



Powered By:

GRIFFIN 


BEACH ROAD

Private Lender Project Overview
Luxury Residential Apartments

Table of Contents

Executive Summary	Page 3
Important Information	Page 4
1) Key Features	Page 6
2) The Offer	Page 8
3) The Project	Page 9
4) The Project Team	Page 11
5) The Structure	Page 12
6) Feasibility	Page 13
7) Key Risks	Page 14
Risks	Page 14
Project Specific Risks	Page 15

Executive Summary

Dear Private Lender,

On behalf of GPG No 9 Pty Ltd (ACN 645 779 193) as trustee for the GPG No 9 Unit Trust (ABN 67 489 544 373), Griffin Projects Group are pleased to present to you this private funding opportunity into another exciting Griffin property syndication project, Beach Road Coolum.

The project is a medium to long term funding opportunity, with the key objective being to develop the land lots located at 19 & 21 Beach Road, Coolum Beach 4573, into a proposed residential development.

The following document outlines some key information to aid you in making your decision.

The Development Company is looking to raise approximately \$12,250,000 plus GST. It is expected that this will be comprised of \$8,000,000 from institutional lenders, \$1,850,000 through individual Private Lenders and the remaining \$2,700,000 through Shareholding and Preferential Equity Partners into GPG No 9 Pty Ltd.

On behalf of the Beach Road Coolum project, we look forward to welcoming your interest as a participant in the project and sharing in an outstanding opportunity for an above average return.

Yours Faithfully,



Greg Devine - On behalf of GPG No 9 Pty Ltd
Director
Griffin Projects Group



Important Information

This document is not a prospectus, product disclosure statement or other disclosure document as each of those terms are defined in the Corporations Act 2001 (Cth) and has NOT been lodged with the Australian Securities & Investments Commission. This document has been prepared by Griffin Projects Group (ABN 39 151 840 041) ("The Manager") and does not constitute an offer, invitation, recommendation or contract to enter into any type of financial transaction to subscribe for any type of financial product (including any security) or acquire any interest generally in entities comprising the Griffin Projects Group, and is intended as a guide.

The information contained in this document does not constitute financial product advice and does not take into account the particular objectives, financial situation or needs of any recipient of this document ("Recipient").

This document does not purport to contain all the information a Recipient may require to evaluate any of the entities comprising the Manager or all the factors that would be relevant to a Recipient considering entering into a transaction with the entities comprising the Manager and is not intended to form the basis of any decision by a Recipient.

The entities comprising the Manager have compiled the financial and other information in good faith. No formal due diligence or verification has been undertaken in connection with the preparation of this document and the information contained in this document has not been subject to independent audit or review.

Except to the extent required by law, neither the entities comprising the Manager nor their directors, officers, employees, advisors and shareholders make any representation or warranty, whether expressed or implied, in relation to the veracity of the information contained in this document nor do any of them take any responsibility for the accuracy or completeness of, or any omissions from, the information contained in this document, any opinions or projections expressed in, or omitted from this document.

This document may contain certain projections, forward-looking statements and forecasts of future events with respect to the anticipated future performance of the entities comprising the Manager. Such projections, forward-looking statements and

forecasts of future events are based on various subjective estimates and assumptions concerning the future of the entities comprising the Manager and related circumstances and events that may not take place. They are subject to significant business, economic and competitive uncertainties and contingencies, many of which are beyond the control of the entities comprising the Manager. Past performance is not necessarily a reliable indicator of future performance. There can be no assurance that such projections, forward-looking statements and forecasts of any future events will be realised. Accordingly, no representations or warranties are given by the entities that comprise the Manager and their directors, officers, employees, advisors and shareholders as to the accuracy or reasonableness of such assumptions or the projections, forward-looking statements or forecasts of future events based thereon.

This project is issued under the SMATS Consortium Australian Financial Services Licence (AFSL) Wholesale Licence No. 480476.

Confidentiality

The information provided in this document and attached to it are confidential. This document should not be distributed to any other person unless authorised in writing by the Manager.

