



INVESTMENT TRACK RECORD

Property 1: 55 Carrington Road, Toowoomba QLD

DCP DIVERSIFIED PORTFOLIO TRUST (Comprises of 3 properties)

Tenant Case IH Dealership (APP Management Pty Ltd)

Lease Term Remaining 4.71 Years

Option 1 X 5 Years

Purchase Price \$2,666,667

Settlement Date December 2019

Initial Yield 7.50%

Current Distribution 8.70% (total for the 3 properties)

Current Distribution (paid monthly)

8.70%