Private and Confidential

INFORMATION MEMORANDUM

TAMIM PROPERTY: SPRINGVALE

6 December 2024

www.tamim.com.au

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Sydney NSW 2000

AFS Licensee
CTSP Funds Management Pty Ltd
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TAMIM

ABOUT TAMIM PROPERTY

TAMIM Property is a comprehensive Australian real estate platform which invests principals capital into opportunities which are originated, structured and managed In-House.

Based out of Sydney, New South Wales, TAMIM Property's core strategy is to identify price dislocations and value-add opportunities in high quality real estate across Australia by utilising its industry expertise and direct network. We target investments that are designed to satisfy two specific, risk-mitigated strategies: Wealth Preservation and Capital Growth.

All investments have individually tailored business plans and are acquired into separate, newly formed tax-efficient Special Purpose Vehicles (SPVs), of which co-investors own direct units and from which receive annual, semi-annual or quarterly income distributions. Value is created and/or enhanced by the application of tried and tested asset management initiatives and rationale, best suited to each investment and its relevant macro/micro market circumstances.

Each step of the investment process from entry to exit is managed in house by TAMIM Property's experienced management team and co-investors are provided with a full suite of reporting documentation.

TAMIM Property will undertake the Asset Management role for the Property.

CTSP funds Management holds Australian Financial Services Licence number AFSL 421469. The directors of TAMIM Property have considerable experience in capital raising, funds management, compliance and operating managed investment schemes on behalf of investors.

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TAMIM

IMPORTANT INFORMATION

This Information Memorandum relates to the offer ("Offer") of units in TAMIM Property Fund – Springvale Unit Class ("Fund" or "Trust") and is dated 6 December 2024. This Information Memorandum has been prepared by, and the offer of units is made by, CTSP funds Management Pty Limited (ABN 79 158 001 944) ("we", "us", "our" or "Trustee"), the trustee of the Trust.

No performance guarantee

Neither the Trust, nor the Trustee, their respective directors, employees, agents, officers or advisers ("Specified Persons") makes any promise or representation or gives any guarantee as to the performance or success of the Trust, the repayment of capital or any particular rate of income or capital return for the Trust. Past performance is no indication of future performance.

No investment advice

This Information Memorandum is for your general information only. It is not intended to be a recommendation by the Trustee or any other Specified Person to make an investment in the Trust or constitute a basis for any investment decision to do so. This Information Memorandum does not take into account your individual objectives, financial situation or needs or those of any particular investor. You should read this Information Memorandum carefully and consider the appropriateness of the information and the risk factors including the risks set out in Section 11 that could affect the performance of the investment having regard to your objectives, financial situation and needs. Investment in the Trust is subject to general investment risk, including possible delays in repayment and loss of income or capital invested and is only suitable for experienced investors with an awareness of the associated risks. You should not base your decision to invest in the Trust solely on the information in this Information Memorandum. You should consult your financial adviser about an investment in the Trust.

No unauthorised statements or representations

We have not authorised any person to give any information or to make any representation in connection with the Offer which is not contained in this Information Memorandum. No information or representation which is not contained in this Information Memorandum may be relied upon as having been authorised by us in connection with the Offer.

Unregulated capital raising

The regulated fundraising requirements of the Corporations Act do not apply to this Offer. An offer of Units in the Fund under this Information Memorandum can only be made to recipients who qualify as "wholesale clients" under Section 761G(7) of the Corporations Act or as "sophisticated investors" under Section 761GA of the Corporations Act 2001 (Cth) ("Corporations Act"). We may also accept applications from investors under the small scale offering provisions of the Corporations Act. This Information Memorandum is not a product disclosure statement, nor is it a prospectus within the meaning of the Corporations Act. This Information Memorandum is not required to, and may not contain the same level of detail which would be required in a product disclosure statement or a prospectus and is not intended to be read by anyone other than a wholesale client or sophisticated investor: This Information Memorandum is not required to be and has not been lodged with the Australian Securities & Investments Commission ("ASIC") under the Corporations Act.

Forward looking statements

This Information Memorandum may contain forward looking statements and prospective financial information relating to future matters. Such forward looking statements and prospective financial information is predictive in character and may be affected by known and unknown risks, uncertainties and other important factors that could cause the actual results, performance or achievements of the Trust to be materially different from those expressed or implied by such statements.

Jurisdiction and restriction on distribution of this Information Memorandum

This Offer is only available to persons receiving this Information Memorandum within Australia to whom it is lawful to make such an offer. The distribution of this Information Memorandum in jurisdictions outside of Australia may be restricted by the law of those jurisdictions and this Information Memorandum shall not constitute an offer in any jurisdiction in which, or to any person to whom, it would be unlawful to offer the units in the Trust under this Information Memorandum. If you receive this Information Memorandum in such circumstance you should seek advice on, and observe, those restrictions. Unless otherwise stated, dollar amounts are expressed in Australian dollars.

General disclaimer

The information in this Information Memorandum is to up to date at the time of preparation. The Trustee may amend or withdraw this Information Memorandum at any time and may issue a new or amended Information Memorandum from time to time. You should independently verify the material contained in this Information Memorandum and rely on your own enquiries and seek professional independent legal, financial and tax advice before making any decision with respect to an investment in the Trust.

Units in the Trust are offered and issued by the Trustee subject to the Trust Deed of the Trust and on the terms and conditions described in this Information Memorandum. This Information Memorandum should be read together with the Trust Deed.

This Information Memorandum has been prepared by the Trustee.

The Specified Persons make no representations as to the accuracy and completeness of this Information Memorandum. The Specified Persons accept no liability for any loss or damage suffered or incurred by any investor in the Trust or any other person or entity however caused relating in any way to this Information Memorandum including without limitation, the accuracy or completeness of the information, any errors or omissions or any other written or oral communications made by any Specified Person in relation to this Information Memorandum. An investment in the Trust is only suitable for experienced investors with an awareness of the associated risks.

Currency

All currency amounts are stated in Australian Dollars.

THE OFFER

ISSUE OF INFORMATION MEMORANDUM

This Information Memorandum relates to the offer of Units in the Trust and is dated 6 December 2024. The offer of Units under this Information Memorandum is by the Trustee.

AFS LICENCE

The Trustee is the holder of Australian Financial Services Licence (AFSL) number 421469 and is authorised to arrange the issue of Units in the Trust.

THE TRUSTEE WILL ONLY ISSUE UNITS PURSUANT TO THIS OFFER

TAMIM (or its authorised representatives) may make offers to prospective Investors to arrange for the issue or transfer of Units in the Trust, and the Trustee will issue Units in the Trust in accordance with such offers, if they are accepted.

TARGET AMOUNT TO BE RAISED

The Offer under this Information Memorandum is to raise up to $18.9 million. There is no minimum subscription for the Trust. Units will be issued at $1.00 per Unit.

The Trustee may, at its sole discretion, elect to close the equity raise at an amount greater than the subscription amount disclosed above, if the Trustee deems that the risk profile of the Trust and the forecast distribution to investors will not be materially adversely affected.

MINIMUM INVESTMENT

The minimum investment amount is $250,000 and further increments must be in multiples of $50,000. The Trustee reserves the right to accept applications for lower amounts in its absolute discretion.

FORWARD LOOKING

The Trustee referred to in this Information Memorandum has at the date of the issue of this Information Memorandum agreed an exclusive term sheet and will only in the event of a signed unconditional contract, then form a contract of sale of the property to the trustee for the TAMIM Property Fund – Springvale Trust as contemplated in the investment structure identified in section 7. In all cases where any reference is made in this Investment Memorandum to or contemplates the acquisition, settlement, holding, management - these and other forward looking statements in respect of the property are to be taken and understood only to anticipate the possibility of the future exercise of the option.

1. INVESTMENT HIGHLIGHTS

THE OFFER

The Offer under this Information Memorandum is to raise up to $18.9 million, through the issue of up to 18.9 million units in the TAMIM Property Fund – Springvale Unit Class ("Trust") at a price of $1.00 per unit.

The Trust intends to purchase the building at - 700 Springvale Road, Mulgrave, Vic, 3170.

Investment in the Trust is restricted to applicants that qualify as "wholesale clients" under Section 761G (7) of the Corporations Act or as "sophisticated investors" under Section 761GA of the Corporations Act.

6-level commercial office building with 344 car spaces, four sides of natural light, and a huge 9,153 sqm landholding

Site Area	9,153 sqm
Year Built	Constructed in 1991, refurbished in 2015
NLA Total	6,825 sqm
No. Car Spaces	344 car parking bays
No. Tenants	10
Wale	2.3 years (as at 4 December 2024)
Town Planning	Special Use Zone - Schedule 6 (SUZ6). LGA: City of Monash

PROPERTY

700 Springvale Road, Mulgrave presents a rare opportunity to participate in a premier property investment. Strategically located in the heart of the thriving Monash Employment and Innovation Cluster, this asset boasts proximity to key infrastructure such as the Victorian Heart Hospital, Monash University, and M-City Shopping Centre. The refurbished building spans a 9,153sqm landholding and features flexible, light-filled floorplates, ample car parking, and strong environmental credentials.

With 88% occupancy, tenants include renowned organizations such as Monash Health, CMP, Bunzl Australia and Arthur J Gallagher, ensuring a diversified and stable income stream. The property generates an estimated fully leased net income of $2.33 million annually, underpinned by a long history of high tenant retention and over $5 million in recent upgrades. Positioned to benefit from the transformative $34.5 billion Suburban Rail Loop project, this investment offers robust current returns and significant future upside potential.

- 4 Sides natural light
- Subdivisible floorplates
- Ample car parking
- Built in 1991, refurbishment in 2015, with recent capex upgrades
- Easy access to major roadways
- Potential to add additional 3706 to 8040 m2 of NLA

1. INVESTMENT HIGHLIGHTS

APPLICATION CLOSING DATE

When fully subscribed.

INVESTMENT STRATEGY

The Property currently has a WALE of 2.3 years (as at 4 December 2024) by area. All vacancies, currently representing 12% of total NLA, have rent guaranteed by the vendor for the first year. The intention is to actively lease vacant space, manage lease expiries, retain existing tenants where possible and maintain the building to a high standard.

