

DIRECT
COMMERCIAL
PROPERTY



INVESTMENT PORTFOLIO

& TRACK RECORD





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INVESTMENT PORTFOLIO



DCP is a commercial and industrial property investment group that provides like-minded investors with proven results.

We are dedicated to delivering enhanced outcomes for investors, fostering improved avenues for wealth creation and ensuring reliable access to capital investments.

We invest in quality assets, increasing their value through improved functionality and management. We understand and take seriously our role as custodians of our investors' funds and are driven to go above and beyond to deliver the best outcomes for our partners.

AVERAGE IRR ACHIEVED ON REALISED ASSETS = 21.95%



01 HIGHLIGHTS

COMPANY STATISTICS

DCP HAS A SUCCESSFUL
TRACK RECORD OF
PROPERTY INVESTMENT
WITHIN AUSTRALIA.

\$312M

TRANSACTIONED VALUE

22

SYNDICATIONS

11.66%

APPROXIMATE
AVERAGE
DISTRIBUTIONS

21.95%

AVERAGE IRR

DIRECT
COMMERCIAL
PROPERTY



* **Disclaimer** - Past performance is not a
reliable indicator of future performance

02 INVESTMENT PORTFOLIO



70 DALBY CECIL PLAINS ROAD, HEMMANT QLD



Purchase Price	\$1,828,571
Settlement Date	December 2019
Initial Yield	8.75%
Major Tenant	Case IH, Avis Dealership
Lease Term Remaining	6.92 Years
Current Monthly Distribution	10.79%
Forecast IRR	8%

1 SILICON STREET, NARANGBA QLD



Purchase Price	\$3,817,840
Settlement Date	September 2021
Initial Yield	5.28%
Major Tenant	Cleanaway
Lease Term Remaining	2.75 Years
Current Monthly Distribution	7.41%
Forecast IRR	10%

44 AQUARIUM AVENUE, HEMMANT QLD



Purchase Price	\$10,000,000
Settlement Date	March 2022
Initial Yield	6.38%
Major Tenant	Vacant
Previous Monthly Distribution	8.17%
Forecast IRR	10%

121 MAIN BEACH ROAD, PINKENBA QLD



Purchase Price	\$8,750,000
Settlement Date	September 2023
Initial Yield	Purchased as vacant land with minimal holding income
Major Tenant	Month to month tenancies
Forecast IRR	13-15%

03 TRACK RECORD

FUND & ASSET MANAGEMENT

SINCE IT'S ESTABLISHMENT IN 2014, DCP HAS COMPLETED 22 PROPERTY SYNDICATES WITH A TRANSACTED VALUE IN EXCESS OF \$312,000,000 AND AN AVERAGE IRR OF 21.95%.

26-30 WYUNA COURT, HEMMANT QLD



SOLD | \$11,970,000
SEPTEMBER 2022

Purchase Price	\$7,350,000
Settlement Date	July 2018
Initial Yield	8.59%
Lease Term	5 Years
Tenant	Austral Masonry (QLD)

126.01%
Return on Equity

23.92%
IRR

739 PROGRESS ROAD, WACOL QLD



SOLD | \$7,201,000
SEPTEMBER 2022

Purchase Price	\$4,000,000
Settlement Date	March 2019
Initial Yield	7.73%
Lease Term	5 Years
Tenant	Allnex Resins Australia

131.78%
Return on Equity

29.53%
IRR

112 HARVEY STREET, EAGLE FARM QLD



SOLD | \$9,595,000
SEPTEMBER 2022

Purchase Price	\$7,750,000
Settlement Date	December 2020
Initial Yield	5.75%
Lease Term	5 Years
Tenant	Victaulic Australia Pty Ltd

31.49%
Return on Equity

21.10%
IRR

*All Return on Equity figures are Pre-tax

28 & 34 AKUNA COURT, HEMMANT QLD



SOLD | \$25,697,500
SEPTEMBER 2022

Purchase Price	\$19,750,000
Settlement Date	December 2020
Initial Yield	7.00%
Tenants	Lease Term
Commercial Marine Aus	2 Years
Pacific Power Cats	4 Years
Buccini Transport	5 Years

