



TRUST, OPPORTUNITY AND  
OUTCOMES, **TOGETHER**

[QUANTAINVEST.COM.AU](https://www.quantainvest.com.au)



# OUR PORTFOLIO

Our focus is on providing investors with quality investment opportunities to enhance their financial future.

We make investing in property easier - striving to provide those who partner with us the financial freedom to reach their goals by using our collective property experience and capabilities, whilst actively managing assets to produce great returns. We draw on our experience in the property market in order to achieve our investors' goals. The team is highly skilled in all aspects of the property industry and by owning and managing our assets we can provide competitive returns for our investors.

Our current portfolio comprises 21 assets across Australia and is currently valued at \$310M. These are spread across a range of sectors including office, retail, industrial, health and development sites. We currently have 8 active trusts and over 40 team members managing the assets.

We previously formed part of a group of companies recognised as one of Australia's leading property investment groups, providing funds management services for over a decade. A recent transition has seen us separate from that group and operate independently. This new beginning brings excitement, optimism and a new purpose to the business, along with new opportunities for our investors, tenants, communities and our people.



# WHO WE ARE

At Quanta we care about people and our team understands the power of “together”.

## **STACEY JONES** CHIEF EXECUTIVE OFFICER

Stacey has been intimately involved in the growth of the group by taking a hands on approach to transactions, fund structure, compliance, management and strong leadership of the Quanta team. It has been this hands on approach that has ensured Stacey has gained invaluable and unparalleled experience in the operation of the business and an in depth knowledge of property funds management.

With 18 years' experience in commercial property she has held the positions of Legal Counsel, General Counsel and Chief Operating Officer. She now proudly serves as Chief Executive Officer.



## **CHRIS CARRIGAN** HEAD OF PROPERTY INVESTMENTS

Chris brings over 20 years' experience in acquisitions, investment management and leasing. He has held senior management positions with large institutional and corporate real estate investors including QIC and Mulpha Australia Limited. Chris has been the responsible executive for portfolios greater than \$2.5bn throughout his career and has been a key driver of growth in these portfolios. Chris has a strong track record of initiating and completing numerous acquisitions across several real estate sectors and markets.

At Quanta, Chris's focus will be on sourcing investment opportunities that provide investors with superior risk adjusted returns, reliable cashflows and long-term growth in line with Quanta's growth strategy.



## **TIM MACKINLEY** CHIEF OPERATING OFFICER

Tim has been with the group for 6 years and has an extensive background in human resources, people management and I.T systems; as well as having worked for privately owned entrepreneurial businesses. Tim's focus is to implement strategies to enhance the corporate areas of the business including human resources, brand & communications and finance. He also has a close association with the engagement of our investors and equity raising initiatives.



This is what gives us confidence and clarity of purpose - because where there is strength in unity, there is strength in performance.

## **DAVID CARPENTER** HEAD OF INVESTOR RELATIONS

David is responsible for delivering all equity-raising and communication strategies for the group, while implementing new systems and procedures in accordance with our regulatory and compliance obligations under our AFSL with ASIC.

With over eight years of experience with the business, David's wealth of knowledge makes him the ideal point of contact for all investors and stakeholders.



## **ARON BENDELL** HEAD OF FUNDS MANAGEMENT

Having joined the group in 2018, Aron is responsible for leading the Funds Management and Property Finance teams, which provide specialist fund management, investment strategy, capital structuring and debt origination and management services. Aron has extensive property and finance experience with over 28 years within the Institutional Banking, Property and Corporate Finance, Commercial Banking, and financial services sectors.



## **RICK LI** HEAD OF FINANCE

Rick has a Bachelor of Commerce majoring in Accounting and Finance, and is a member of CPA Australia. He has been in the property industry for the last 15 years, prior to joining the team he worked for Stockland Property Group, Jones Lang LaSalle, AMP Capital Ltd and McNab Constructions. These roles resulted in Rick having a high level of experience and insights into the ever-changing finance aspects of property and fund management. Rick has been passionate about integrating his skills and industry knowledge into each role given to him.





# OUR FUTURE

At Quanta we believe results matter, but it's how you get those results that makes all the difference.

As well as managing our funds, we are also invested in them. For over a decade, we've been building a wealth of knowledge and experience in property investment, and as we transform our company, this collective experience is now driving a new vision. As we look to the future, we are actively seeking out new and fresh ways to provide solid investments and great outcomes for our investors, tenants and communities. We are currently looking at opportunities along our East Coast.

To join us on this journey you must be a wholesale investor with a minimum of \$100,000 to invest. As part of our new approach we want to know what you, our investors, are looking for, so that we can tailor products to your needs.



Long-term  
growth



Reliable  
cashflows



Superior risk  
adjusted returns



Equity return  
flexibility

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# PORTFOLIO OVERVIEW

Wholesale investors can access a range of quality income-producing Australian property investment opportunities. We pride ourselves on ensuring you receive an open, honest and transparent investor experience.