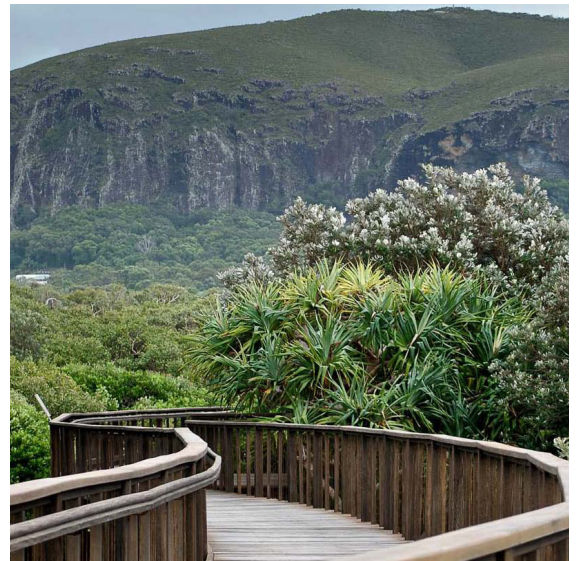
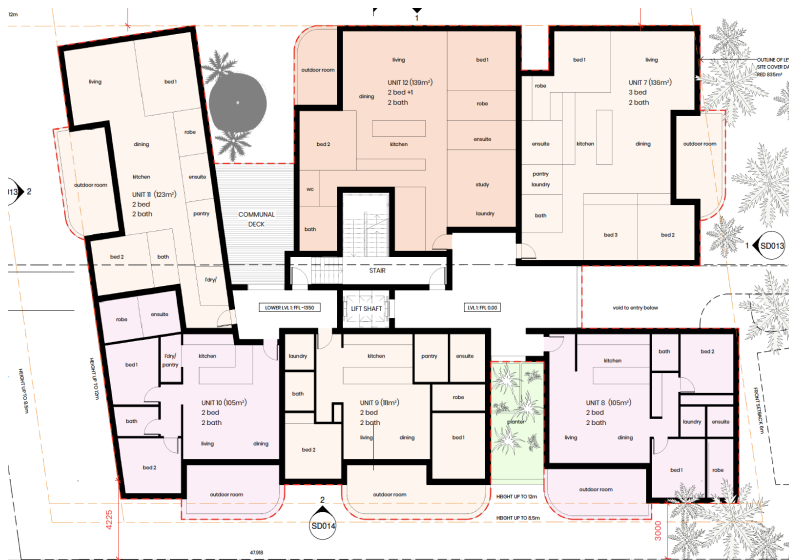
Privacy Statement

By registering your interest (completing the Private Lender Reservation), you are required to provide personal information to the Manager. The Privacy Act 1988 (Cth) regulates the way the Manager collects, uses, disposes, keeps secure and gives people access to their personal information. The manager is committed to respecting the privacy of your personal information. The Manager collects, holds and uses personal information to process your interest and has adopted a privacy policy that demonstrates how it manages personal information. You can obtain a copy of the policy by contacting the Manager.

Anti-Money Laundering & Counter Terrorism Financing Act

As part of your reservation it will be necessary to provide certified photographic identification of your identity. Details of the requirements are outlined following the Equity Partner Reservation form at the back of this document.





1 | Key Features

The Project

The focus of the project is to demolish the existing residences on site and develop the land lots (L1 & L2) located at 19 & 21 Beach Road, Coolum Beach 4573, Queensland. This site is located within an area zoned for medium density residential developments under the local planning scheme for up to 12 metres. Development Approval will be sought for the purposes of constructing a multiple dwelling featuring up to 17 units, comprised of a total of 10 two-bedroom units and 7 three-bedroom units.

Project Requirements

GPG No 9 Pty Ltd ATFT GPG No 9 Unit Trust is seeking to raise an initial \$12,250,000 plus GST in capital to fund the project. This is comprised of \$8,000,000 from institutional lenders, \$1,850,000 from individual Private & Premier Lenders and the remaining \$2,700,000 from Shareholding and Preferential Equity. Please refer to your authorised representative or the SMATS Consortium Property Syndicate information brochure on the definition of these terms.

Lender Eligibility

Participation in the development is restricted to Lenders who qualify as Wholesale clients within the meaning of the Corporations Act. Lenders will need to supply a signed Accountants Certificate from their accountant verifying their status as a "Wholesale Client" as defined by the Corporations Act. Refer to the Private Lender Application Form (section 2.4 for Individuals and section 6.3 for Entities) for further details.

