TAMIM

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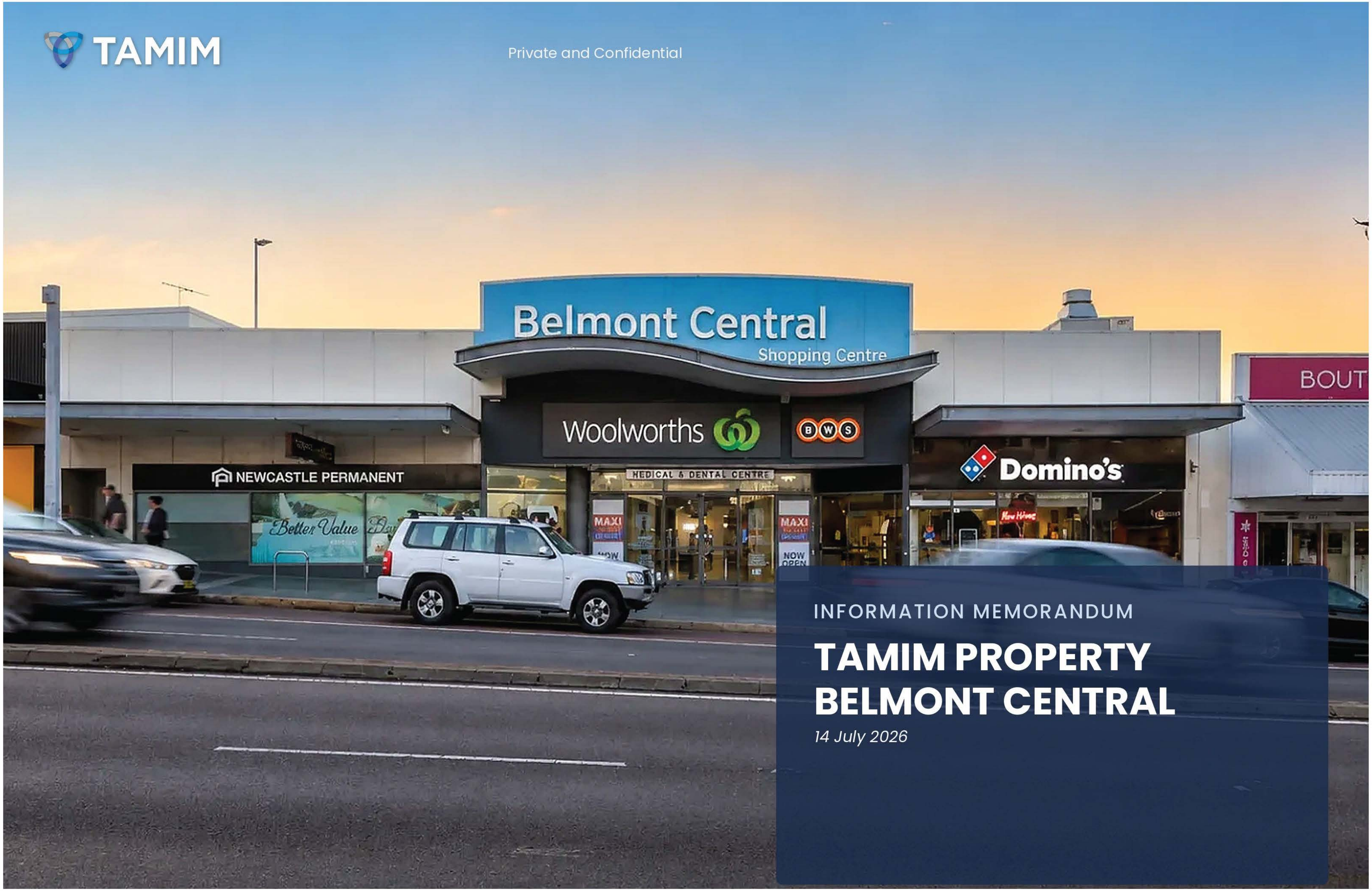