Intention to hold the property for 5 years to generate investor returns through paying quarterly distributions and capital appreciation:

Purchase Price	$25,200,000
Commencing Net Rental	$2,332,204
Forecast LVR	48 - 55% Year 1
LVR indicative Covenant	50-55%
ICR indicative Covenant	1.6 times

Monitor market conditions for opportunity to maximise investor return through sale within 5 years, or extend for a further term of 2 years if required.

TARGETED RETURN

The Trust is forecasting the following returns;

- Distribution during the first year of 7.25% from settlement.
- Forecast 5-year Internal Rate of Return (IRR) (calculated after management fee and interest payments) of 13.25 - 13.50%.
- Distributions to be paid quarterly from settlement.

Over the 5 year target term of the Trust investor distributions are forecast to be an average of 7.50% p.a.

THE MANAGER

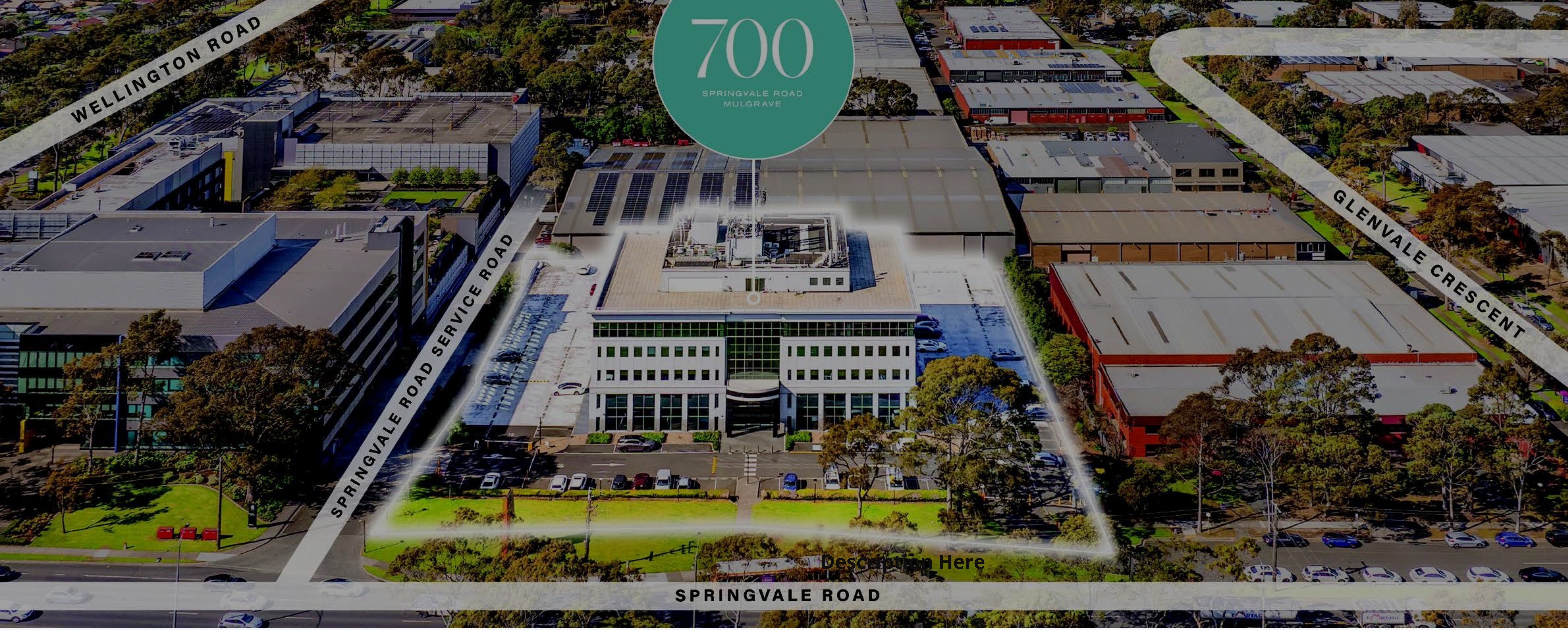
CTSP Funds Management Pty Ltd (AFSL No. 421469) (CTSP) will manage the Trust on behalf of unit holders and undertake all compliance and reporting obligations.

Tamim Property Pty Ltd will perform asset management duties on behalf of the Trust.

PROPOSED SETTLEMENT DATE

On or around 23 March 2025

It is the intention to request settlement to be brought forward once all subscription monies are raised.



2. EXECUTIVE SUMMARY

CTSP Funds Management Pty Ltd ("Trustee"), has executed terms for exclusive due diligence with the Vendor and intends entering into a contract once all monies have been fully subscribed and/or underwritten for TAMIM Property Fund Springvale Unit Class.

TAMIM Property Pty Ltd ("TAMIM Property"), an experienced asset manager, will be appointed to manage the asset of the Trust and will implement the Investment Strategy on behalf of the Trust.

KEY TERMS OF THE OFFER

Offer Open Date	06 December 2024
Offer Closing Date	When fully subscribed. The Offer Close Date is likely to be on the completion of the equity raise of up to $18.9m. The Trustee may also close the Offer at its discretion.
Legal Structure	TAMIM Property – Springvale Trust is structured as an unlisted wholesale unit trust.
Custodian & Trustee	CTSP Funds Management Pty Ltd trading as Tamim Asset Management ("TAMIM")
Purpose	The purpose of the Trust is to acquire the freehold rights to the commercial office building at 700 Springvale Road, Mulgrave, Vic 3170, maintain the property to a high standard and collect rent from the tenants and provide unit holders with an ongoing investment return.
Activities of the Trust	The Trust intends to purchase and lease the Property at 700 Springvale Road, Mulgrave, Vic 3170
Trust Term	The Trust will terminate when the Property rights are disposed of and all obligations of the Trust have been finalised.
Issue Price	$1.00 per Unit payable on application
Amount of Capital to be raised	The Offer is for up to $18.9m in equity capital.
Offering of Units	This investment is offered to Wholesale Clients or Sophisticated Investors only, as defined by section 761 G (7) and 761 GA of the Corporations Act 2001 (Corporations Act).
Minimum capital commitment	The minimum capital commitment that an investor can subscribe to is $250,000 and all investments will be in multiples of 50,000 units. The trustee does have discretion to accept less if it so desires.
Distributions	Investors are forecast to receive a quarterly cash distribution in arrears from the Trust. First year distributions are expected to be 7.25%. Upon a disposal event, and once all project costs and senior debt have been paid or are otherwise discharged and equity is repaid, investors will receive any balance of funds.

Fees	Certain fees are payable out of the Trust to related entities of TAMIM. Refer to Section 10 for a summary of fees.
Taxation	The Trust will engage a suitably qualified quantity surveyor to assist in determining the depreciable allowance for the Property which may provide tax deferred benefits to unit holders. The taxation consequences of any investment in the Trust are dependent on each individual investor's circumstances. Individual investors are responsible for seeking advice from their accountant, financial advisor, lawyer or other professional advisor in this regard.
Investor Reporting	The Trustee will provide regular updates to investors in relation to the performance of their investment in the Trust.
Risks	An investment in the Trust will involve some investment risks. Refer to section 11.
Withdrawal rights	There are no withdrawal rights from the Trust.