Minimum Subscription

All applications for Private Lending in the development through an application must be for a minimum of \$50,000.

Development Asset

The funds raised will be used to develop the proposed apartments at 19 & 21 Beach Road, Coolum Beach 4573, Queensland.





Debt Financing

GPG No 9 Pty Ltd will source debt finance to undertake the development and construction for the Project.

Project Returns

The loan interest rate is fixed for both Private (10%p.a.) and Premier (14%p.a.) Lenders who are beneficiaries under the Security Trust Deed, which holds a registered security over the land.

Lending Risks

There are a number of factors that may lead to returns not being achieved, such as, but not limited to, the risks associated with lending to the development as outlined in section 7.

There is no guarantee the forecast return or any return will be achieved or maintained during the development of the Property. The lender, however, does have a loan secured over the land via a Loan Agreement and Security Trust Deed.

Lenders should fully consider the risks associated with participating in the development before submitting an application.

Developer and Builder

Griffin Projects Group has been appointed by the development entity as the Asset Development Manager. Griffin Projects Group will also provide consultation services including Project Management, Sales, and Marketing. A quality independent builder will be appointed once final development approval is received. Please note that Griffin Projects Group and SMATS Consortium will receive a fee for project management and licensing which will be paid for by the trust.

Term of the Development

Estimated to be approximately 30 months from the release of this Private Lender Project Overview. As capital is required at different stages of the project, the term of any loan may vary and will be defined by the individual Loan Agreement.

Loan Interest & Principal Repayments

Interest is accrued and paid with loan principal at the loan maturity date as defined by the individual loan agreement. As outlined in the Loan Agreement, the term of your loan may be extended at the discretion of the borrower.

2 | The Offer

General Information

This development, located at 19 & 21 Beach Road, Coolum Beach; is expected to produce up to seventeen residential apartments as part of multiple dwelling development. This configuration may be adjusted due to market conditions, council requirements and at the discretion of the Investment Committee.

Situated in one of the Sunshine Coast's most sought after suburbs, the Beach Road Coolum project will yield a residential development within close proximity to the coastline. A relaxed beach lifestyle, numerous amenities and outstanding views will be features of this development.

The Beach Road Coolum project is expected to be completed within a 30 month time frame from the generation of this document.

This development is Griffin's first move towards regional focussed projects, in line with research into a market push for life-change living from both homeowners and investors within Australia.