INFORMATION MEMORANDUM

TAMIM PROPERTY BELMONT CENTRAL

14 July 2026

TAMIM

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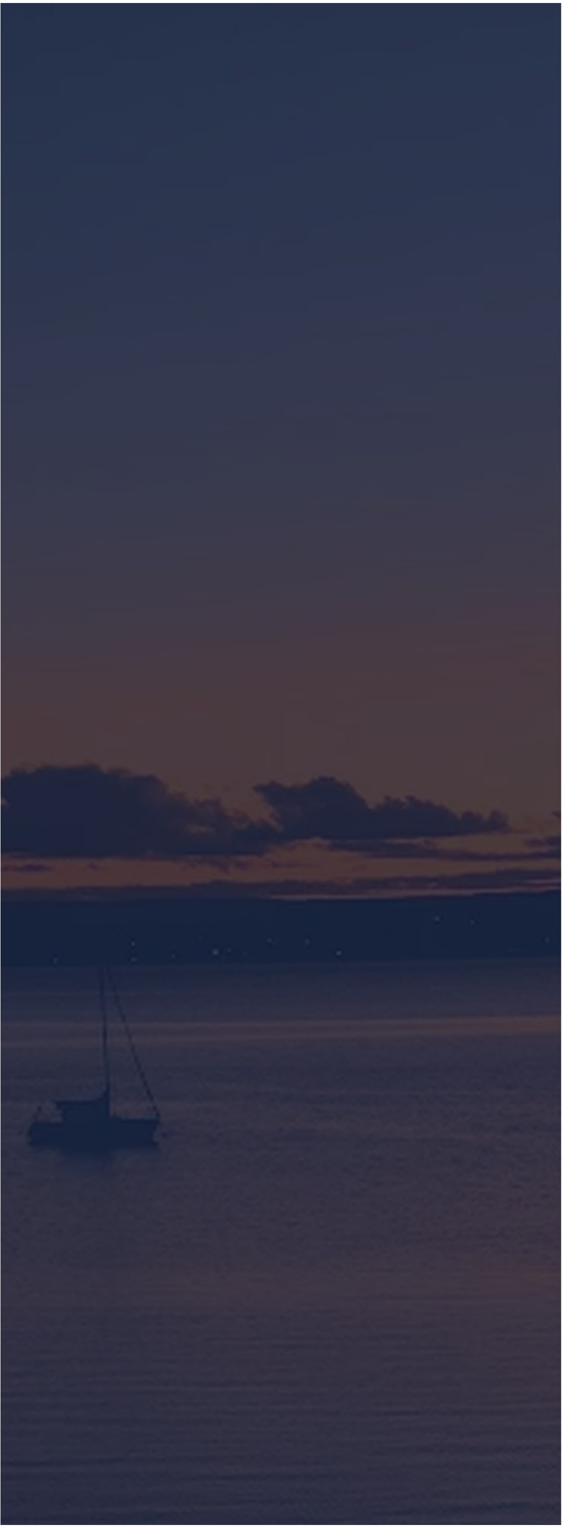


ABOUT TAMIM PROPERTY

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 they 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 rationales, 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.

TAMIM

CONTENTS

BELMONT CENTRAL, INFORMATION MEMORANDUM

IMPORTANT INFORMATION

This Information Memorandum relates to the offer ("Offer") of units in TAMIM Property Fund - Belmont Central Retail Trust ("Fund" or "Trust") and is dated 14 July 2026. 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 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 and 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 14 July 2026. 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 $17.13 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 - Belmont Central Retail 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 $17.13 million, through the issue of up to 17.13 million units in the TAMIM Property Fund - Belmont Central Retail Trust ("Trust") at a price of $1.00 per unit.

The Trust intends to purchase the Woolworths-anchored neighbourhood shopping centre at 1 Singleton Street, Belmont NSW 2280.

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.

PROPERTY

Belmont Central is a well-established, Woolworths-anchored single-level neighbourhood shopping centre with underground car parking featuring 16 speciality stores and a Chipmunks Playland occupying a prominent 10,030 m^2 landholding in the heart of Belmont CBD, approximately 20 km south of Newcastle CBD. The centre benefits from triple street frontage to Pacific Highway, Singleton Street and High Street, and a 271-under ground car park providing 3.4 bays per 100 m^2 of centre GLA, well above neighbourhood centre benchmarks.

The asset is 98.4% occupied by a defensive tenant mix including Woolworths (approximately 41% of Y1 passing income to Dec-30 plus 4 x 5 year options), BWS, Blooms The Chemist, Newcastle Permanent, Domino's and the recently 10-year renewed Providence Medical. Passing net income is $1,684,953 per annum representing a 7.11% yield on acquisition price or 7.74% yield on a fully leased basis. The Property sits within the same E1 Local Centre precinct as the neighbouring Belmont Citi, which sold in July 2025 for $40 million on a 5.78% passing yield.

Woolworths-anchored neighbourhood shopping centre in the heart of Belmont CBD, 20 km south of Newcastle CBD

Site Area	**10,030 m^2**
Shopping Centre GLA	**8,029 m^2 (excl. 3,000 bowling green)**
Anchor Tenant	**Woolworths Supermarket**
No. Car Spaces	**271 bay underground car park**
No. Tenants	**18 (Woolworths + mini-major + 16 specialty + 2 pads)**
WALE	**2.47 years by income (as at 30 Jun 2026)**
Occupancy	**98.44% by area**
Town Planning	**E1 Local Centre. LGA: Lake Macquarie**

- Triple street frontage to Pacific Highway, Singleton Street and High Street
- Woolworths anchor to Dec 2030 + 4 x 5 year options to 2050
- Providence Medical option exercised, 10-year lease to Nov 2036
- MTA population 28,796, average household income 10% above NSW
- value creation opportunity - approx. 3,000 m^2 former bowling green pad site activation

1. INVESTMENT HIGHLIGHTS

APPLICATION CLOSING DATE

When fully subscribed. Offer opens 14 July 2026.

INVESTMENT STRATEGY

The Property is being acquired on an as-is basis at $23.7 million. The intention is to identify new opportunities for the 3,000 m^2 roof top open space (prior bowling green), actively lease the two small specialty vacancies (Shops 9 and 11, combined 172m^2), manage lease expiries proactively (with 4.0% adopted fixed annual reviews across 94% of the rent roll), retain existing tenants where possible, and reinvigorate the asset to re-engage with the local community while maintaining 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	**$23,700,000**
Commencing Net Rental	**$1,684,953**
Forecast LVR	**~49% Year 1**
LVR Indicative Covenant	**60%**
ICR Indicative Covenant	**1.75 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 7.0% from settlement.
- Forecast 5-year Internal Rate of Return (IRR) (calculated after management fee and interest payments) of 11.5% to 12.0%.
- 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 7.0% per annum.