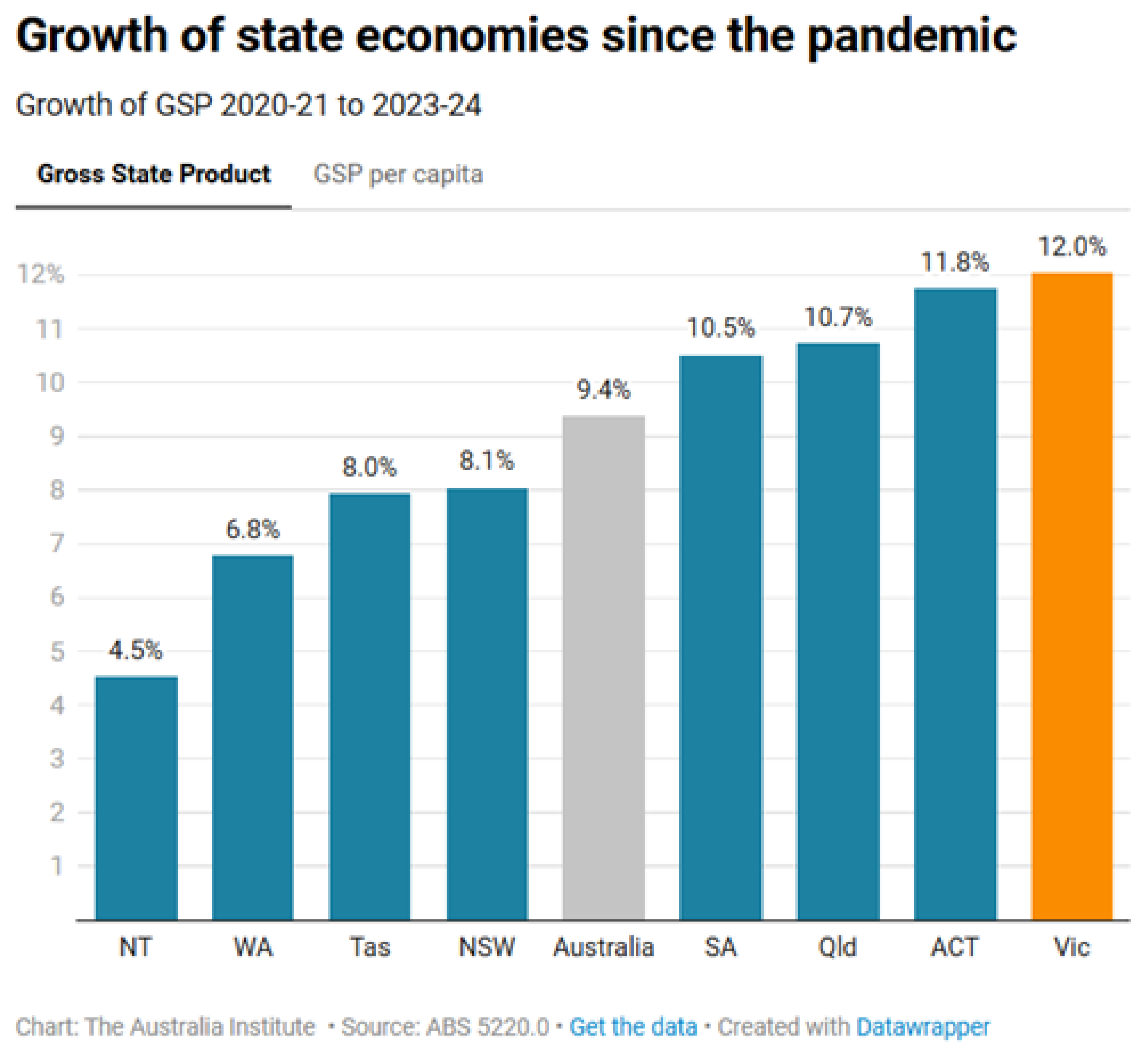
INVESTMENT IN MELBOURNE

INVESTMENT IN MELBOURNE

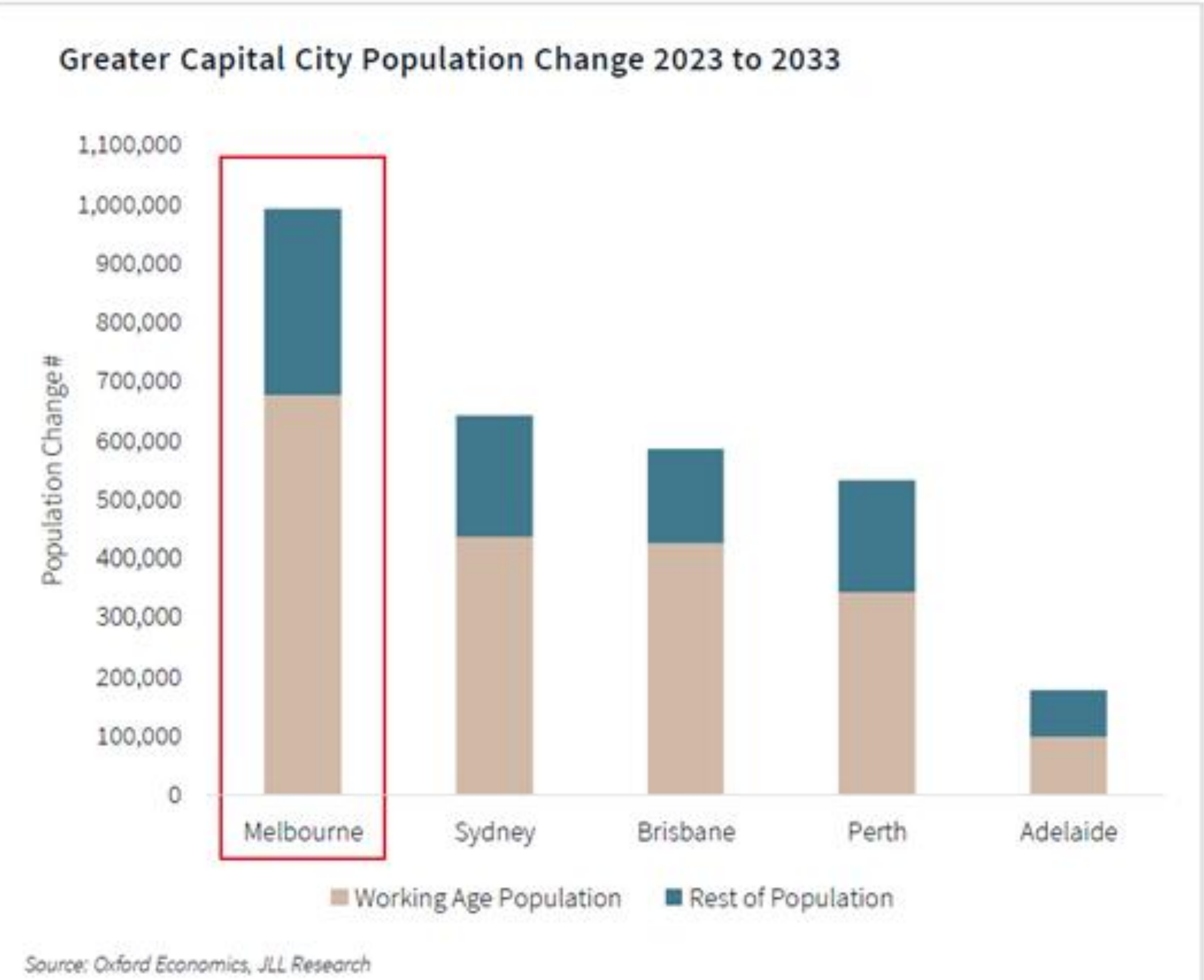
Supported by strong population and employment growth, Melbourne is a premier investment destination with robust market fundamentals. Victoria's economy is among the best-performing in Australia, with consistent growth in population and gross state product (GSP).

Contrary to media claims, Victoria's budget is solid, with a $4 billion operating profit in 2022-23 and a projected $1.4 billion surplus for 2023-24. The state's net assets of $235.4 billion reflect a strong fiscal position, with infrastructure investments in roads, schools, and hospitals boosting productivity and quality of life.

Victoria has also led Australia's post-pandemic recovery, with its economy growing 12% from 2020-21 to 2023-24, outpacing both New South Wales and national GDP growth. With a focus on transformative infrastructure projects and a resilient economy, Melbourne offers unmatched opportunities for secure, long-term investment.



INVESTMENT IN MELBOURNE

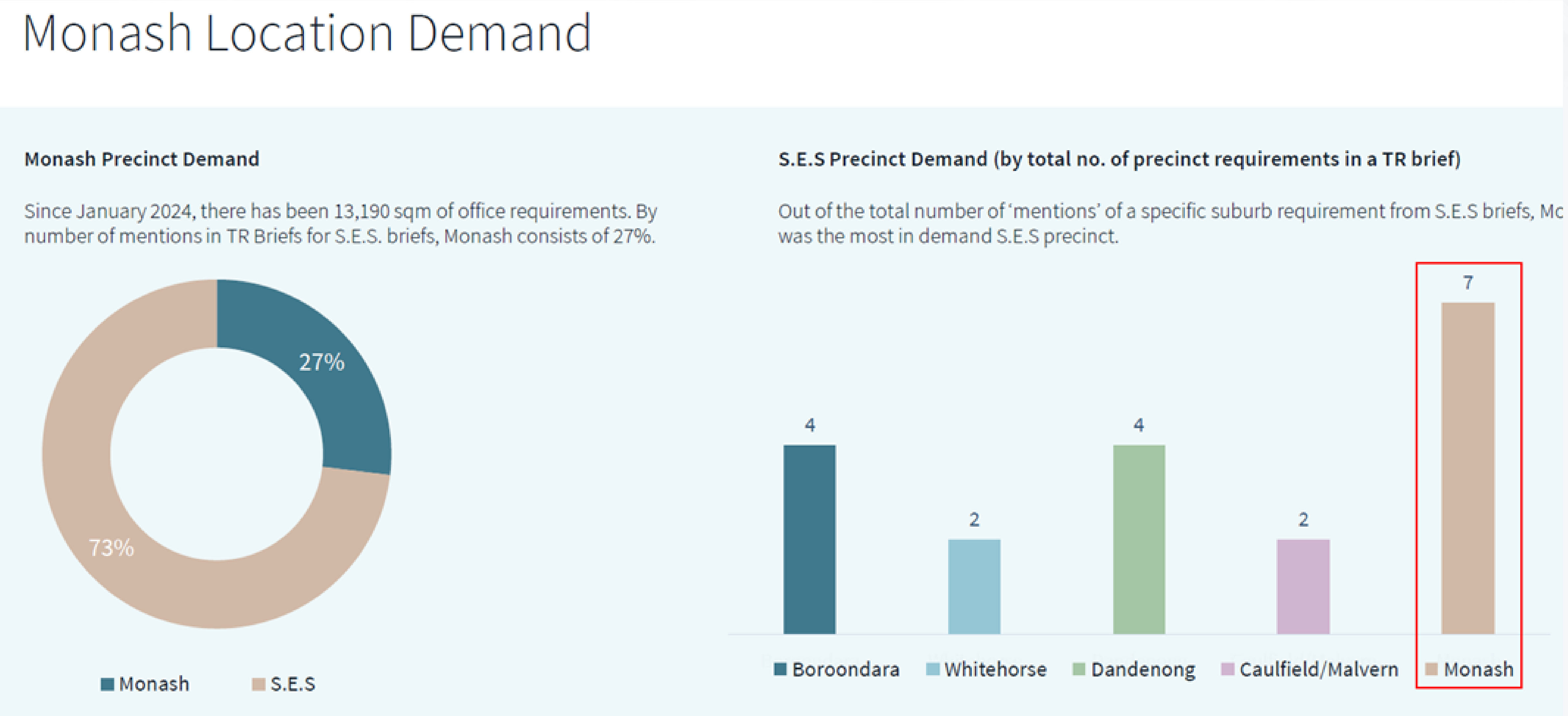


INVESTMENT IN MELBOURNE

Melbourne Office Market
With approximately 5.4 million sqm of office space, Melbourne boasts the second-largest office market in Australia.

Melbourne Metro Leasing Demand
The Melbourne metro office market remains highly dynamic, with demand particularly strong in the sub-500 sqm segment, which comprised 37% of all leasing briefs in Q1 2024. This demand highlights the preference for flexible, smaller office spaces, catering to a growing number of businesses seeking adaptable working environments. The most active industries driving this demand include Real Estate, Computing/Technology, Consumer Goods, and Professional Services. These sectors reflect Melbourne's diverse and robust economic base, underpinned by its highly skilled workforce and appeal as a business hub. This trend also underscores Melbourne's ability to adapt to evolving tenant requirements, further enhancing its reputation as a prime location for commercial investment.

INVESTMENT IN MELBOURNE



Monash Location Demand

The Monash precinct continues to outperform as one of Melbourne's most sought-after suburban office markets. Since January 2024, the Monash area has accounted for 13,190 sqm of office requirements, representing 27% of all precinct mentions in the South Eastern Suburbs (S.E.S). This demand has positioned Monash as the leading S.E.S market, outperforming competing precincts such as Boroondara, Whitehorse, and Dandenong.

Monash's popularity is driven by its strategic location within Melbourne's Employment and Innovation Cluster, excellent connectivity, and proximity to key infrastructure such as Monash University and the Victorian Heart Hospital. Its appeal spans a range of industries, making it an attractive destination for both tenants and investors. With sustained demand, Monash continues to deliver strong leasing performance and significant potential for future growth, reinforcing its status as a premier commercial precinct in Melbourne's suburban landscape.