3 | The Project

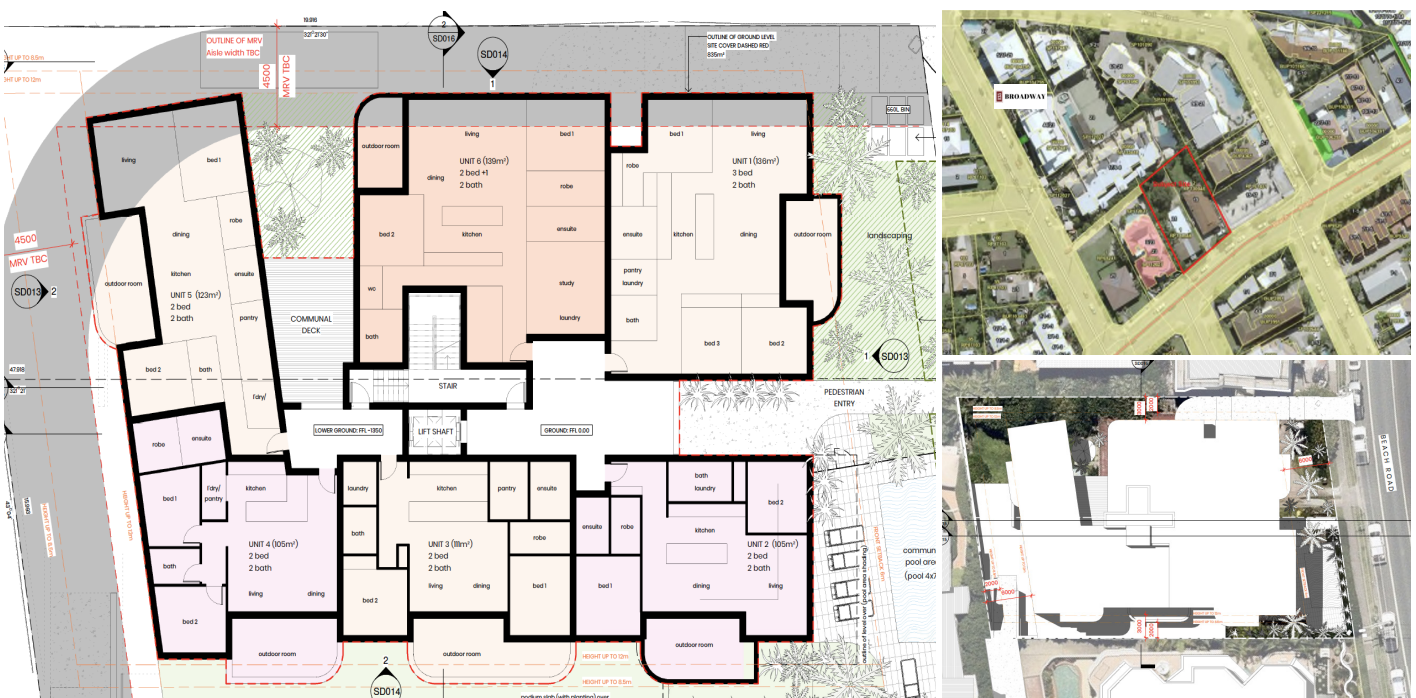
Project Information

The focus of the project is to develop the 1515sqm (combined) land lots located at 19 & 21 Beach Road, Cooloom into a single multiple dwelling residential development. In its role as Asset Development Manager, Griffin Group will be preparing a Development Application featuring 17 apartments, a mix of three-bedroom and two-bedroom units.

As the design is formalised during the development application, the features of the building will be finalised. The potential current proposed configurations will aim to take advantage of this outstanding beach-side location in Cooloom on the Sunshine Coast, Queensland.

With the information currently available, the following configuration is being considered by the Project Management Team:

- | | |
|--------------|---|
| Ground Floor | - 5x Two Bedroom, Two Bathroom Residential Apartments |
| | - 1x Three Bedroom, Two Bathroom Residential Apartment |
| First Floor | - 5x Two Bedroom, Two Bathroom Residential Apartments |
| | - 1x Three Bedroom, Two Bathroom Residential Apartment |
| Second Floor | - 5x Three Bedroom, Two Bathroom Residential Apartments |



Development Location

Coolum Beach on Queensland's Sunshine Coast is a suburb well-renowned for its laid-back beach lifestyle and scenic surrounds. Located 12km north of Maroochydore (the Sunshine Coast's CBD), the area boasts numerous restaurants, caf  s, hiking trails and some of the best surfing waves in Queensland.

The suburb has performed strongly for homeowners and property investors alike, with a 21.18% growth on median unit prices over the last 12 months (14.44% across the last quarter). With only a limited number in the area demand is strong for luxury apartments in Coolum Beach, particularly from the downsizer market. Realestate.com.au shows an average of 1459 visits per month to sites for available Coolum Beach, in comparison to an average of 873 per month for Queensland as a whole.

Positioned equidistant between the popular tourist destinations of Mooloolaba and Noosa, Coolum Beach has managed to maintain a lively cultural vibe without the same tourism chaos. Coolum is also set to be the beneficiary of numerous developments in the area over the coming years. The Maroochydore CBD is currently undergoing a major rejuvenation, with commencement of earthworks at the 53 hectare 'Bright City', set to be a world-class epicentre of commerce, technology, and entertainment. Similarly, the second runway at Maroochydore airport (only a short drive from Coolum Beach) will greatly improve accessibility and connectivity. As will the current early-stage plans in place for a Sunshine Coast light-rail system.

The site itself (located at 19 & 21 Beach Road) is only a 200m walk from the beachfront and even shorter to the Coolum esplanade. Local education facilities include both public (Coolum State Primary & High Schools) and private (Coolum Beach Christian College) options for residents to select from. This is in addition to many more options available in the Maroochydore area, which is a short 16-minute drive from Coolum Beach itself.