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

Exchange 18 August 2026, with settlement approximately three weeks post exchange (target 8 September 2026, sooner if possible).

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 - Belmont Central Retail Trust.

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	14 July 2026
Offer Closing Date	When fully subscribed. The Offer Close Date is likely to be on the completion of the equity raise of up to $17.13m. The Trustee may also close the Offer at its discretion.
Legal Structure	TAMIM Property Fund - Belmont Central Retail Trust is structured as an unlisted wholesale unit trust.
Custodian and 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 neighbourhood shopping centre at 1 Singleton Street, Belmont NSW 2280, maintain the property to a high standard, collect rent from the tenants and provide unit holders with an ongoing investment return.
Activities of the Trust	The Trust intends to purchase and manage the Property at 1 Singleton Street, Belmont NSW 2280
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 $17.13m 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 so desires.
Distributions	Investors are forecast to receive a quarterly cash distribution in arrears from the Trust. First year distributions are expected to be 7.0%. Distributions to be reinvested in the Trust for the first 2 years. 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.

WHY BELMONT CENTRAL

Belmont Central provides investors with exposure to an established Woolworths-anchored neighbourhood centre in the heart of Belmont CBD. The investment is underpinned by daily-needs retail income and enhanced by active asset management initiatives, including specialty leasing, centre presentation upgrades and potential activation of the former rooftop bowling green area, subject to approvals and feasibility.

Essential retail

Woolworths, BWS, pharmacy, medical, takeaway and services support recurring local visitation.

Town centre position

The property sits in the heart of Belmont CBD with Pacific Highway exposure and triple street frontage and the only undercover car park in the area.

Defensive catchment

A mature, high home ownership and older demographic catchment supports medical, pharmacy, convenience and daily-needs retail.

Income plus optionality

Existing yield is supported by anchor income, with upside from vacancies, rooftop and centre activation and future planning review.

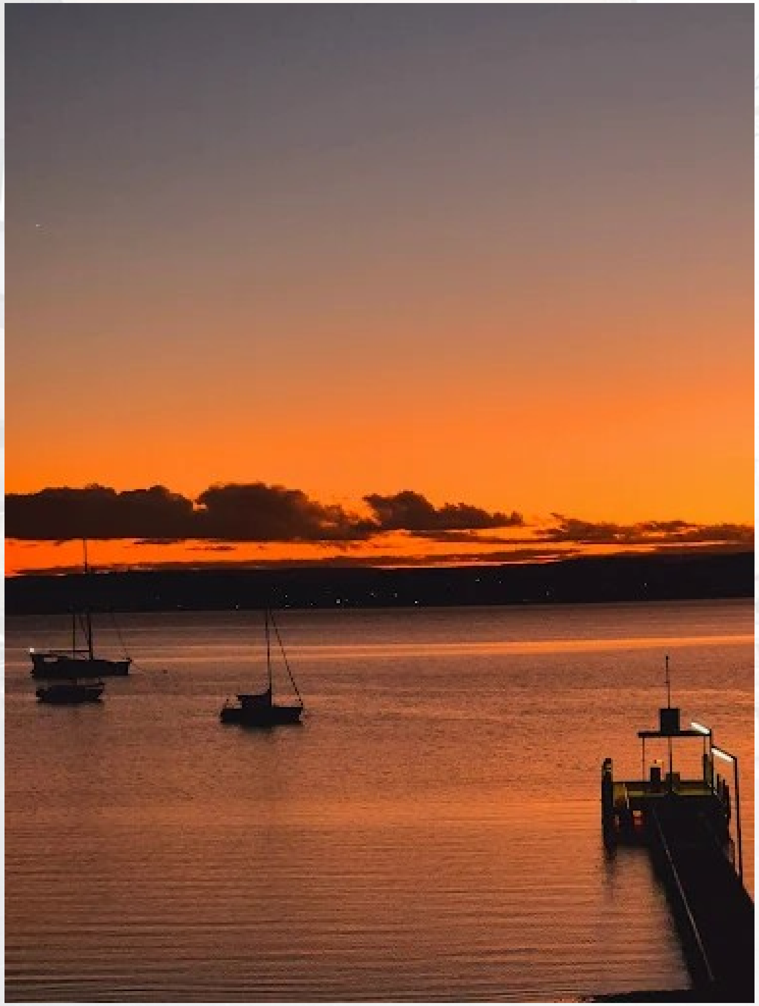
Exit liquidity

Supermarket-anchored neighbourhood centres remain a preferred private investor asset class.

NEWCASTLE AND THE HUNTER REGION

AUSTRALIA'S LARGEST AND FASTEST GROWING REGIONAL ECONOMY

The Hunter Region is Australia's leading and largest regional economy and the largest growth centre in New South Wales outside the Sydney basin. Belmont is located 20 km south of the Newcastle CBD, within the Lake Macquarie City area, providing catchment access to the fastest-growing part of regional NSW.



01 AUSTRALIA'S LEADING REGIONAL ECONOMY

The Hunter Region generates in excess of $65 billion of Gross Regional Product, supports over 343,000 jobs and is home to a population of more than 798,000. Its diverse economic base spans resources, energy, defence, education, health, tourism and advanced manufacturing.