INVESTMENT IN MELBOURNE

Leasing evidence: recent deals in the precinct





Address	1 Peters Avenue, Mulgrave	211 Wellington Road, Mulgrave	211 Wellington Road, Mulgrave	3 Acacia Place, Mulgrave	6 Nexus Court, Mulgrave	631 Springvale Road, Mulgrave
Tenant	Iveco Trucks Australia	Moderna	Carechoice	Olympus	Danfolds	BlueScope
Net Rent	$330	$325	$315	$350	$330	$385
Area (sqm)	800	1,250	739	4,629	870	2,000
Rent Structure	Net	Net	Net	Net	Net	Net
Date	Q3-24	Q1-25	Q3-24	Q1-23	Q2-24	Q4-24
Incentive (%)	50%	12.5%	-	35%	20% + Fitout	50%

Total NLA in Monash	Vacancy (%)	Current S.E.S. Vacancy (%)	Supply Under Construction (S.E.S.)
536,662 sqm	14.4%	11.6%	55,000sqm

INVESTMENT IN MELBOURNE

Home to approximately 5.4 million residents, Melbourne is experiencing significant growth, driven by both interstate and international migration. As Australia's cultural and sporting capital, the city consistently ranks among the most liveable globally, earning the title of the 4th most liveable city in 2024. Known for its thriving education sector, Melbourne is also the 5th best student city in the world, with two universities ranked among the global top 100.

Transformational Infrastructure

Melbourne is undergoing a major transformation, supported by an extensive infrastructure pipeline designed to enhance connectivity, boost economic activity, and future-proof the city:

- $34.5 billion Suburban Rail Loop: Improving transport links across Greater Melbourne.
- Metro Tunnel Project ($11 billion): Expanding inner-city rail capacity.
- West Gate Tunnel ($10 billion): Streamlining access to Melbourne's CBD and western suburbs.
- Melbourne Airport Expansion: Accommodating increasing international traffic.
- $1.7 billion Melbourne Arts Precinct Transformation: Elevating Melbourne's cultural offerings with world-class venues.

Economic Growth and Liveability

Melbourne's strategic investments in infrastructure and liveability are drawing both residents and businesses, solidifying its position as Australia's economic hub. With an educated and skilled workforce, 42.3% of the population are Professionals, and 18% work as Managers, reflecting a city with a vibrant and dynamic economy. The city is expected to surpass Sydney in population by 2030, driven by its attractiveness to global talent and business leaders.

Bio-Med and Innovation

Melbourne is a leader in biomedical research and innovation, home to more than 30 hospitals and renowned hubs like the Walter and Eliza Hall Institute and the Monash Biomedicine Discovery Institute. The biotech sector contributes billions to the economy, supported by advancements in health and life sciences, and innovation in sectors like medical technology and pharmaceuticals.

Why Invest in Melbourne?

With over $100 billion in infrastructure and development projects underway, Melbourne offers unmatched growth potential. From its strong economic fundamentals to its high-quality living standards and commitment to innovation, the city is one of the most secure and dynamic investment destinations globally. Melbourne's forward-thinking projects, thriving cultural scene, and growing population ensure it remains a top choice for long-term, stable investments.

(source: https://www.vic.gov.au/big-build)
(Source: https://economy.id.com.au/melbourne/workers-occupation)

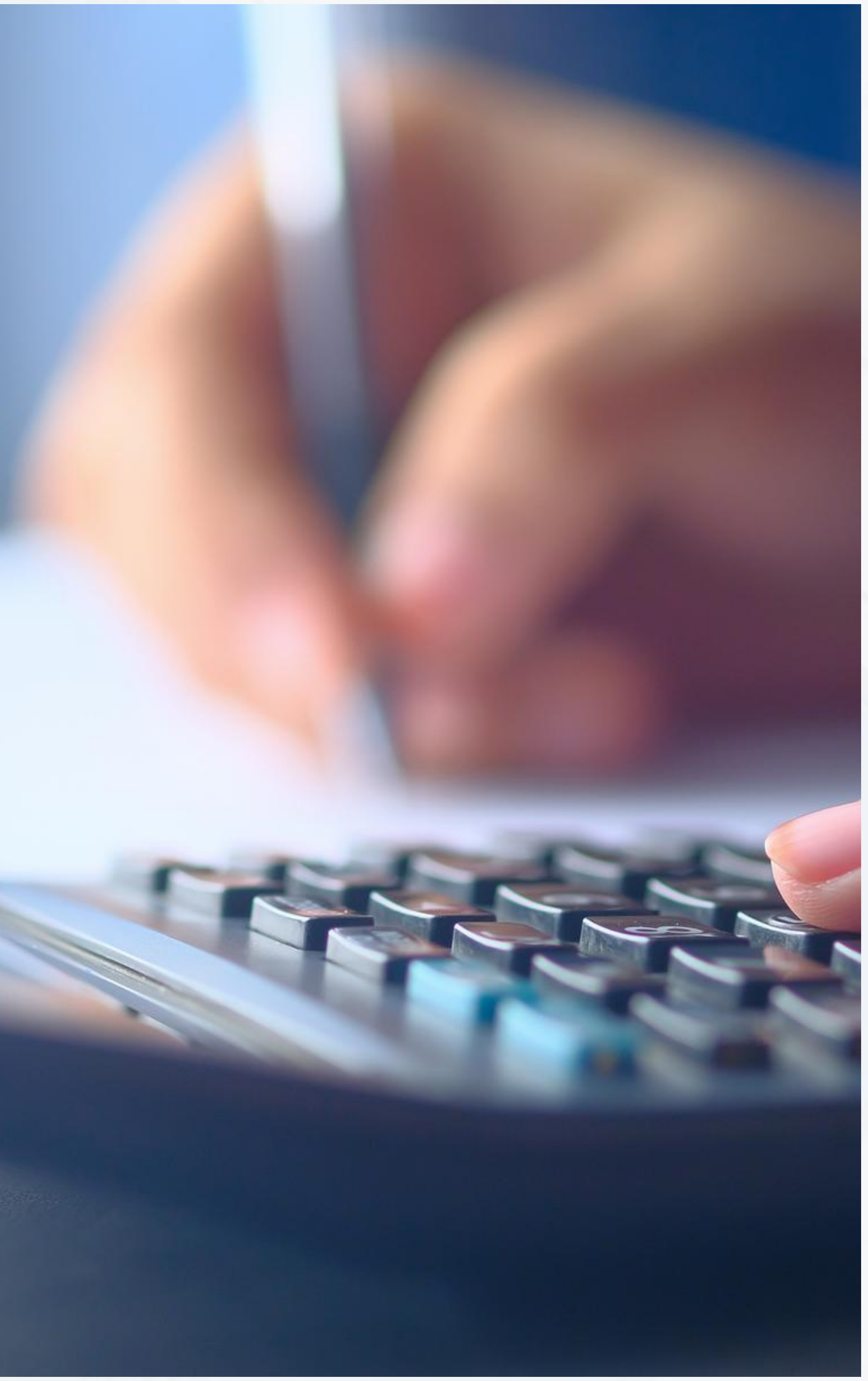
THE PROPERTY

700 Springvale Road, Mulgrave presents a rare opportunity to participate in a premier property investment. Strategically located in the heart of the thriving Monash Employment and Innovation Cluster, this asset boasts proximity to key infrastructure such as the Victorian Heart Hospital, Monash University, and M-City Shopping Centre. The refurbished building spans a 9,153sqm high-profile landholding and features flexible, light-filled floorplates, ample car parking, and strong environmental credentials.

With 88% occupancy, tenants include renowned organizations such as Monash Health, CMP, Bunzl Australia and Arthur J Gallagher, ensuring a diversified and stable income stream. The property generates an estimated fully leased net income of $2.33 million annually, underpinned by a long history of high tenant retention and fit out upgrades. Positioned to benefit from the transformative $34.5 billion Suburban Rail Loop project, this investment offers robust current returns and significant future upside potential.

KEY PROPERTY FEATURES

NLA	6,825 sqm
Site Area	9,153 sqm
No. Car Spaces	344
No. Levels	6
Passing Net Income	$2,332,204 per annum (including rent guarantee)
Vacancies	1 year rent guarantee on vacancies
Main Feature	Great location with easy access



3. INCOME SUMMARY

This Information Memorandum provides investors the opportunity to invest in the TAMIM Property Fund – Springvale unit class that will, in the event of signing a contract, separately hold the Property of 700 Springvale Road, Mulgrave, Vic, 3170.

At 6 December 2024

	Net Income ($/p.a.)	%
Total Office Rent	2,045,230	78.0%
Car Park Rent	377,193	14.4%
Telco Licences	84,498	3.2%
Total Other Income	114,087	4.4%
GROSS TOTAL	**2,621,008**	**100.0%**
Less		
Outgoings	-709,276	
ESTIMATED - TOTAL NET PASSING INCOME	**1,911,732**	
Plus estimated rent guarantee income for vacant office space	420,472	
TOTAL NET PASSING INCOME (FULLY LEASED)	**2,332,204**	

4. PROPERTY SUMMARY

LOCATION

A 6-level commercial office building with huge 9,153sqm landholding with prime street frontages to Springvale Road and located in the heart of the thriving Monash Employment and Innovation Cluster, Melbourne, Vic.

The office tower was constructed in 1991, extensively refurbished in 2015, with recent capex upgrades.

The building has access to basement and ground level car spaces and public transport close by.

PROPERTY HIGHLIGHTS

- 1 year rent guarantee on vacancies
- High quality tenants headlined by renowned organizations such as Monash Health, CMP, Bunzl Australia and Arthur J Gallagher
- WALE of 2.3 years (as at 4 December 2024)
- 6,825 sqm of NLA
- Well positioned in the heart of Melbourne's thriving Monash Employment and Innovation Cluster
- Land holding of 9,153 sqm with dual street frontage on Springvale Road and Springvale Road Service Road
- Ground floor and basement car parking bays for 344 vehicles

KEY DATA

6-level commercial office building with 344 car spaces, four sides of natural light, and a huge 9,153 sqm landholding

Site Area	9,153 sqm
Year Built	Constructed in 1991, refurbished in 2015
NLA Total	6,825 sqm
No. Car Spaces	344 car parking bays
No. Tenants	10
Wale	2.3 years (as at 4 December 2024)
Town Planning	Special Use Zone - Schedule 6 (SUZ6). LGA: City of Monash

RECENT MARKET SALES

Based on the metrics of the proposed purchase price, the table below shows the comparable sales transactions for similar Melbourne office assets sold in the past 3.5 years. Based on the comparable transactions, the acquisition price of $3,692 per sqm is at the low end of the range, with a relatively high initial passing yield of 7.58% and fully let yield of 9.25%.