40.61%
Return on Equity

28.87%
IRR

58 ANTON ROAD, HEMMANT QLD



SOLD | \$7,172,500
SEPTEMBER 2022

Purchase Price	\$6,195,000
Settlement Date	August 2021
Initial Yield	5.10%
Lease Term	5 Years
Tenant	Knauf Gypsum Pty Ltd

11.74%
Return on Equity

10.07%
IRR

137 & 139 GUNNEDAH ROAD, TAMINDA NSW



SOLD | \$2,600,000
SEPTEMBER 2022

Purchase Price	\$2,117,647
Settlement Date	December 2019
Initial Yield	8.50%
Lease Term	7 Years
Tenant	Hino/Case IH Dealership (AACPK Investments)

60.17%
Return on Equity

10.76%
IRR

55 CARRINGTON ROAD, TOOWOOMBA QLD



SOLD | \$3,000,000
SEPTEMBER 2022

Purchase Price	\$2,666,667
Tenant	Case IH Dealership (APP Management Pty Ltd)
Lease Term	7 Years
Option	2 X 5 Years
Settlement Date	December 2019
Initial Yield	7.50%

41.21%
Return on Equity

6.68%
IRR

25-29 CALDWELL STREET, GARBUTT QLD



SOLD | \$2,815,243
NOVEMBER 2022

Purchase Price	\$2,085,000
Tenant	Knauf Gypsum Pty Ltd
Lease Term	5 Years
Option	1 X 5 Years
Settlement Date	October 2014
Initial Yield	8.92%

110.62%
Return on Equity

14.09%
IRR

194 BRUCE HIGHWAY, EASTERN SERVICE ROAD QLD



SOLD | \$12,782,500
DECEMBER 2022

Purchase Price	\$10,330,000
Tenant	Apollo Leisure & Tourism (ASX Listed)
Lease Term	1.54 Years
Option	2 X 5 Years
Settlement Date	July 2017
Initial Yield	7.00%

90.89%
Return on Equity

13.48%
IRR

*All Return on Equity figures are Pre-tax

412 MAIN MYRTLETOWN ROAD, PINKENBA QLD



SOLD | \$7,019,090
APRIL 2023

Purchase Price	\$4,150,000
Tenant	Commonwealth of Australia
Lease Term	5 Years
Option	1 X 7 Years
Settlement Date	December 2019
Initial Yield	6.02%

121.23%
Return on Equity

25.86%
IRR

48 BROWNS PLAINS ROAD, BROWNS PLAINS QLD



SOLD | \$11,310,000
MARCH 2022

Purchase Price	\$7,550,000	
Tenant	Term	Option
Petbarn Pty Ltd	6.65Years	1x5 Years
Fernwood Fitness	6.65Years	2x5 Years
Settlement Date	October 2015	
Initial Yield	7.62%	

137.07%
Return on Equity

14.28%
IRR

150 BRUCE HIGHWAY, EASTERN SERVICE ROAD, BURPENGARY EAST QLD



SOLD | \$6,900,000
DECEMBER 2021

Purchase Price	\$4,800,000	
Vacant Land	<ul style="list-style-type: none"> • 2.47 ha of total site area • Exposure to the Bruce Highway • \$16.3 million Bruce Highway upgrade - Deception Bay • Road interchange 	
Settlement Date	October 2021	

SOLD PRIOR TO SETTLEMENT FOR \$2.1M UPLIFT

13 MAITLAND ROAD, MUSWELLBROOK NSW



SOLD | \$4,944,000
OCTOBER 2021

Purchase Price	\$4,285,714
Settlement Date	June 2020
Initial Yield	7.00%
Lease Term	7 Years
Tenant	Toyota Dealership (UPH Investments)

35.47%
Return on Equity

21.96%
IRR

230 KELLY STREET, SCONE NSW



SOLD | \$4,944,000
OCTOBER 2021

Purchase Price	\$4,285,714
Settlement Date	December 2019
Initial Yield	7.00%
Lease Term	7 Years
Tenant	Toyota Dealership (UPH Investments)

37.85%
Return on Equity

18.76%
IRR

28-40 COMMERCIAL DRIVE, SHAILER PARK QLD



SOLD | \$12,450,000
JUNE 2021

Purchase Price	\$9,150,000
Settlement Date	May 2019
Initial Yield	6.51%
Lease Term	10 Years
Tenant	MMTB Pty Ltd