02 NEWCASTLE, AUSTRALIA'S 7TH LARGEST CITY

Newcastle, positioned 20 km north of Belmont Central, is Australia's 7th largest city, home to the University of Newcastle (a leading regional research institution) and John Hunter Hospital, a major tertiary teaching hospital. Port of Newcastle is the 3rd largest port in Australia and the world's largest coal export port. Newcastle Airport is the 2nd busiest airport in New South Wales.

03 ANZAC METRO TUNNEL AND PACIFIC HIGHWAY UPGRADES

The ongoing State Government commitment to Hunter infrastructure includes John Hunter Hospital Innovation Precinct ($835 million redevelopment), Newcastle Airport Terminal Expansion ($121 million) and continued Pacific Highway upgrades reinforcing Belmont's connectivity to Newcastle CBD and the M1 corridor.

BELMONT MAIN TRADE AREA

A WELL ESTABLISHED, MATURE CATCHMENT WITH ABOVE AVERAGE INCOMES

WIDER BELMONT MTA	AVERAGE HOUSEHOLD INCOME	HOME OWNERSHIP
32,758	**$100,759**	**77%**
2024, forecast 33,863 by 2041 (LocationIQ)	10% above the New South Wales average	Versus 71% New South Wales average
LAKE MACQUARIE LGA	**MTA RETAIL SPENDING**	**COUPLES WITH CHILDREN**
214,054	**$612.5m**	**40%**
2021, forecast 270,712 by 2046 (Remplan)	2024, forecast $945m by 2041 at 2.8% pa	Versus 38% New South Wales average

BELMONT DEMAND DRIVERS

- Belmont Hospital, major public hospital located on Pacific Highway within the immediate catchment
- Belmont High School (797 students), Belmont Public School (295 students)
- St Francis Xavier's Primary School (107 students, 300 metres east of the Property)
- Proposed Oak Tree Retirement Villages, $34 million, 75 units, DA submitted
- Arcare Aged Care Belmont (80 beds, completed 2023)
- Belmont is positioned within one of Lake Macquarie's key growth corridors, benefiting from significant forecast population growth, increasing residential density and an expanding pipeline of new apartment and housing development across the broader trade area.
- Gunyah Hotel site in Belmont approval for 114 apartments.

RETAIL LANDSCAPE

BELMONT CBD, THE DOMINANT RETAIL PRECINCT IN THE PRIMARY TRADE AREA Belmont Central and its neighbour Belmont Citi (approximately 200 metres east) together anchor the Belmont CBD retail precinct. This dual-anchored precinct serves the Belmont Main Trade Area, the largest retail catchment within the southern Lake Macquarie sub-region.

Belmont Central provides the Woolworths supermarket offer in the precinct. Belmont Citi provides the Coles offer. Belmont Central is the key Woolworths supermarket within the Belmont Main Trade Area. It is also the only centre with underground car parking.

Charlestown Square (sub-regional, 10 km north), Stockland Glendale (sub-regional, 14 km north-west) and Warners Bay Square (neighbourhood, 8 km north) form the next tier of surrounding centres, but sit outside Belmont Central's primary trade area.

COMPETING CENTRES IN THE REGION

Centre	Anchor	Distance from Belmont Central
Belmont Citi (comparable)	Coles + Liquorland	200m east, within Belmont CBD
Belmont Central (subject)	**Woolworths + BWS**	**Subject property**
Belmont North (under construction)	Woolworths	Approximately 2 km north
Warners Bay Square	Woolworths / Coles	Approximately 8 km north
Charlestown Square (sub-regional)	David Jones / Kmart / Coles / Woolworths	Approximately 10 km north
Stockland Glendale (sub-regional)	Kmart / Coles / Woolworths	Approximately 14 km north-west
Woolworths Swansea	Woolworths standalone	Approximately 8 km south

RECENT MARKET SALES

The single most powerful comparable transaction is Belmont Citi, sold in July 2025 by Stonebridge on behalf of Centuria for $40 million on a 5.78% passing yield ($5,881 per m^2).

$2,149 - $2,953m^2 NLA

Discount of 49.8% - 63.5% based on NLA

7.11% PASSING YIELD

Representing a 23% yield premium

COMPARABLE SALES EVIDENCE

Address	Location	Sale Price	Site Area (m^2)	NLA (m^2)	Site Area $ / m²	NLA $ / m²
Belmont Citi	Belmont NSW	$40.0m	17,300	6,801	$2,312	$5,881
Belmont Central (ex Roof top opportunity)	Belmont NSW	$23.7m	10,030	8,027	$2,363	$2,953
Belmont Central (incl Roof top opportunity)	Belmont NSW	$23.7m	10,030	11,027	$2,363	$2,149

Compelling Relative Value

Belmont Central represents compelling relative value when compared with the recent $40.0 million sale of Belmont Citi. At the proposed $23.7 million acquisition price, Belmont Central reflects approximately **$2,953 per m² of existing NLA**, around **50% below Belmont Citi's $5,881 per m²**.
Including the approximately **3,000 m² rooftop leasing and expansion opportunity**, the effective acquisition price reduces further to approximately **$2,149 per m² of potential NLA**, highlighting the significant embedded value and future income growth opportunity available to an incoming investor.