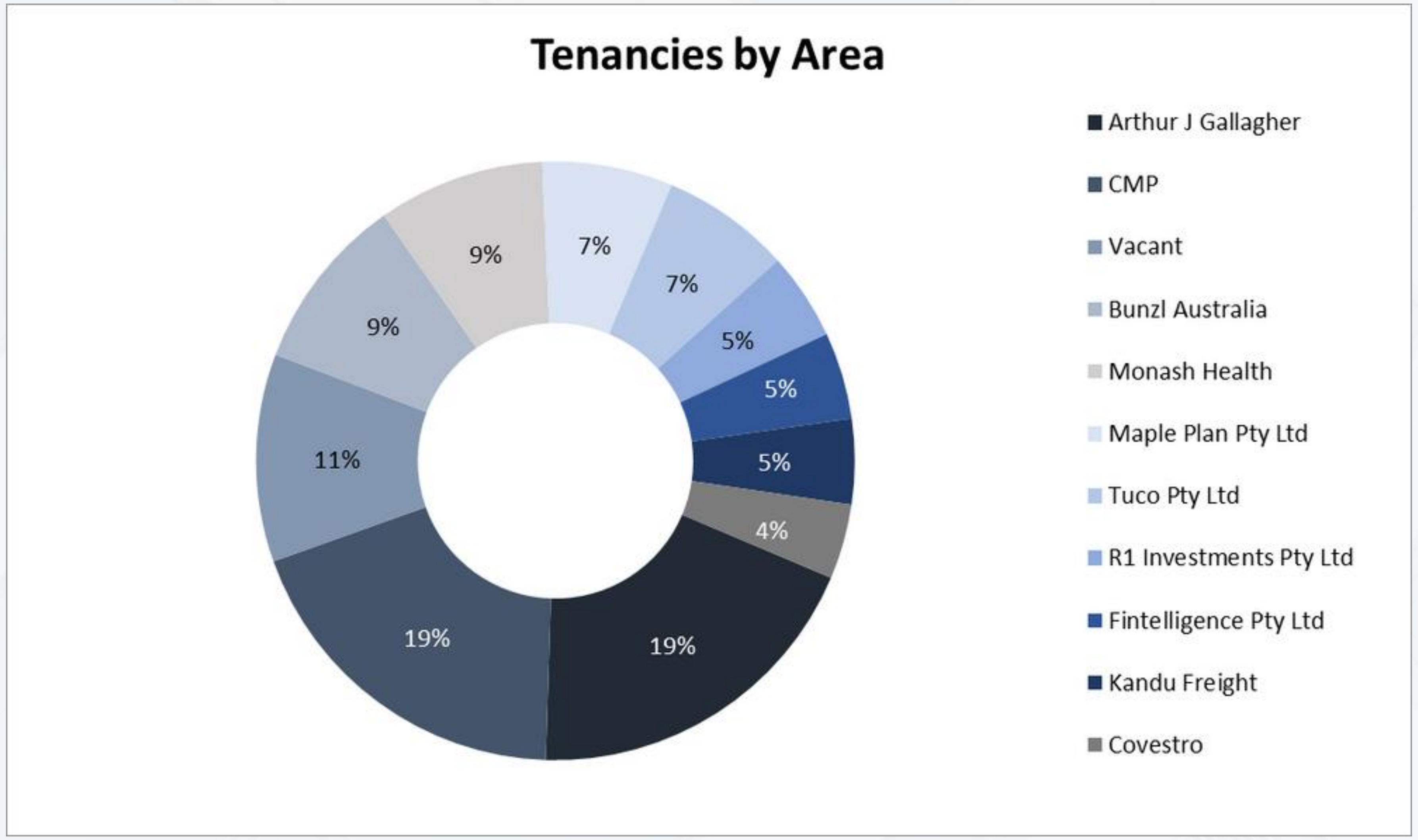
Address	700 Springvale Road	107 Overton Road	1-21 Dean Street	16-18 Cato Street	8-10 Cato Street	40-42 Scott Street	411 Nepean Highway	53-55 Robinson Street
Location	Mulgrave	Williams Landing	Moonee Ponds	Hawthorn	Hawthorn	Dandenong	Frankston	Dandenong
Price (AUD - M)	$25.2*	$25.0	$33.0	$26.0	$24.1	$14.0	$12.0	$12.0
Purchase Date	-	Sep-24	Jun-24	Jul-24	Nov-23	Dec-21	Jul-21	Jun-21
NLA (sqm)	6,825	3,126	6,960	4,848	3,371	2,605	1,557	2,728
Building Value Rate ($/psm)	$3,692	$7,997	$5,460	$5,363	$7,149	$5,374	$7,707	$4,399
Initial Passing Yield	7.58%	6.40%	6.47%	3.35%	1.09%	5.72%	~4.0%	5.51%
Fully Let Yield	9.25%	6.40%	7.96%	9.45%	5.75%	5.72%	5.0%	6.52%
Occupancy	88%	100%	100% (with guarantee)	38%	100%	100%	100%	100%
WALE (by income)	2.3 years	9 years	8.7 years	1.2 years	<1 year	9.0 years	7.9 years	2.0 years

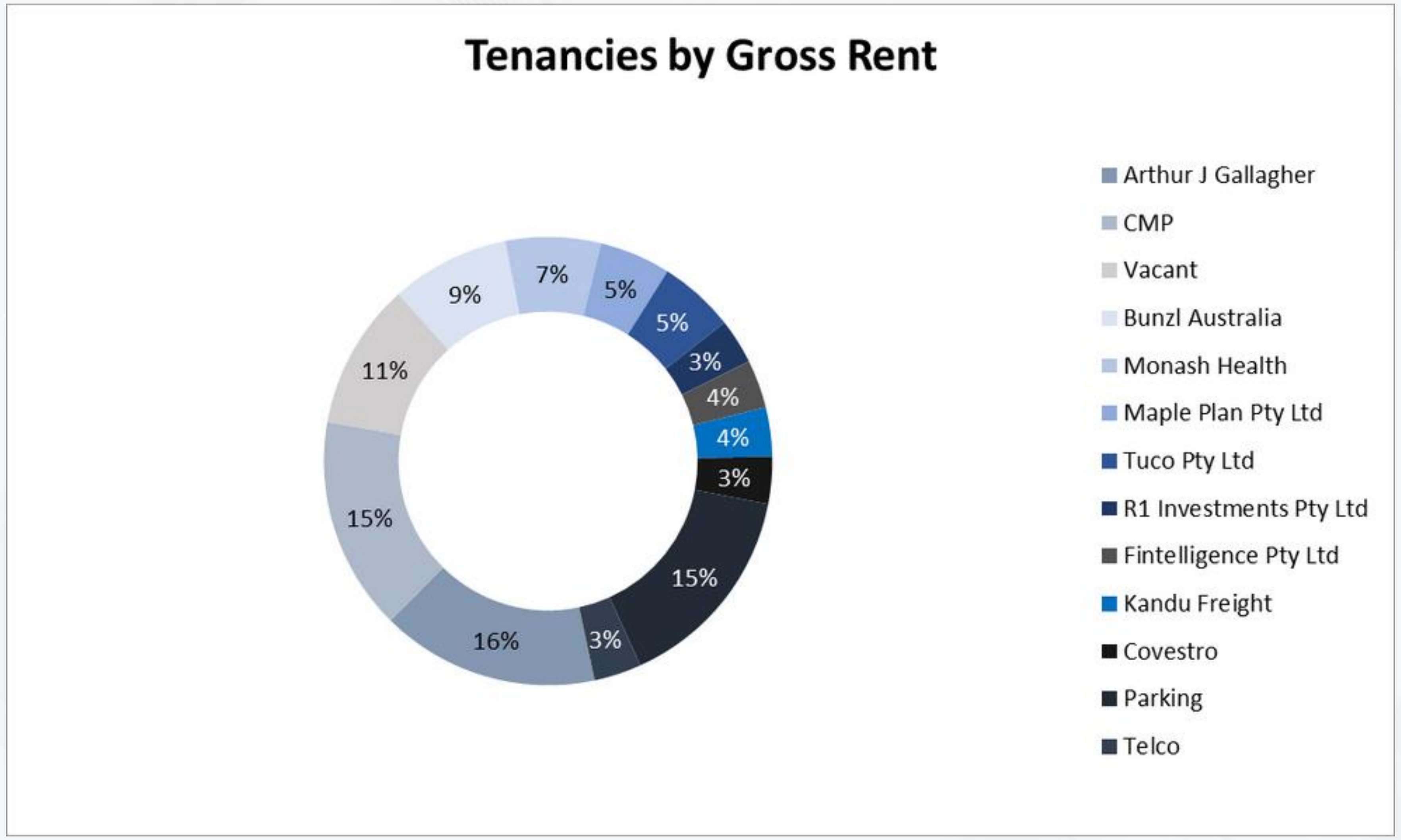
5. TENANCY PROFILES AND SCHEDULE

TAMIM

Tenancy Details				Lease Terms and Review Information							Passing Rentals			
Tenant	Level / Suite	Lettable Area m^2	Car Bays	Lease Term (yrs)	Comm. Date	Expiry Date	Options	Next Rent Review	Next Review Type	Remaining Term (yrs)	Net / Gross	Base Rent $ pa	Base Rent $/$m^2$	Car Park $pa
Monash Health	Ground - 1	611	60	9	15-Oct-23	14-Oct-32	-	15-Oct-25	3.00%	7.9	Semi-Gross	169,919	278	74,160
Kandu Freight	Ground - 3	313	5	3	1-Apr-23	31-Mar-26	2 + 2 + 2	1-Apr-25	3.50%	1.3	Semi-Gross	87,708	280	6,520
Covestro	Level 1 - 1	275	6	2	1-Oct-23	30-Sep-25	2.0	-		0.8	Semi-Gross	84,019	306	8,551
Nib Thrive Pty Ltd	Level 1 - 2	479	40	6	1-Jul-20	30-Jun-26	-	1-Jul-25	3.50%	1.6	Semi-Gross	127,325	266	53,218
Bunzl Australia	Level 2 - 1	646	30	5	1-Nov-22	31-Oct-27	3.0	1-Nov-25	3.00%	2.9	Semi-Gross	212,026	328	46,972
R1 Investments Pty Ltd	Level 2 - 2	320	5	5	1-Feb-23	31-Jan-28	5.0	1-Feb-25	5.50%	3.2	Semi-Gross	81,024	253	7,263
Fintelligence Pty Ltd	Level 2 - 3	319	15	3	17-Jan-24	16-Jan-27	3.0	17-Jan-25	3.50%	3.1	Semi-Gross	86,049	270	18,000
Arthur J Gallagher	Level 3	1,298	60	8	1-Dec-17	30-Nov-25	3.0	-		1.0	Semi-Gross	389,778	300	81,060
CMP	Level 4	1,292	40	3	1-Aug-24	31-Jul-27	2.0	1-Aug-25	3.75%	2.7	Semi-Gross	381,140	295	57,600
Tuco Pty Ltd	Level 5	474	18	5	1-Nov-20	31-Oct-25	2 + 2 + 2	-		0.9	Semi-Gross	135,173	285	23,842
Vacant (3 offices)		799	65											
Total		**6,825**	**344**									**1,754,161**	**286**	**377,186**

