

PACIFIC PROPERTY FUND LIMITED

Achieve regular and reliable returns from commercial property



Latest offer

Pacific Property Fund Limited's latest share offer, which will be PMG's largest offer yet, will raise capital to fund the strategic acquisitions of

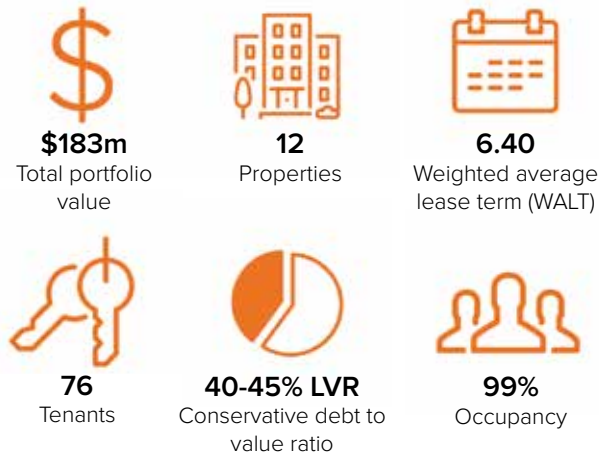
- 33 Vickery Street, Hamilton and
- 31 El Prado Drive, Palmerston North.

These properties will join a diversified portfolio of 10 other quality commercial properties - all strategically selected for their location, tenant mix and the potential to add value.

The portfolio will continue to be managed by PMG, which gives Pacific Property Fund Limited the advantage of PMG's 25 years of property management expertise.

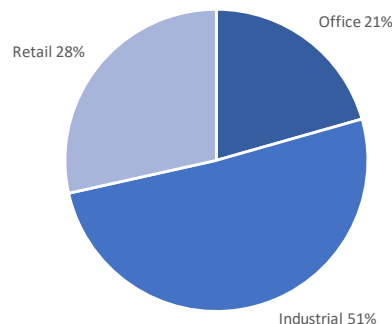
For a minimum investment of \$20,800, investors can gain exposure to 12 industrial, office and retail properties.

Key Investment Information *

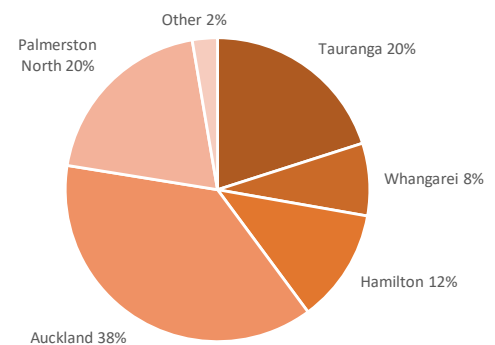


7.25**
Cents per share
Projected pre-tax cash distribution return p.a.

Building Type Diversification



Building Geographic Diversification



* Assuming successful completion of the Offer.

**The projected gross dividend return is for the full financial year ended 31 March 2020. The gross distribution return is indicative only. The target return is net of expenses and fees but pre-tax.

FUND STRATEGY

To target sound, well-located generic industrial, office and retail properties across major metropolitan cities of New Zealand which have good lease structures and sustainable returns.

FUND GOAL

To grow, over time, a diversified portfolio of quality industrial, office and retail properties targeting total assets of \$250m. Deliver sustainable cash distribution returns and growth in value over time.

Investment Criteria

- Minimum investment 20,000 shares at \$1.04 per share
- Further investment available in 10,000 share tranches
- Open to retail investors

About the Manager

For over 25 years we've been invested in delivering long term sustainability and value for our investors through proactive management and portfolio diversification.

Our investment team has successfully launched 29 investment offerings and four unlisted property funds totalling \$250 million. This wouldn't be possible without the deep relationships in the industry that our executive and management teams have built. When a quality property is for sale, we hear about it first. When we are raising new capital, we know it will be fully subscribed due to the strength of our private network of thousands of investors.

Our in-house property management team deliver added value through developing strategic plans for capital and rental income growth over time. Our hands-on personal property management approach and strong business acumen ensure excellent relationships with quality tenants and suppliers, which ultimately delivers greater occupancy, lease terms, and valuations.



We're invested in creating value and security for people in property



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Head of Business Development and Investor Relations

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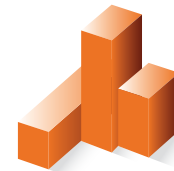
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Property
Managers
Group

INVESTMENT MANAGEMENT BODY CORPORATE

www.propertymgr.co.nz

DISCLAIMER

The Offer is now open, please visit www.propertymgr.co.nz to download the Product Disclosure Statement and find out why PPF has been 'AA-rated' by NZX-owned research house, FundSource. Prospective investors are recommended to seek professional advice from an Authorised Financial Adviser who takes into account their personal circumstances. The PMG business development and sales team do not provide personalised advice; however, they will make available adviser disclosure statements and product disclosure statements on request and free of charge. No person may offer, invite any shares or distribute any documents (including a Product Disclosure Statement) to any person outside New Zealand without the approval of the Property Managers Group.

