedroom apartments, Breeze Restaurant and Bar, business centre, lobby reception, executive offices, commercial space (currently not leased), function rooms, 25 metre lap pool, gym, plus two levels of basement car parking and a parking deck providing 265 car spaces.

### Property Management

Facilimate®

### Asset Management

Ascot Capital Limited

# PACIFIC HOTEL

## BRISBANE, QUEENSLAND

### Site Details

#### Description

With a premium location in one of Brisbane's oldest suburbs, the Urban Hotel is strategically located approximately 500m from Brisbane's CBD and services Brisbane's premium health precinct of Wickham Terrace which includes St Andrew's War Memorial Hospital and the Brisbane Private Hospital. The hotel is also located directly across from the Roma Street Train Station and approximately 300m from the Brisbane Transit Centre.

#### Property Management

Facilimate®

#### Asset Management

Ascot Capital Limited



# CORAL KAY RESORT

## MACKAY, QUEENSLAND



### Site Details

#### Description

The Coral Kay Resort is a contemporary style 3.5 star resort comprising 82 guest rooms. The property also includes a restaurant, two small meeting rooms, on site laundry, manager's residence, swimming pool, gymnasium and outdoor car parkings.

The asset is located on Nebo Road, one kilometre south of the Mackay town centre and 4.5 kilometres south of the Mackay Airport. Nebo Road forms part of the

Bruce Highway, a major highway in Queensland, which commences in the state capital, Brisbane, and passes through major regional centres up to Cairns.

#### Property Management

Facilimate®

#### Asset Management

Ascot Capital Limited

# SEASONS HOTEL

## NEWMAN, WESTERN AUSTRALIA

### Site Details

#### Description

Newman is located approximately 1,200 kilometres north of Perth and 450km south of Port Hedland with the Seasons Hotel Newman located at the heart of the Town.

Seasons Hotel Newman comprises 82 accommodation rooms, as well as a bar and restaurant, swimming pool and conference facilities all with ample parking for guests. Seasons Hotel Newman is considered to be the hotel of choice in Newman. There is a lack of competing stock with the recent closure of Mia Mia. Seasons Hotel Newman holds a strong ADR at \$175 and runs at 51% occupancy.