5. TENANCY PROFILES AND SCHEDULE





5. TENANCY PROFILES AND SCHEDULE

TAMIM

Monash Health

Monash Health delivers quality, patient-centred healthcare and services that meet the needs of our diverse community. Their specialties include paediatrics, cardiology, women's health, kidney and pancreas transplants and intensive care for sick and preterm babies in the first few weeks and months of life.

CMP CONSULTING GROUP

CMP Consulting Group is an Australian owned and operated consulting engineering organisation with a specific focus on the water industry. CMP partner with public and private sector clients to provide engineering solutions for a broad range of water related infrastructure.

BUNZL

Bunzl plc is a leading global organisation focused on delivering value through simplifying the purchasing, supplying and delivering of business consumables products.

covestro

Covestro AG is a German company producing polyurethane and polycarbonate raw materials. The company operates globally, with the main industries served being automotive manufacturing and supply, electrical engineering and electronics, construction and home products, and sports and leisure.

KANDU FREIGHT MANAGEMENT

Kandu Freight Management is a logistics company that provides freight forwarding, warehouse, and same day courier services.

Gallagher

Founded by Arthur J. Gallagher in Chicago in 1927, Gallagher has grown to be one of the leading insurance brokerage, risk management, and HR & benefits consulting companies in the world. With significant reach internationally, the organization employs over 52,000 people and our global network provides services in more than 130 countries.

6. INVESTMENT STRATEGY

The intent of the Asset Manager is to actively lease vacant space, upgrade redundant systems, manage tenant expiries with a view to maintain current tenants where possible. Maintaining and improving the quality of the building will be key to retaining existing tenants and attracting new tenants.

Post settlement of the property, slated for 23 March 2025 (or earlier if bank funding is in place), it is anticipated that distributions to investors will be made on a quarterly basis in arrears.

The Trustee is targeting an ongoing average cash return to unit holders of 7.50% p.a. throughout the forecast 5 year term of the investment, with the initial first year forecast to provide distributions of 7.25% .

It is the intent of the Trustee to hold the Property for a forecast term of 5 years and provide a stable yield for unit holders. TAMIM will continually monitor market conditions and provide commentary to the Trustee and unit holders to assist in any decisions regarding the Property.

Opportunity to explore alternative uses for the land as an alternative exit strategy is expected to be undertaken during the forecast 5 year term, 700 Springvale Road offers significant potential for expansion, with two proposed schemes allowing for an additional Net Lettable Area (NLA) of between 3,706sqm - 8,040sqm, increasing the total NLA to between 10,467sqm - 14,865sqm. These plans maximize the site's potential without reducing existing car parking spaces, subject to town planning approvals.

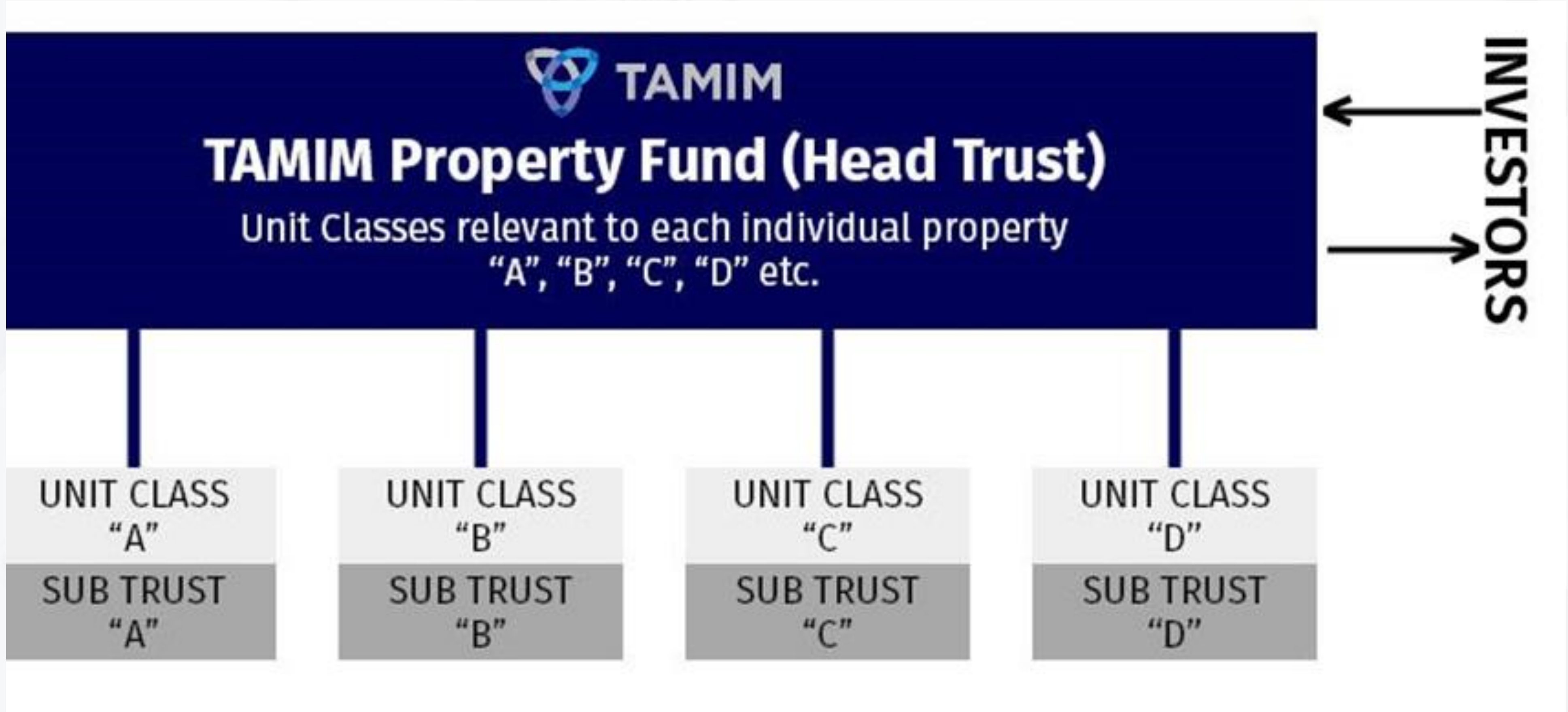
7. INVESTMENT STRUCTURE

TERM OF THE TRUST

The investment term is targeted to be a 5 year term from Settlement of the property with an option to extend the investment term for 1 additional 2 year period at the Trustees discretion., The Trust may be terminated prior to the end of this term, or extended in the interests of maximising investor return.

WITHDRAWAL RIGHTS

An investment in the Trust is an illiquid investment and Investors will have no withdrawal rights unless the Trustee makes a withdrawal offer during the life of the Trust. The Trustee does not intend to make a withdrawal offer during the life of the Trust unless a suitable opportunity exists to dispose of the Property.



Notes:
Investors invest into a specific Unit Class within the Tamim Property Fund (Head Trust)
Tamim Property Fund issues Unit Classes corresponding to each investment property
Tamim Property Fund advances funds received for a specific Unit Class to the relevant Sub Trust for that Unit Class and receives the same number of units from the Sub Trust as it issues to the investor in the Head Trust
Assets are housed in the Sub Trust and assets are ring-fenced in the Sub Trust
Income and capital distributions are passed up from Sub Trust to the relevant Unit Class in the Head Trust and ultimately paid out to unit holders in that Unit Class.

8. FINANCIALS

Although the Trustee has taken all reasonable care in preparing the forecast information, any returns are target estimates only and are not guaranteed. Potential Investors should understand the assumptions outlined in this section and refer to the risks contained in Section 11.

FUNDING

TAMIM has received senior debt funding terms from major Australian banks to provide a non-recourse finance facility to settle the property. TAMIM has obtained suitable indicative commercial terms for an initial period of between 2-5 years. The Loan to Value Ratio (LVR) Covenant over the term of the facility is anticipated to be between 50-55%. The Interest Cover Ratio (ICR) covenant is anticipated to be 1.6 times.

TAMIM will manage the debt procurement and ongoing banking relationship requirements on behalf of the Trustee over the life of the Trust.

PROJECT SUMMARY

Acquisition and Development Costs	$	LVR	Note
Purchase Price	25,200,000		1
Working Capital & Capital Works	2,500,000		2
Incentives	1,440,000		3
Stamp Duty	1,618,615		4
Legal, Bank Fees & Due Diligence	105,000		5
Underwriting Fee	189,000		6
Acquisition Fee	504,000		7
Total Cost	31,556,615		
Funded by			
Equity	18,900,000		8
Bank Borrowings	12,656,615	50.2%	9
Total	31,556,615		

1 Purchase price
2 Working capital required & Capital upgrade works
3 Lease incentive allowances
4 Stamp Duty is a calculated charge levied by the VIC State Government
5 Estimate of costs payable to third party consultants
6 Underwriting fee
7 Fee payable to Tamim
8 Targeted equity raising
9 Targeted borrowings based on the assumptions above

8. FINANCIALS

FORECAST DISTRIBUTION

The Trustee is forecasting an average pre-tax cash distribution to unit holders over the forecast term of 7.5% per annum paid quarterly, with a forecast distribution of 7.25% per annum paid quarterly for the first year. TAMIM Property has engaged a suitably qualified Quantity Surveyor to provide a full schedule of allowable depreciation on the Property and although not considered in this document, there will be a claimable allowance for the asset which should provide a tax deferred benefit to unit holders.