68.92%
Return on Equity Pre-Tax

29.46%
IRR

*All Return on Equity figures are Pre-tax

125 AXIS PLACE, LARAPINTA QLD



SOLD | \$9,300,000
JUNE 2021

Purchase Price	\$6,925,000
Settlement Date	May 2018
Initial Yield	6.50%
Lease Term	5 Years
Tenant	Allroads Solutions Pty Ltd

71.14%
Return on Equity

19.94%
IRR

435 WONDALL ROAD, TINGALPA QLD



SOLD | \$14,150,000
FEBRUARY 2021

Purchase Price	\$10,200,000
Settlement Date	February 2019
Initial Yield	9.05%
Lease Term	5 Years
Tenant	Dindas Australia Pty Ltd

44.78%
Return on Equity

21.62%
IRR

129 BENJAMIN PLACE, LYTTON QLD



SOLD | \$4,950,000
FEBRUARY 2020

Purchase Price	\$4,030,000
Settlement Date	October 2017
Initial Yield	7.41%
Lease Term	5 Years
Tenant	DNV Transport Pty Ltd

41.22%
Return on Equity

18.20%
IRR

57 UNWIN STREET, PINKENBA QLD



SOLD | \$5,250,000
SEPTEMBER 2018

Purchase Price	\$3,800,000
Settlement Date	November 2016
Initial Yield	7.25%
Lease Term	5 Years
Tenant	Altro Holdings Pty Ltd

67.17%
Return on Equity

30.05%
IRR

108 FREIGHT STREET, LYTTON QLD



SOLD | \$11,150,000
SEPTEMBER 2017

Purchase Price	\$9,200,000
Settlement Date	June 2015
Initial Yield	8.35%
Lease Term	8 Years
Tenant	Jat Refrigerated Road Services Australia Pty Ltd