**Oct 2014**  
Established



**\$310M**  
Portfolio Valuation



**8**  
Trusts



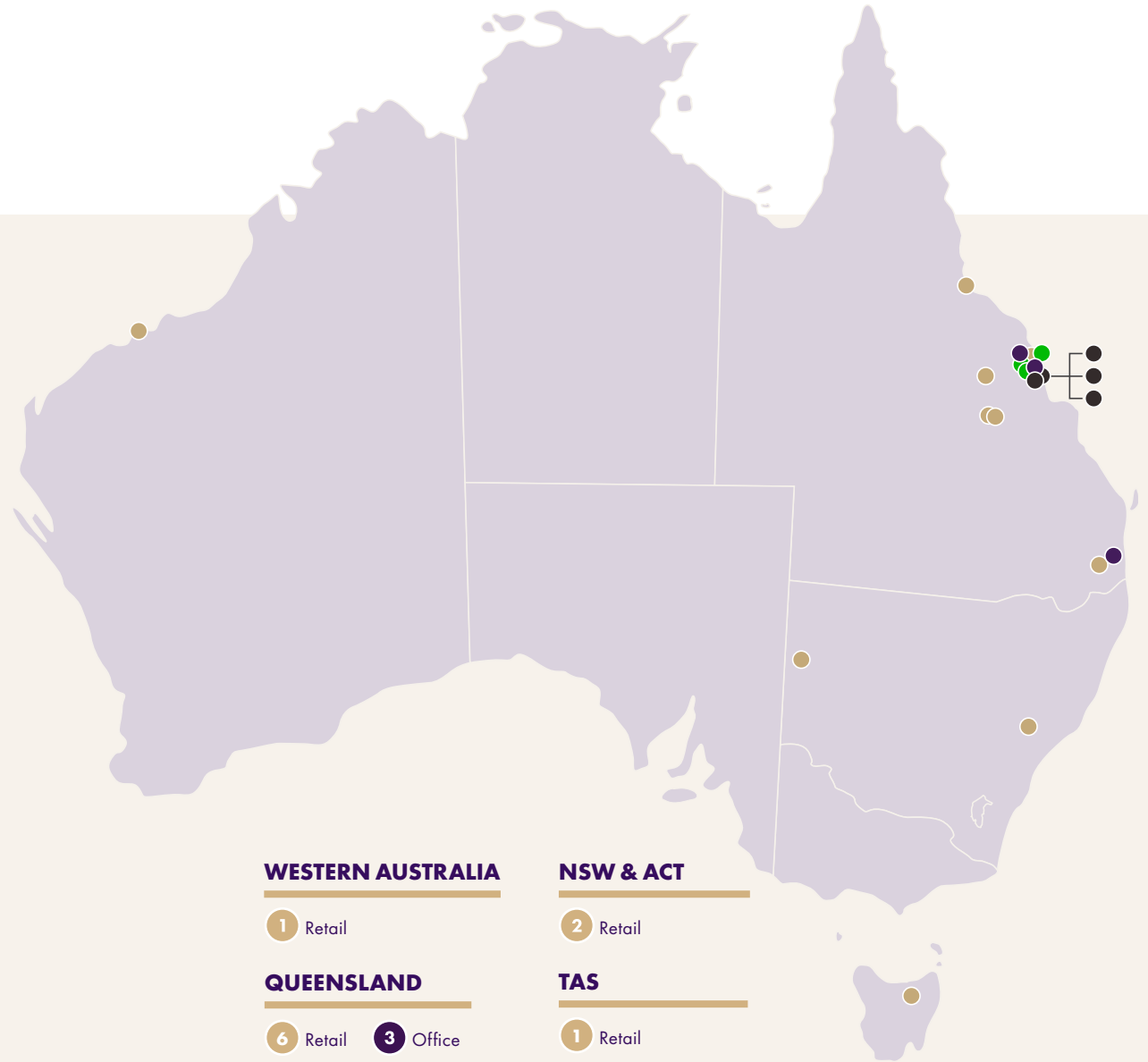
**21**  
Assets



**\$100,000**  
Minimum Investment



**39**  
Property Professionals



## WESTERN AUSTRALIA

1 Retail

## NSW & ACT

2 Retail

## QUEENSLAND

6 Retail 3 Office

3 Health 5 Industrial

## TAS

1 Retail



# TRUST HIGHLIGHT

## ANN STREET TRUST

The Quanta Ann Street Trust is a closed-ended single asset trust with an initial term of 7 years. 157 Ann Street is a 13-storey commercial office tower located within the “Uptown” precinct of Brisbane's CBD. The Property is centrally located to all forms of public transport, and is situated less than 100 metres from the Central Railway Station and the King George Square Bus Station. The building has recently undergone an extensive \$7.8 million refurbishment program including upgrades to lift services, new end of trip facilities, foyer upgrades, sophisticated inter-tenancy works, all providing tenants with high quality accommodation and amenity.

Quanta identified a significant value add opportunity in a 48% vacant office building. As part of the value add strategy, a new 10-year lease was agreed with EMF Sports Performance & Recovery Centre, a National Health and Wellness Tenant, to occupy 2,600sqm. Improving the building's occupancy rate to over 90%, the WALE to 6.6 years, and a forecast Net Property Value Uplift of 20%.

Our team has kicked off 2023 with impressive results, as the property occupancy rate has now reached 93%. The building is highly sought after and is projected to reach full occupancy in the near future.

## DEAL HIGHLIGHTS

	AT COMMENCEMENT	ASSUMED POSITION	ACHIEVED POSITION*
<b>Purchase Price</b>	\$39M	\$39M	\$39M
<b>Valuation</b>	\$39M	\$55	\$59M
<b>Occupancy</b>	46.6%	86.1%	90.0%
<b>WALE (by income)</b>	3.0yrs	6.5yrs	6.6yrs
<b>Distribution (Year 1)</b>		8.0% net p.a. paid monthly	8.15% net p.a. paid monthly
<b>Targeted Trust Distribution</b>		Average of 8.3% net p.a over 5 years	Average of 8.5% net p.a over 5 years

\*Subject to commencement of committed lease agreements.

## FUND SUMMARY

<b>Fund Structure</b>	A single asset, closed-ended unlisted property fund
<b>Asset Class</b>	Australian real property
<b>Minimum Investment</b>	\$100,000
<b>Unit Pricing</b>	Repricing conducted annually as at 30 June and at the Manager's discretion
<b>Distributions</b>	Paid monthly
<b>Valuations</b>	Assets are revalued at least once annually using internally and/or externally prepared valuations



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