The summary below is based upon information regarding the performance of the Property, as forecast as at the date of this information memorandum.

TAXATION

Unit holders will acquire a fixed proportion of units in the Trust and distributions will be made in that proportion. The initial cost base of the units will be $1.00 plus any costs a unit holder incurs in acquiring their units (outside of the Trust costs).

Distributions from the Trust may be wholly or partially assessable for tax for a unit holder as it may contain elements of income, deferred income, return of capital or capital gain.

Unit holders will be provided with an annual financial statement showing details of distributions made to them in the previous financial year to assist with the preparation of income tax returns. Unit holders are advised to seek their own advice in relation to individual financial and taxation matters relating to an investment in the Trust.

FORECAST NET INCOME

	Net Income ($/p.a.)	%
Total Office Rent	2,045,230	78.0%
Car Park Rent	377,193	14.4%
Telco Licences	84,498	3.2%
Total Other Income	114,087	4.4%
GROSS TOTAL	**2,621,008**	**100.0%**
Less		
Outgoings	-709,276	
ESTIMATED - TOTAL NET PASSING INCOME	**1,911,732**	
Plus estimated rent guarantee income for vacant office space	420,472	
TOTAL NET PASSING INCOME (FULLY LEASED)	**2,332,204**	

8. FINANCIALS

TAMIM

FORECAST CASH FLOW

	Area sqm	2025 Year 1	2026 Year 2	2027 Year 3	2028 Year 4	2029 Year 5
Total Rent	6,826.1	2,506,921	2,926,067	3,125,813	3,203,133	3,292,724
Other Income/(Incentive)		534,559	92,061	75,118	63,683	- 94,370
TOTAL RENTAL	**6,826**	**3,041,480**	**3,018,128**	**3,200,931**	**3,266,816**	**3,198,354**
Less						
Outgoings		-709,276	-723,462	-737,931	-752,689	-767,743
Asset Management Fee		-151,200	-151,200	-151,200	-178,080	-178,080
Interest		-740,412	-740,412	-740,412	-740,412	-740,412
Admin Costs (Accounting, Audit, Trustee, Valuation etc.)		-69,500	-69,500	-69,500	-69,500	-69,500
Net Cash Flow After Interest		**1,371,092**	**1,333,555**	**1,501,888**	**1,526,135**	**1,442,619**
Interest Cover		2.6	2.5	2.7	2.6	2.4
Rent Free Incentives		-170,760	-218,232	-218,232	-372,846	-372,846
Cash Incentives & lease costs		-80,366	-29,320	-84,083	-26,714	-17,056
Future Capex Budget		-600,000	-600,000	-400,000	-300,000	-200,000
Loan		**12,656,615**	**12,656,615**	**12,656,615**	**12,656,615**	**12,656,615**
Cash Flow Return on Equity		**7.25%**	**7.06%**	**7.95%**	**8.07%**	**7.63%**
Average Cash Flow Return on Equity		7.59%				
Cap Rate Valuation		8.50%	8.00%	7.50%	7.00%	6.25%
Valuation		**25,200,000**	**25,200,000**	**25,200,000**	**29,679,970**	**39,399,694**
LVR		50.2%	50.2%	50.2%	42.6%	32.1%
End Value Building at Yield						**39,399,694**
Trust Cash Reserve Accumulated						**0**
Selling Costs						**-590,995**
Debt Repayment						**-12,656,615**
Cash Profit on Disposal (post return of Capital)						**7,252,084**
Cash Flows for IRR Calculations	**-18,900,000**	**1,371,092**	**1,333,555**	**1,501,888**	**1,526,135**	**27,594,703**
IRR	13.42%	**Calculated after Management Fees and Interest Payments - as shown above**				
Post Deferred Performance Fee IRR	12.13%	* Assumes Deferred Performance Fee of 20% should an IRR of 7.5% be achieved				

ASSUMPTIONS

The key assumptions included in the above cash flow forecast are as follows:

a) Interest rates are assumed to be floating for the 5 years. Year 1-5 estimated at 4.1% + facility fee of 1.75%
b) Cap Rate valuation on sale in year 5 is assumed to be 6.25%
c) Total Equity of $18.9m is raised.
d) 50% of expiring tenancies retained with nil lease downtime and annual rent free incentive of 25% at prevailing rents.
e) Vacant tenancies and 50% of expiring tenants are renewed at projected average rent with 25% incentive over the term and six month vacancy
f) Incentives/leasing costs to renew leases and retain or encourage new tenants is 10% of year 1 rent
g) Capex of $2,500,000 is budgeted over years 1-5 and payable from cash reserves or loan facility

9. VALUATION

If you wish to be provided a copy of the valuation please contact:

Jeff Taitz
M 0403 444 040
E jeff@tamim.com.au

Darren Katz
M 0405 147 230
E darren@tamim.com.au

10. FEES

The Trustee has entered into a Management Agreement which will provide for the payment of the following fees;

Acquisition Fee
2% (plus GST) of the total purchase price as a once off fee payable at settlement. This fee is payable for undertaking due diligence on the property, negotiating with the vendor, sourcing and securing senior finance, coordinating the settlement process and introducing the overall project opportunity to the Trust.

Asset Management Fee
A fee equivalent to 0.6% (plus GST) per annum of the Gross Asset Value (GAV) of the Trust will be payable monthly to TAMIM from settlement. This fee is payable for overseeing the Property, administration and management of the Trust and attending to all tenant, investor and compliance matters. For initial calculation purposes, the GAV will be taken to be the initial purchase value of the property and will be amended annually to a value determined by the Trustee.

Performance Fee
TAMIM will be entitled to a performance fee upon a disposal event of the Property if the overall return to unit holders over the life of the investment exceeds an 7.5% IRR on equity invested. The performance fee will be calculated at the rate of 20% of the amount by which the IRR on equity would exceed 7.5% prior to the payment of this fee.

Property and Facilities Management Fee
Property and facilities management roles are typically paid for by tenants through outgoings. TAMIM Property manages its properties directly allowing for tenant relationships with the landlord. It may receive a fee for this service from tenant outgoings.

Capital Works Fee
TAMIM Property may be required to oversee significant capital works over the lifetime of the investment. In this instance, TAMIM Property will charge a capital works fee of up to 10% of the total cost of works.

Leasing
TAMIM Property leasing executives may also be appointed alongside external agencies to facilitate this service. It may receive a fee for this service based on market rates.

These fees are incorporated in the forecast cashflow in Section 8.

Refinance Fee
A refinance fee of 1% will be paid on the refinance of the loan at the end of the loan period if required.

Underwriting Fee
If required, a fee of 1% (plus GST) will be payable to the providers of the underwriting facility.

11. RISKS

THE RISK FACTORS MENTIONED ABOVE ARE NOT EXHAUSTIVE AND DO NOT COMPLETELY EXPLAIN THE RISKS INVOLVED IN THIS OFFERING. POTENTIAL INVESTORS MUST READ THE ENTIRE INFORMATION MEMORANDUM AND CONSULT THEIR OWN ADVISERS BEFORE INVESTING IN THE FUND.

All investments are subject to risk. The Trustee and TAMIM Property take steps to minimise risk; however, it cannot be guaranteed that all risks can be avoided.

As a result of investment risks, Unit Holders should expect that the value of the Trust's investments and the level of income (including the level of tax-advantaged income, if any) derived by the Trust, may fluctuate. Consequently, the value of Units and the amount of any income entitlement distributable may rise or fall and Unit Holders may suffer a loss of capital invested.

Before investing in Units, each prospective Unit Holder should consider whether the Units are a suitable investment given their individual objectives, financial situation, needs or circumstances. An investment in the Trust is illiquid and therefore should not be considered a short-term investment. The following list is not exhaustive and prospective Unit Holders should read this IM in full and seek appropriate advice from their financial adviser.

The key risks identified by the Trustee and TAMIM Property are as follows:

Tenant Risk - The forecast income of the Trust is dependent upon the tenants observing their lease obligations and paying rent accordingly. There is a risk that should the tenant default on rental payments it could result in a reduction of rental income for the Trust and the ability of the Trust to pay distributions to unit holders.

Management Strategy - The Trustee will engage TAMIM Property to actively manage the Property and the tenants and implement and maintain a tight arrears management policy. The leases typically provide a bank guarantee in case of default.

Building Risk - Property assets naturally deteriorate over time and are subject to disasters which can damage the structure of the building. There is a risk that the value of the Property could diminish should the building be allowed to deteriorate or be subject to an event that causes it damage.

Management Strategy - The Trustee will maintain appropriate building insurances at all times and TAMIM Property will direct capital management initiatives to maintain the building to an appropriate standard.

Valuation Risk - Property market (rental rates, capitalisation rates, supply and demand) and general economic conditions can influence the value of the Property and there is no guarantee that the value will not fall as a result of these or other factors which would result in a reduction in the value of an investment in the Trust.

Management Strategy - The Trustee cannot control macro-economic or general market factors which could impact the Property value. The Trustee will, however, be required to undertake valuations of the Property from time to time by the senior debt provider which will provide up to date market evidence and expert third party opinion on the value of the Property. The Trustee will ensure that the Property is adequately maintained to ensure, to the best of its knowledge that the tenants remains of good credit standing and are able to meet lease obligations which will underpin the revenue of the Trust.

Contract Risk - The Trustee has agreed terms for exclusive due diligence and intends to sign an unconditional contract once underwriting agreements and/or settlement proceeds have been received.

Management Strategy - On completion of the underwriting and/or capital raising it is the Trustee's intention to sign an unconditional contract to purchase the property.

Interest Rate Risk - Increases in interest rates and changes in senior financier margins can result in increased cost for the Trust. An increase in cost can negatively impact the return available to be provided to unit holders.

Management Strategy - It is the Trustee's intention to fix an element of the interest margin exposure where possible to maintain an acceptable interest rate exposure.

Liquidity Risk - Investment in a direct property asset is not considered to be a liquid investment as property ownership usually requires a timely process to dispose of an asset which can affect timing and value of distributions and return of capital.