THE PROPERTY

Belmont Central, 1 Singleton Street, Belmont NSW 2280, presents a rare opportunity to acquire a freehold, Woolworths-anchored neighbourhood shopping centre on a prominent 10,030 m² site in the heart of Belmont CBD, 20 km south of Newcastle CBD. The centre benefits from triple street frontage to Pacific Highway, Singleton Street and High Street, and 271 underground car parking bays providing 3.4 bays per 100 m² of centre GLA, well above neighbourhood centre benchmarks.

The asset is 98.4% occupied with a defensive tenant mix anchored by Woolworths (approximately 41% of Y1 passing income Dec 2030 with 4 x 5 year options taking anchor income to 2050) and supported by BWS, Blooms The Chemist, Newcastle Permanent Building Society, Domino's, and the recently 10-year renewed Providence Medical (to Nov 2036). Passing net income is $1,684,953 per annum, delivering a 7.11% passing yield on the $23.7 million acquisition price. The pad sits under t same E1 Local Centre zoning that underpinned the Belmont Citi purchaser's development thesis in July 2025.

KEY PROPERTY FEATURES

NLA (Shopping Centre)	8,029 m²
Total Title GLA	11,030.79 m² (including pad sites)
Site Area	10,030 m²
No. Car Spaces	271 underground car bays
No. Levels	Single level retail with underground car park
Passing Net Income	$1,684,953 per annum
Fully Leased Net Income (not including Roof top)	$ 1,834,953 per annum
Fully leased Net Income (including Roof top)	$2,034,953 per annum
Vacancies	2 small specialty shops (171 m²) + 3,000 m² opportunistic Bowling Green pad roof top landing
Main Feature	Woolworths anchor, dominant Belmont CBD position, triple street frontage,

3. INCOME SUMMARY

This Information Memorandum provides investors the opportunity to invest in the TAMIM Property Fund - Belmont Central Retail Trust that will, in the event of signing a contract, separately hold the Property of Belmont Central, 1 Singleton Street, Belmont NSW 2280.

At 30 June 2026

	Net Income ($ p.a.)	**%**
Woolworths Anchor	1,110,999.96	41%
Ten Tops Mini-Major	206,000.00	8%
Specialty Tenants (16 tenancies)	1,018,530.88	39%
ATMs (2)	13,374.99	1%
External Pad Sites (Chipmunks, Belmont Star Car Wash)	223,909.05	8%
Other Income (storage, signage, vending)	72,922.92	3%
Gross Passing Income	**2,645,737.80**	**100%**
Less: Total Outgoings	(960,785)	
Estimated Total Net Passing Income	**1,684,953**	
Plus vendor rent guarantee (Year 1 only) Specialty Rent (vacant) Rooftop Opportunity	 150,000 200,000	
Total Net Passing Income (Fully Leased)	**Approximately 2,034,953**	

4. PROPERTY SUMMARY

LOCATION

A single-level, Woolworths-anchored neighbourhood shopping centre on a 10,030 m² site with triple street frontage to Pacific Highway, Singleton Street and High Street, located in the heart of Belmont CBD, Lake Macquarie, NSW.

Belmont is positioned approximately 20 km south of Newcastle CBD and 145 km north of Sydney, within the primary retail precinct of the southern Lake Macquarie sub-region.

The Property is accessed from Pacific Highway and Singleton Street, with 271 underground car bays. Belmont Hospital sits directly opposite on Pacific Highway.

PROPERTY HIGHLIGHTS

- Woolworths anchor to Dec 2030 + 4 x 5 year options taking anchor income to 2050
- Providence Medical option exercised, 10 year lease to Nov 2036
- 98.44% occupancy by area; 2 small vacancies (Shops 9 and 11, 171 m²)
- WALE 2.47 years by income (as at 30 June 2026)
- Defensive tenant mix, non-discretionary categories
- Triple street frontage, Pacific Highway, Singleton St and High St
- Land area 10,030 m², 271 underground car bays
- Value creation opportunity - approx. 3,000 m² former bowling green pad site activation

KEY DATA

Woolworths-anchored neighbourhood shopping centre with 271 underground car bays and triple street frontage

Site Area	10,030 m²
Year Built / Refurbished	Built in 2007 Part refurbished 2024. Approval for 104 place child care (in place until 2029)
NLA Total	8,029 m² (11,030 m² title)
No. Car Spaces	271 underground car bays
No. Tenants	18
WALE	2.47 years by income (30 Jun 2026)
Town Planning	E1 Local Centre. Lake Macquarie

5. TENANCY PROFILES

WOOLWORTHS

Anchor (M1), 3,784 m²

Woolworths Group Limited (ASX: WOW) is Australia's largest supermarket retailer, operating over 1,000 supermarkets nationally and generating approximately $65 billion of annual food and beverage revenue. The Belmont Central lease commenced December 2008 with an initial 22-year term to December 2030 plus four 5-year options taking anchor income to 2050. Dec-23 turnover of $39.49 million ($10,437 per m²) at a healthy 2.81% occupancy cost ratio.

BWS

Specialty (1A), 190 m²

BWS (Beer Wine Spirits) is one of Australia's leading liquor retail brands, operating over 1,300 stores nationally and part of Endeavour Group Limited (ASX: EDV). The Belmont Central store is on a 10-year lease from December 2018 with 4.0% fixed annual reviews. Dec-23 MAT of $2.50 million at a healthy 6.83% occupancy cost ratio.