4 | The Project Team

Griffin Projects Group - Asset Development Specialists

Through their passion for property, Griffin Projects Group thrives on introducing, managing and integrating property projects to improve living standards and establish positive change within local communities. As an Australian-owned boutique provider of project management, capital development and promotional services within the Australian property market, they believe in the value of relationships and absolute commitment to integrity and professionalism across all their projects.

Griffin Projects Group stands at the forefront of the property industry due to their diverse range of services and expertise. Their team of dedicated professionals can integrate into each stage of a project, providing unrivalled value to their clients, partners and private lenders. When it comes to quality, integrity and reliability, they are recognised as one of Australia's premier specialists across the property and equity industries.

With the backing and solid foundation of our elite partners, private lenders and self-managed super funds, as well as support within the banking sector, Griffin's clients benefit from our wide network of professionals who know what it takes to negotiate, conceptualise, design and implement projects which bring value and quality to the Australian property market.



Greg Devine
Chief Executive Officer



Brett Garrett
Chief Project Officer



Brooke Devine
Chief Operations Officer



Michael Devine
Chief Investment Officer



Cathy Rademeyer
Responsible Manager



Cameron Higbid
Head of Operations



Caroline Bicknell
Head of Sales



Christian Woodall
Head of Investment



Cassandra Emmerson
Head of Brand



Terry Culley
Project Manager



Leanne Shadbolt
Finance Coordinator



Layla Wallace
Sales Administrator

5 | The Structure

Structure

The project development is structured within a Special Purpose Australian Corporate Trustee Company with a Director, underpinned by a Unit Trust. The Unit Trust holds the land title. This project is issued under the SMATS Consortium AFSL Wholesale Licence No. 480476.

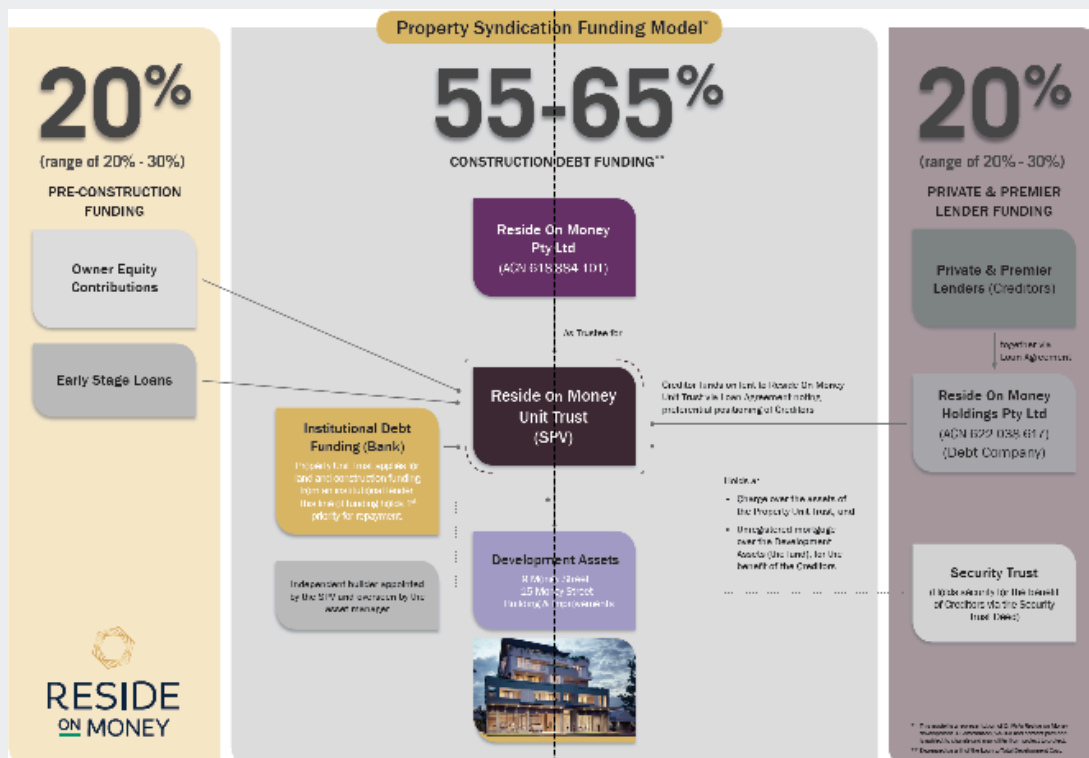
Private Lenders place funds within a legal loan structure to the Special Purpose Debt Company, with the Loan Agreement outlining the terms and conditions of the transaction. The Special Purpose Debt Company on-lends the funds to the Unit Trust via a secured lending facility, for the purposes of completing the development.