#### Property Management

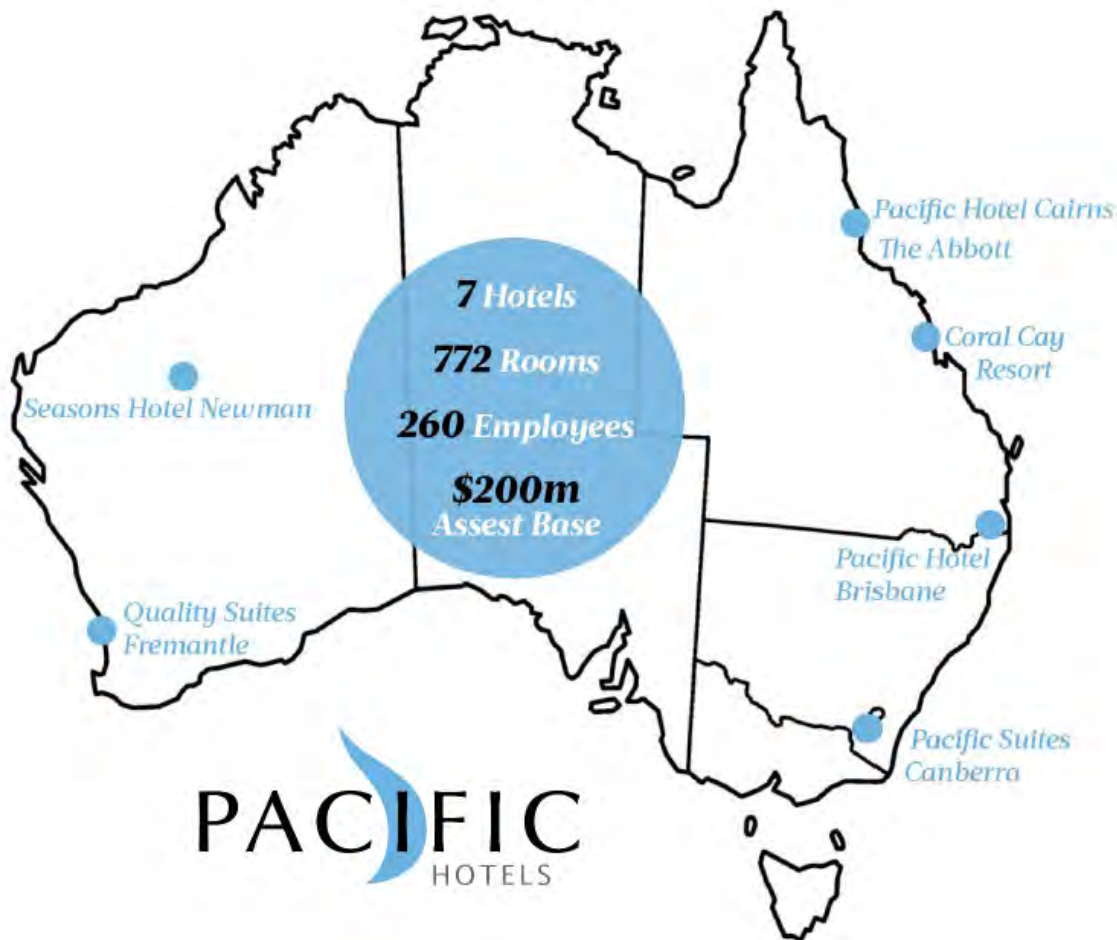
Facilimate®

#### Asset Management

Ascot Capital Limited



## Stephen Lauder Facilimate



Stephen is an experienced businessman operating companies Australia wide for almost 30 years. He was the founder and owner of AHS Hospitality, Australia's largest provider of outsourced labour services to the Australian accommodation hotel industry.

Previously a state winner of the Ernst and Young Entrepreneur of the Year and more recently a regional judge for this award event, Stephen is the founder and Managing Director of Facilimate.

His extensive knowledge of the hospitality industry along with his time in private equity has enabled him to develop the Facilimate business model as an Investor and Manager of Hotel assets.

Stephen has been a member of Young Presidents Organisation since 2004 undertaking many roles including running a successful mentoring program. He is also a Fellow of the Australian Institute of Company Directors.

Stephen Lauder  
Managing Director - Facilimate  
T: +61 8 6389 3900  
M: +61 418 929 319  
[stephenlauder@facilimate.com.au](mailto:stephenlauder@facilimate.com.au)

## Gregory King

### Director



Greg has extensive experience in the financial services and property industries spanning over 20 years. He qualified as a Chartered Accountant after he obtained degrees in Commerce and Accountancy.

Greg has spent time in Europe dealing with property structured finance and has held many senior positions and directorships in the real estate and finance sector.

He has bought, sold, listed and developed real estate in the UK, South Africa and Australia.

Greg is a founder of Ascot Capital Limited, which is recognised as one of the foremost property developers in Western Australia.

Greg is a member of the YPO and he has been the Regional Chair for Australia / New Zealand.

He is also a member of the AICD.

Greg also sits on the board of WA Rugby's Future Force Foundation.

Greg King  
Director  
T: +61 8 6389 3900  
M: +61 438 929 245  
greg@ascotcapital.com.au

## David Van der Walt

### Director



David has been involved in the property industry for over 30 years in South Africa, the UK and Australia.

David has a vast and well-rounded knowledge of all aspects of property including agency, property management, development and syndications.

David founded 5th Avenue Properties in South Africa in the early 1980's and remained CEO and major shareholder until the sale of the business to a listed Johannesburg Stock Exchange company in 1999. He remained CEO until his departure to Australia in 2001.

David, with his business partner Greg King, founded Ascot Capital Limited on arrival in Australia.

He is also a member of the AICD.

David Van der Walt  
Director  
T: +61 8 6389 3900  
M: +61 409 207 165  
david@ascotcapital.com.au

## Peter Agostino Director



Peter joined Ascot Capital as a Director in February 2016.

Peter has been involved in the property industry for almost 30 years. He commenced with JLL in 1988 climbing through the ranks to become Managing Director of the Western Australian business and a Regional Director of the Asia Pacific Region.

In 2002 he joined CBRE as Senior Managing Director of CBRE's Western Australia, South Australia and ACT businesses and a member of the Australia & New Zealand Executive Committee and Senior Leadership Board. Peter also ran the Capital Markets - Institutional Investment Properties Department in Perth.

Peter has a Bachelor of Business (Economics & Financial Management) and an Advanced Certificate of Business (Real Estate). He is a Fellow of the Australian Property Institute, a Licensed Real Estate Agent and an Associate Professional Member of the Economic Society of Australia.

Peter Agostino  
Director  
T: +61 8 6389 3900  
M: +61 412 940 219  
[peter@ascotcapital.com.au](mailto:peter@ascotcapital.com.au)

## Ascot Capital Our Team

(L-R) David Van der Walt, Wendy Wilson, Peter Agostino, Kasey Butcher, Greg King, Fiona Slade.





**Greg King**  
Director  
T: +61 8 6389 3900  
M: +61 438 929 245  
[greg@ascotcapital.com.au](mailto:greg@ascotcapital.com.au)

37 Stirling Highway, Nedlands 6009 Western Australia

**David Van der Walt**  
Director  
T: +61 8 6389 3900  
M: +61 409 207 165  
[david@ascotcapital.com.au](mailto:david@ascotcapital.com.au)

**Peter Agostino**  
Director  
T: +61 8 6389 3900  
M: +61 412 940 219  
[peter@ascotcapital.com.au](mailto:peter@ascotcapital.com.au)

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