BLOOMS THE CHEMIST

Specialty (7-8), 257 m²

Blooms The Chemist is one of Australia's largest independent pharmacy groups, operating over 100 stores nationally. The Belmont Central store is on a 10-year lease from January 2021 with 3.0% fixed annual reviews. Pharmacy is a defensively positioned non-discretionary category consistent with the Property's overall tenant mix.

NEWCASTLE PERMANENT

Specialty (13), 134 m²

Newcastle Permanent Building Society is one of Australia's largest customer-owned mutual banks, headquartered in Newcastle since 1903 and operating across the Hunter, Central Coast and Sydney regions. More than $12 billion of member funds under management. Belmont Central branch on a 12-year lease from December 2015.

DOMINO'S PIZZA

Specialty (15-17), 150 m²

Domino's Pizza Enterprises Limited (ASX: DMP) is the largest pizza chain in Australia and one of the largest quick service restaurant operators in the country. Belmont Central store on a 12-year lease from May 2017 with 4.5% fixed annual reviews. Dec-23 MAT of $2.37 million at a healthy 4.82% occupancy cost ratio, indicating strong store performance.

PROVIDENCE MEDICAL

Specialty (3-6), 236 m²

Providence Medical and Dental Centre is a multi-practitioner medical and dental practice servicing the Belmont community. In 2026 the tenant exercised its 10-year renewal option, extending the lease term to 20 November 2036 with a further 10-year option available. Medical services are a foundational non-discretionary anchor category driving consistent foot traffic.

CHIPMUNKS PLAYLAND

Pad (001), 1,292 m²

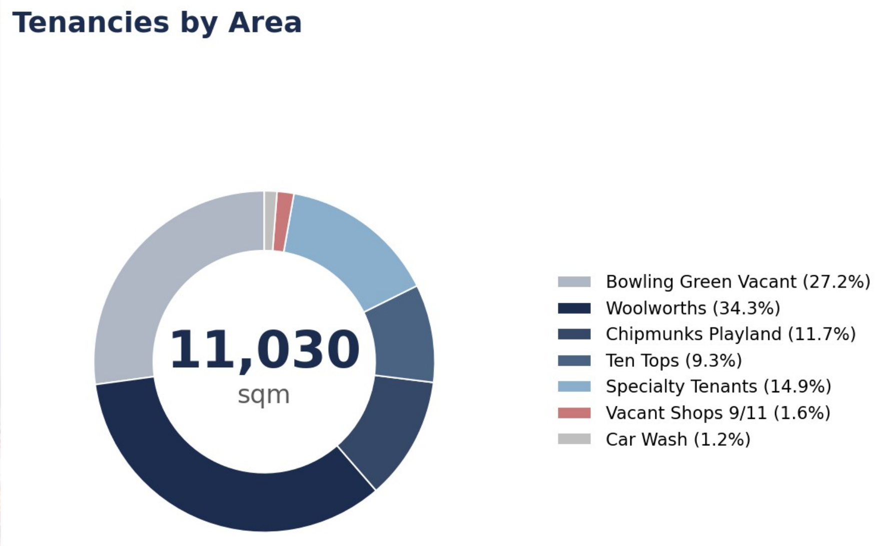
Chipmunks Playland is a family-oriented indoor play centre operating across Australia. The Belmont Central Chipmunks tenancy occupies the above-centre pad on a 10-year lease from April 2023 with a 1 x 5 year option. A stable income stream from an activity generator that drives family foot traffic through the broader precinct.

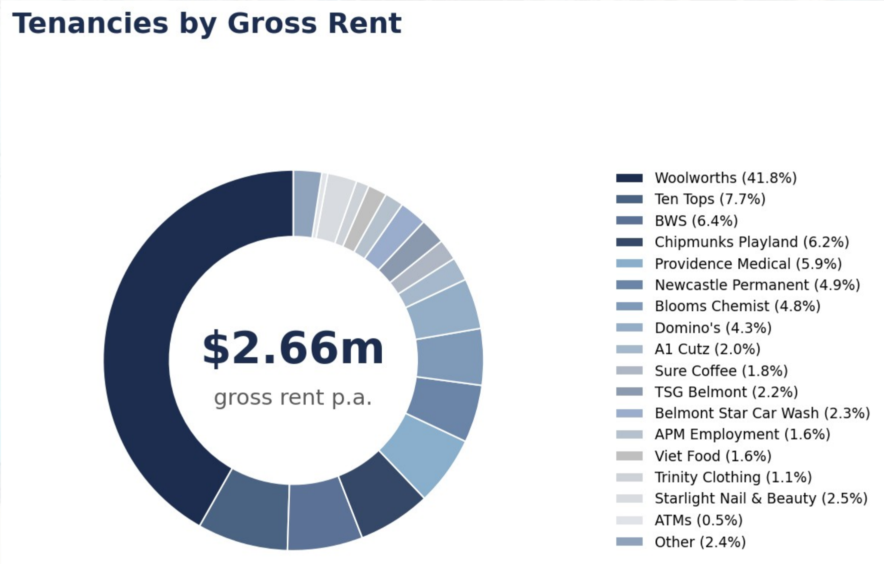
TEN TOPS

Mini-Major (21-27), 1,032 m²

Ten Tops operates a chain of discount variety stores across regional Australia, offering household goods, apparel and general merchandise at value-oriented price points. Belmont Central store on a 3-year lease from June 2025 with a 1 x 1 year option and 3.0% fixed annual reviews. Complements the anchor Woolworths offer.