70.83%
Return on Equity

24.50%
IRR

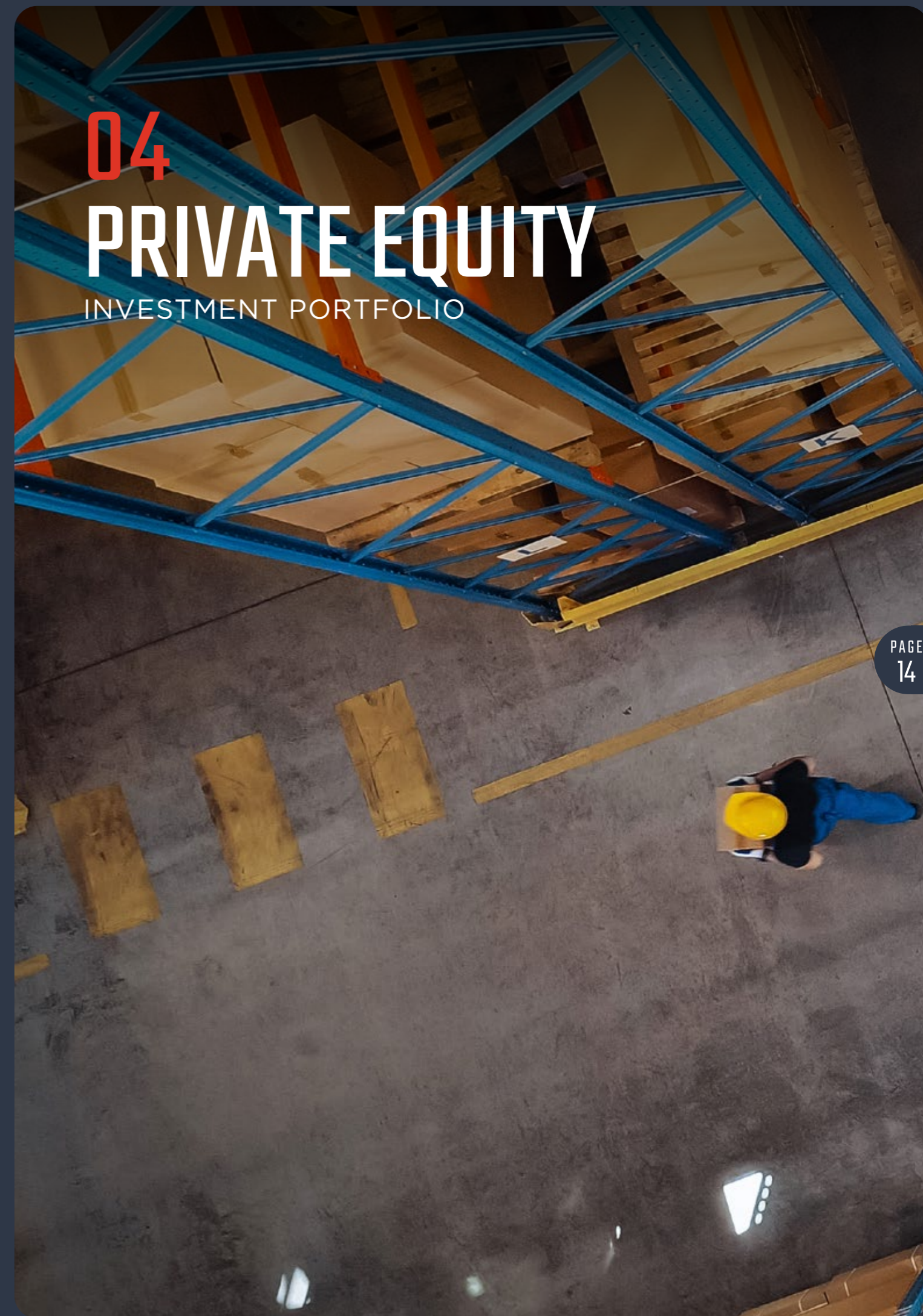
13-17 UPTON STREET, BUNDALL QLD



Purchase Price	\$25,500,000
Settlement Date	July 2022
Initial Yield	5.45%
Net Income	\$1,388,147 PA + GST*
Major Tenants	The Good Guys Discount Warehouse, Godfreys Electrical Home Aids Pty Ltd, Sleepcenter Beds Pty Ltd, Active Pool Supplies

DCP recently purchased 13-17 Upton St Bundall on behalf of a Perth based private investor.

**Net income based on current income net of recoverable and non-recoverable outgoings which vary year to year*



04 PRIVATE EQUITY

INVESTMENT PORTFOLIO

RINO RECYCLING



MORT & CO

MORT & CO

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15**WE TAKE WASTE STREAMS****WE PRODUCE QUALITY RECYCLED PRODUCTS****FORECAST IRR EXPECTED TO BE 15%-20%**

Rino's new state-of-the-art recycling facility transforms construction, demolition and excavation waste into high quality resources.

Rino was established by Queensland Recycling Technologies (QRT), a joint venture between Alceon Qld and DCP-entity Brisbane Recycling Consortium (BRC).

QRT purchased a recycling business based in Eagle Farm and has since commissioned the biggest integrated C+D recycling facility in the world.

Rino's operation provides a unique opportunity for all levels of Government and the broader business community to meet their ESG objectives and more particularly the commitments for the 2032 Olympics.

Firmly focused on the future, Rino's goal is to create a best-in-class recycling and resource recovery processing plant right on the doorstep of Brisbane's CBD and be number one in its field.

www.rinorecycling.com.au
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FORECAST DIVIDEND OF 4% FULLY FRANKED IN LATE 2022 **BASED ON \$4.90 SHARE PRICE**

FUTURE EXIT STRATEGY COULD INCLUDE AN IPO IN 4-7 YEARS

FORECAST IRR EXPECTED TO BE 10%

DCP was provided the opportunity to acquire a meaningful equity interest in Mort & Co who operate one of Australia's largest independent vertically integrated beef feedlot operators, with a 25-year history of trading and managing business growth and agricultural cycles.

Mort & Co's two best-in-class feedlots are located within Queensland's high-density cattle and crop growing region of the Darling Downs, in close proximity to major meat processing facilities - Grassdale Feedlot, Dalby and Pinegrove, Millmerran.

The Grassdale and Pinegrove feedlots have a combined developed capacity of c.79,700 Standard Cattle Units (SCU), and the ability to turnover more than 200,000 cattle per annum. The Grassdale Feedlot is currently Australia's largest feedlot following a recent major expansion to its fully licenced capacity of 70,000 SCU.

The Group's operation includes specialist lot feeding, cattle backgrounding, farming, livestock transportation, stockfeeds, fertiliser and branded beef operations.

www.mortco.com.au

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