Upon completion of the project, the Unit Trust distributes loan funds, back to the Special Purpose Debt Company, who repays the Private Debt Lenders.

Funding and Debt

The project will be funded through raising capital, via the above structure, and by taking a debt facility for the construction, to be obtained from institutional lenders. The institutional lender will be granted first ranking registered mortgage over the property owned by the Unit Trust.

Example of Funding Structure*



*Please note this is for illustrative purposes only of how a similar project of the asset manager was funded

6 | Feasibility

Itemised Profit & Loss (Inclusive of GST) - Full Taxation

Amounts are in \$'s

Date 11/8/21

Income

Description	No.	Living Area m2	\$ M2 Rate Based on Living Area	Nett Forecast Sales Value
Ground	1	3x2	119.00	\$ 1,190,000
	1	2x2	90.00	\$ 900,000
	1	2x2	91.00	\$ 910,000
	1	2x2	86.00	\$ 860,000
	1	2x2	102.00	\$ 1,020,000
	1	2x2	129.00	\$ 1,290,000
Level 1	1	3x2	120.00	\$ 1,200,000
	1	2x2	92.00	\$ 920,000
	1	2x2	91.00	\$ 910,000
	1	2x2	86.00	\$ 860,000
	1	2x2	102.00	\$ 1,020,000
	1	2x2	129.00	\$ 1,290,000
Level 2	1	3x2	129.00	\$ 1,290,000
	1	3x2	121.00	\$ 1,210,000
	1	3x2	117.00	\$ 1,287,000
	1	3x2	119.00	\$ 1,309,000
	1	2x2	136.00	\$ 1,496,000

		18,962,000
Less Buyers Fee	2.00%	47,000
Less Selling Fees	2.50%	474,050
Less Conveyancing Fees (Sales)	17	8,500
Pre-Sales Discount	1.00%	189,620
Marketing	17	170,000
Less: GST Collected in Income		1,723,818

Income from Sales **\$16,349,012**

Less Development Costs:

Land Purchase Price	1	2350000	2,350,000
Stamp Duty of Transfer		5.50%	129,250
Stamp Duty of First Mortgage			
Land Finance Costs			
Conveyancing Fees (Purchase)			2,479,250

Consultant Items

Preliminary Design and DA			
Project Manager		4.00%	420,925
Legal Fees	1	20000	20,000
Quantity Surveyor	1	15000	15,000
Valuation Cost	1	10000	10,000

Construction Items

Demolition	1	50000	50,000
DA Conditions	1	40000	40,000
Preliminaries	17	30000	510,000
Build cost Living	1487	2450	3,643,150
Build cost Living Penthouse	372	3000	1,116,000
Build Cost Common	381	2100	800,100
Build cost Private Open Space	255	1800	459,000
Sprinklers/Pumps/Tank	17	15000	255,000
Ground Parking/Stores/Binstores	1184	1500	1,776,000
Carstackers			-
Lift	1	145000	145,000
Landscaping	17	8500	144,500

BUILD COST INC GST

\$8,338,750

Detailed Design + Engineering		10.00%	833,875
Griffin Management Fees	4.00%		333,550
Contingency (Included in Build Cost)	5.00%		416,938

Leasing Fees

Rates and Taxes Items

Council Rates	1	10000	10,000
Water and Sewer	1	7000	7,000
Land Tax	1	12000	12,000
MRI Tax			-
Other Costs Items			29,000

Less: GST Input Tax Credit

- 1,227,026.09

Total Development Costs (TDC) \$12,270,261

Margin Before Interest

\$4,078,751

Less Borrowing Interest

Funding \$ Value	Funds %	Rate P.A.
Capital Raising Fees	\$4,294,591	3.0%
Equity Funding	\$2,454,052	20.0%
Private Funding	\$1,840,539	15.0%
Bank Funding	\$7,975,670	65.0%
	\$12,270,261	7.0%

\$1,297,580

Total Development Cost Includes Interest \$13,567,841

Gross Profit after Interest

Gross Profit \$2,781,171

Gross Profit
(profit as % of IFS) 17%

7 | Key Risks

By their very nature all projects involve some level of risk. Before deciding whether to subscribe, a potential participant should consider the following risks, which may affect the return you expect to generate from your participation. If you are in doubt as to the course you should follow, you should seek advice from a professional adviser. We also recommend that you consult a tax adviser to fully consider the relevant taxation implications.