5. TENANCY COMPOSITION





6. INVESTMENT STRATEGY

The intent of the Asset Manager is to actively manage the two small specialty vacancies (Shops 9 and 11, combined 172 m^2) to bring the Property to full trading occupancy on a specialty basis, manage the FY28 specialty expiry cluster (Ten Tops, BWS, A1 Cutz, APM Employment, Trinity Clothing and Sure Coffee) through proactive renewal and reversion, and maintain the building to a high standard.

Post settlement of the property, targeted for 8 September 2026 (three weeks post exchange, or sooner if achievable), 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 7.0% per annum throughout the forecast 5 year term of the investment, with the first year forecast to provide distributions of 7.0%.

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.

The asset includes a value creation opportunity which is the activation of the approx. 3,000 m² former bowling green pad site. The pad site is under the same E1 Local Centre zoning. Leasing or development of the pad is subject to securing a tenant or obtaining a development approval, neither of which is assured. Refer to the Development and Leasing Risk in Section 11.

The former rooftop bowling green provides a rare 3,000 m² activation opportunity within the Belmont CBD. The base investment case is supported by existing income, with rooftop activation treated as incremental upside subject to leasing, approvals, capex, access and technical feasibility.

Potential use case	
Childcare	Long lease potential and a strong community use, DA approved plans and use.
Health or allied health	Complements Providence Medical and the ageing catchment.
Gym, wellness or recreation	Activates the centre and broadens non-discretionary visitation.
Food, community or events use	Re-engage the local community and add identity to the centre.
Seniors or community services	Fits the older demographic and nearby aged-care demand.

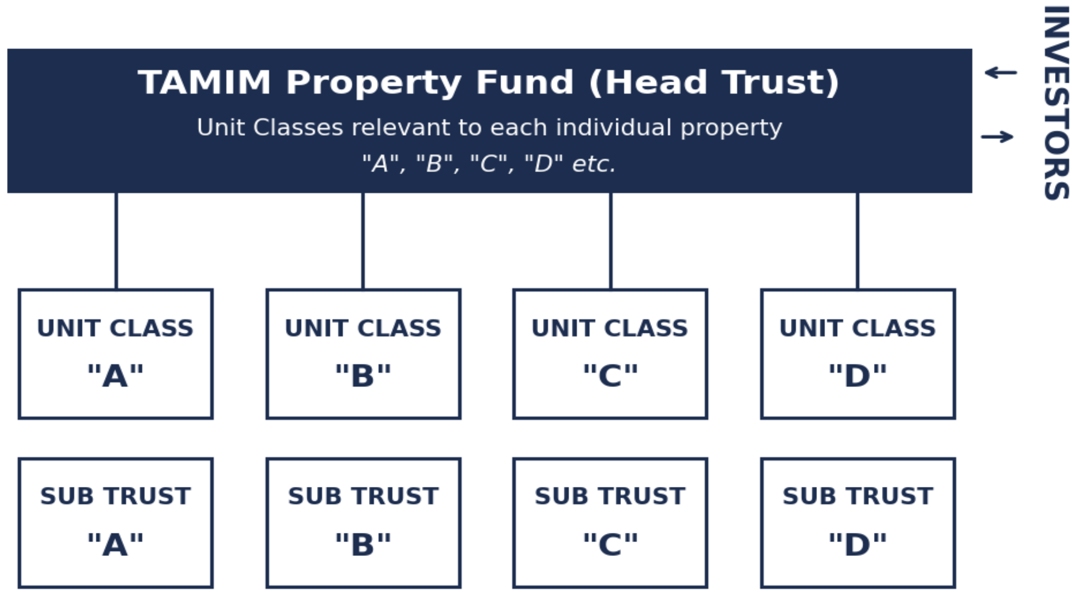
7. INVESTMENT STRUCTURE

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 Trustee's 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 5 years. The Loan to Value Ratio (LVR) Covenant over the term of the facility is anticipated to be 60%. The Interest Cover Ratio (ICR) covenant is anticipated to be 1.75 times. Forecast LVR at settlement is 49.44% and forecast Year 1 interest cover is 2.66 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	23,700,000		1
Working Capital and Capital Works	3,000,000		2
Incentives	100,000		3
Stamp Duty (NSW)	1,289,280		4
Legal, Bank Fees and Due Diligence	108,000		5
Underwriting Fee	171,255		6
Acquisition Fee	474,000		7
Total Cost	28,842,535		
Funded by:			
Equity	17,125,535		8
Bank Borrowings	11,717,000	49.44%	9
Total Funding	28,842,535		

1 Purchase price **2** Working capital required and capital upgrade works **3** Lease incentive allowances
4 Stamp duty calculated charge levied by NSW 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% per annum paid quarterly, with a forecast distribution of 7.0% per annum for the first year. Year 1 distributions are supported in part by a vendor rent guarantee of $350,000 in Year 1. 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.