Management Strategy - Although the Trust is being formed to own the Property for a distribution yield the Trustee and TAMIM Property will continually review options to maximise investor return.

Gearing Risk - Debt funding can expose the borrower to fluctuations in interest rates, fees if a facility requires refinancing and shortfalls in valuation level coverage or guarantee if an asset value drops.

Management Strategy - The Trustee will look to secure non-recourse funding terms and fix the interest rate margin exposure at appropriate rates if possible for the term of the facility to provide a level of security of expense exposure.

General Investment Risk - An investment in the Trust is subject to general investment risk which can negatively impact the return to unit holders and the value of capital invested. Neither the Trustee nor TAMIM Property guarantees the performance of the Trust or the return of capital.

Fund Risk - Risks particular to the Fund include the risk that the Fund could terminate and that fees and expenses payable by the Fund could change. There is also a risk that investing in the Fund may give different results than investing individually because of income or capital gains accrued in the Fund or the consequences of investments and withdrawals by other investors. Further, the Fund issues multiple classes of units. Each class is referrable to a specific sub trust that invests in a discrete pool of assets and liabilities. When you invest in a particular class of unit, you obtain exposure to the assets relevant to the sub trust associated with that class of units. Each unit class is administered separately so the unit price and performance of each class is independent of each other. The intention is that the assets and liabilities of each sub trust are segregated from other sub trusts and therefore "ring fenced". In the unlikely event that a particular class of units became insolvent then creditors to that class of units should not be able to make a claim for all of the assets in the Fund and instead should only be able to make a claim for the assets of the insolvent class of units. However, this structure has not been fully tested at law and so complete segregation or "ring fencing" of assets and liabilities cannot be guaranteed.

12. FUND OPERATION

HOW TO INVEST

Investors should complete the application form accompanying the Information Memorandum and submit it to the Fund Administrator with their investment payable by direct deposit.

PROCESSING APPLICATIONS

All funds, completed application forms and associated Anti Money Laundering identification documents are required to be received before the close date in order to allow for processing of the application. TAMIM reserves the right to waive or change this deadline in its sole discretion.

TERMS AND CONDITIONS OF INVESTING

The offer to invest in the Fund is subject to the terms and conditions described in this Information Memorandum for each unit class and as set out in the Fund's Trust Deed.

TAMIM reserves the right to change the terms and conditions and to refuse or reject an application. All application moneys must be deposited in the Fund's bank account by electronic means on or before 4 pm (AEST) on the close date to allow for investments to be processed.

PAYMENT OF DISTRIBUTIONS

Distributions will be paid directly into each investor’s nominated bank account.

INVESTMENT OF WORKING CAPITAL & CASH RESERVE BALANCES

The Fund will invest cash balances held in respect of reserves and working capital into a combination of short term (less than 12 months) term deposits, bank deposits and longer term (greater than 12 months) fixed income instruments. These are expected to pay interest income of between 3% to 6% p.a. The instruments will have daily to annual liquidity provisions and will be managed by TAMIM. TAMIM may receive a fee for this service based on market rates.

TRANSFER OF UNITS

Units can only be transferred with the permission of TAMIM and to those persons who qualify as a wholesale client within the meaning of the Corporations Act. Please contact TAMIM for all transfer requests.

INVESTMENT INFORMATION

Confirmation of each transaction will be sent by our Fund Administrator.

FUND INFORMATION

The following information will be available electronically on request:

- The Fund's annual financial reports;
- Regular updates from TAMIM about the property;
- Any replacement or supplementary Information Memorandum; and
- A copy of the Trust Deed (available in electronic form on request from TAMIM).

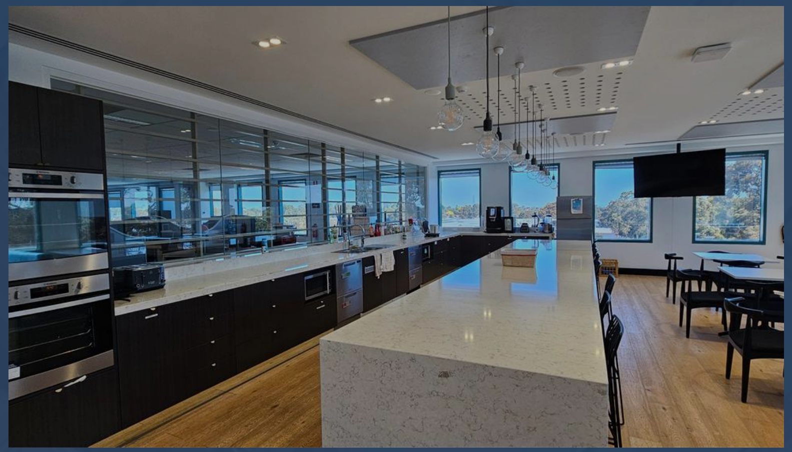
12. FUND OPERATION

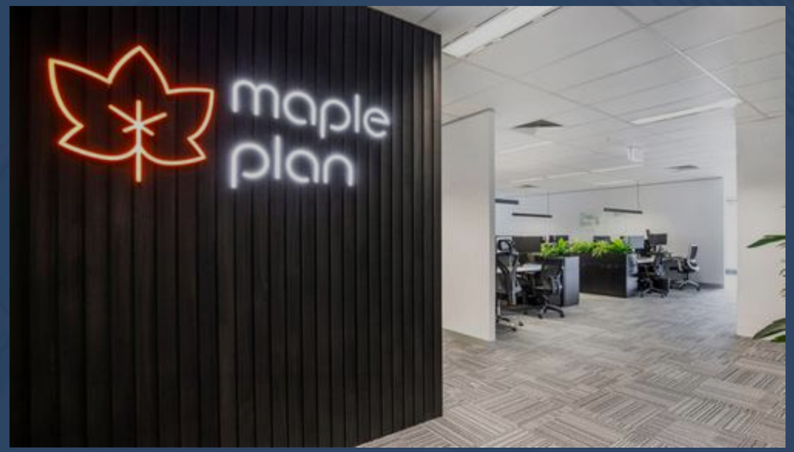
COMMUNICATIONS

Please note that TAMIM intends to communicate with you by email (and not, for example, by post). All reports, updates and other information that will be provided will be sent to the email address you specify in the application form accompanying this Information Memorandum. If you do not provide your email address to us, we may be unable to process your application for units. It is important that you keep your details up to date with TAMIM to ensure that you receive all relevant communications by email. By investing in the Fund, you agree to receive all communications electronically.

RETAINING THIS INFORMATION MEMORANDUM

Investors should keep this Information Memorandum, the relevant unit class information booklet and any replacement or supplementary Information Memorandum, as they may need to refer to information aboutthe Fund. An electronic copy of the current Information Memorandum, unit class information booklet and any replacement or supplementary Information Memorandum will be sent on request.





CHANGES TO THE INFORMATION IN THIS INFORMATION MEMORANDUM

Before making an investment decision, it is important to read the current Information Memorandum, as information provided in an Information Memorandum may change from time to time. If changes are not materially adverse to investors, the relevant information will be updated online at www.tamim.com.au. However, if a change is considered materially adverse to investors, TAMIM will issue a replacement or supplementary Information Memorandum as appropriate. Investors can also obtain a copy of the updated information and any replacement or supplementary Information Memorandum by contacting TAMIM.

Should TAMIM intend to change the investment objective or investment approach of a Fund unit class, investors will be advised in writing, before making the change.

QUESTIONS ABOUT THE INVESTMENT

Investors should contact TAMIM on 1300 750 007 with any questions relating to the investment.

13. TAMIM PROPERTY MANAGEMENT

TAMIM Property's management team, led by Jeff Taitz, have over 26 years of direct experience in this field and over the past two decades have successfully advised on, transacted, asset managed and exited over $1.5 billion of real estate investments in Australia alone.

JEFF TAITZ

CA, ACMA, B.Com, B.Acc, Dip. Fin. Services, Masters International Tax, REINSW

With over 26 years of experience in finance, accounting, investments, taxation, and real estate, Jeff has played a pivotal role in shaping TAMIM Asset Management towards success. For the past 9 years, he has devoted his expertise and leadership to TAMIM, establishing it as a leading provider of equity, real estate, and credit investment solutions in Australia. Before he founded TAMIM, he honed his skills through a successful career at City Freeholds Group, Sasol Limited, and Deloitte & Touche.

Having overseen transactions exceeding $3 billion across various sectors and regions, including mergers and acquisitions, property dealings, debt structuring, and investments, Jeff's expertise spans diverse financial domains. His hands-on involvement in managing a high-net-worth family office has sharpened his skills in wealth creation, preservation, asset management, and philanthropy.

Jeff is dedicated to leveraging his wealth of knowledge to offer tailored financial solutions that benefit hard working Australians in wealth planning and retirement. As a member of the Institute of Chartered Accountant Australia (ICAA) and Chartered Institute of Management Accountants (CIMA) of the UK, with a Master's in International Tax and a Real Estate Agent License (LREA), Jeff is committed to creating value through custom financial products.

DARREN KATZ

B.Com, CFA

Darren is an accomplished business leader, boasting a remarkable career spanning over 26 years in the financial markets. Known for his keen eye in spotting talented managers and quality investment products, Darren has dedicated the last 9 years to spearheading the TAMIM investment business alongside a dedicated and skilled team. Today, TAMIM stands as a beacon of success, offering a diverse range of equity, property, and credit investment solutions in Australia.

Before establishing the TAMIM Group, Darren played a pivotal role as a key executive in a boutique equity investment firm. Here, his focus on distributing Australian and International Equity solutions led to a remarkable business growth of over 5 times. Additionally, Darren held significant roles at a listed Australian hedge fund, where he managed investments, distribution, and operations.

His expertise extends globally, having held senior trading positions at Nedcor Investment Bank in South Africa and Macquarie Bank in Australia. In these roles, Darren successfully managed interest rate portfolios exceeding USD 12 billion.

14. CONTACT

Phone	1300 750 007
Website	www.tamim.com.au
Email	privateclient@tamim.com.au
Address	Suite 2, Level 10, 8 Spring Street, Sydney NSW 2000
	PO Box 234 Rose Bay NSW 2029

Should you wish to discuss this investment or the other TAMIM Property investments please do not hesitate to contact us:

Jeff Taitz
M 0403 444 040
E jeff@tamim.com.au

Darren Katz
M 0405 147 230
E darren@tamim.com.au

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