Some of these factors can be mitigated by the use of safeguards and appropriate commercial action. However, many are outside the control of the Company and cannot be mitigated. Some of the risks associated with participating are set out below.

Market Risk

There is a risk that the property market drops or weakens. This could mean that the rate of sales is slow or we may not achieve the prices we expect, based on our market research and professional valuations. This could result in a delay in repaying your loan or a loss of some or all of your interest and loan capital.

Borrowing Risk

The developer may look to seek funding from a bank or senior lender in addition to this capital raising if there is a shortfall in funds. It is possible the lending environment for development finance could be restrictive, meaning the money to construct the development may not be immediately available or in amounts less than forecast. This could result in a delay in repaying your loan or a loss of some or all of your interest and capital.

This risk will be managed by not starting the project until we have sourced the appropriate amount of financing.

Capital Risk

Your participation by way of loan will pay you a preferential return, paid at the completion of the loan term. If sufficient sales are not available at the end of the project, and not enough funding can be arranged via financing the completed townhouses, there is a risk and it is possible that not enough money will be returned from sales to repay lenders in full. This could result in a delay in repaying your loan or a loss of some or all of your interest or loan capital.

Force Majeure

Force Majeure events, economic and political instability, which are events outside the control of the Licensee or Company may occur and adversely affect the returns to participants.

Tax and Finance

Taxes, including GST, and changes to finance lending conditions may reduce the saleability of the end product in a way not envisaged in the profit forecast assumptions and this may ultimately reduce returns to participants.

Australian tax laws are constantly changing and taxation reform proposals may affect participants. If applicants are uncertain about the taxation effects of their participation they should seek their own taxation advice.

Legal

Changes in State or Federal legislation may affect the return to participants. There may be a risk arising in relation to an adverse change in government policies or legislation in respect of land development.

Terrorism

Terrorist activity may affect the local economy.

Project Specific Risk

Development Approval

Development Approval is a local government requirement that provides permission for specified use or development to occur on a particular piece of land. It is obtained by submitting a development application by following a set of pre-determined design guidelines and policies. The asset manager will seek all required local council approvals. Actual approval received may vary from the original submission, resulting in potential changes to the project which may ultimately affect the returns to participants.

Delays

There may be delays in obtaining planning and development approvals from all relevant authorities or development approvals may not be granted at all. Any delay in obtaining relevant development approvals or in making sales will have a negative impact on returns which might otherwise be achieved.

The Project period may exceed the anticipated time which may result in changed market conditions that could affect the viability of the project, may cause loan terms to be extended or may ultimately affect the returns to participants.

Cost Overruns

There is a risk that the civil works contract sum may vary from the estimate in the financial projections due to escalation, design development changes or issues, industrial relations issues or latent site conditions.

There is also a risk that, for whatever reason, the contractor appointed is not able to deliver the project on time or on budget or that there are cost overruns. The development team has extensive experience in negotiating and managing construction contracts similar to the contract required for this development.

Cost overruns could affect the viability of the project and may ultimately negatively affect the returns to participants.

Liquidity

Your loan is for a fixed term which may be extended at the Borrowers discretion. You should consider your loan illiquid for the term of the loan.



Additional Documents that make up part of the overall investment decision may include:

- SMATS Consortium Property Syndication Information Brochure
- Private Lender Project Overview (this document)
- Project Plans
- Private Lender Application Form
- Private Lender Loan Agreement
- Security Trust Deed

Griffin Projects Group Pty Ltd

(ABN 39 151 840 041)

+61 8 9221 1144

Disclaimer

This Private Lender Project Overview is not a Prospectus or a Product Disclosure Statement and has not been lodged with the Australian Securities and Investments Commission. As such, Before making a decision, you are advised to consult and rely upon the advice of your own independent legal, financial and taxation advisers to determine whether this opportunity is suitable for you.