FORECAST NET INCOME

	Net Income ($ p.a.)	%
Woolworths Anchor	1,110,999.96	41%
Ten Tops Mini-Major	206,000.00	8%
Specialty Tenants	1,018,530.88	39%
ATMs	13,374.99	1%
External Pad Sites	223,909.05	8%
Other Income	72,922.92	3%
GROSS TOTAL	2,645,737.80	
Less: Outgoings	(960,785)	
Estimated Total Net Passing Income	1,684,953	
Plus estimated rent guarantee for vacant space (Year 1 only)		
Specialty Rent (vacant)	150,000	
Roof top opportunity	200,000	
Total Estimated Fully Leased Income	2,034,953	

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.

Income summary as at 30 June 2026. Vendor Financial Pack prepared by Jones Lang LaSalle. Interest income earned on the working capital reserve is excluded and is shown separately in the Forecast Cash Flow.

8. FINANCIALS

5-yr Avg Cash Flow Return on Equity	Forecast Gross IRR	Post Deferred Performance Fee IRR
7.0%	13.19%	11.5% to 12.0%

FORECAST CASH FLOW

	Year 1 (2027)	Year 2 (2028)	Year 3 (2029)	Year 4 (2030)	Year 5 (2031)
Total Rent	2,577,373	2,927,072	3,048,138	3,068,751	3,229,949
Vendor Rent Guarantee	350,000	0	0	0	0
Interest Income on Reserves	75,662	50,225	40,623	18,605	4,000
Incentives and Abatements	0	0	(77,637)	(160,192)	(201,816)
TOTAL RENTAL	**3,003,034**	**2,977,297**	**3,011,124**	**2,927,164**	**3,032,133**
Outgoings	(825,881)	(846,528)	(867,691)	(889,384)	(911,618)
Asset Management Fee	(142,200)	(142,200)	(142,200)	(198,289)	(218,927)
Base Rate	4.85%	4.85%	4.60%	4.60%	4.60%
Margin + Line Fee	1.45%	1.45%	1.45%	1.45%	1.45%
Total Interest Rate	**6.30%**	**6.30%**	**6.05%**	**6.05%**	**6.05%**
Interest	(738,171)	(738,171)	(708,879)	(708,879)	(708,879)
Admin Costs	(69,500)	(71,238)	(73,018)	(74,844)	(76,715)
Net Cash Flow After Interest	**1,227,282**	**1,179,160**	**1,219,336**	**1,055,769**	**1,115,995**
Interest Cover	2.66x	2.64x	2.92x	2.72x	2.86x
Future Capex Budget	(1,200,000)	(600,000)	(200,000)	(500,000)	(314,662)
Loan	11,717,000	11,717,000	11,717,000	11,717,000	11,717,000
Cash Flow Return on Equity	**7.17%**	**6.89%**	**7.12%**	**6.16%**	**6.52%**
Cap Rate Valuation	7.28%	7.10%	6.50%	6.50%	6.25%
Valuation	23,700,000	23,700,000	23,700,000	33,048,159	36,487,853
LVR	49.44%	49.44%	49.44%	35.45%	32.11%
Selling Costs (Year 5)					(547,318)
Debt Repayment (Year 5)					(11,717,000)
Cash Profit on Disposal (Year 5)					**7,097,999**

ASSUMPTIONS

a) Interest rates are floating. Years 1-2 base rate 4.85%, Years 3-5 base rate 4.60%. Margin and line fee 1.45% throughout. All-in 6.30% (Yrs 1-2), 6.05% (Yrs 3-5).
b) Cap rate valuation on sale in Year 5 assumed to be 6.25%.
c) Total equity of $17.13m is raised.
d) All expiring specialty tenancies assumed to extend leases or replace with no lease downtime but incur a rent free incentive of 18% at prevailing market rents.
e) The two small specialty vacancies (Shops 9 and 11) and the 3,000 m^2 Bowling Green pad are assumed to be leased from Year 2 at projected market rents with 18% incentive over the term.
f) Cash incentives and leasing costs to renew leases assumed at 25% of the following year's rent.
g) Capex of up to $3,000,000 budgeted over Years 1 to 5, payable from working capital reserve or loan facility. A vendor rent guarantee of $350,000 applies in Year 1 and falls to nil thereafter.

9. VALUATION

A valuation of the Property is being undertaken. 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

Minimum of 2% or $474,000 (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 a 7.0% 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 7.0% 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 BELOW 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.

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 Woolworths anchor lease runs to December 2030 with 4 x 5 year options taking anchor income to 2050. A vendor rent guarantee of $350,000 supports Year 1 income only.*

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.*

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

Management Strategy - *On completion of the 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 rate 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.*

Development and Leasing Risk - The forecast cash flow assumes the Bowling Green pad and Shops 9 and 11 are leased from Year 2. There is no guarantee that tenants will be secured, that any required development approval will be obtained, or that forecast rents will be achieved. A failure to lease would reduce distributions.

Management Strategy - *TAMIM Property will commence a leasing campaign from settlement and pursue a development approval in parallel. The Trust holds a $3,000,000 working capital reserve.*

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.

Management Strategy - *Regular investor communication and reporting will be maintained to keep investors informed of asset performance and market conditions.*

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.

Management Strategy - *TAMIM Property maintains separate accounting, banking and management protocols for each unit class within the TAMIM Property Fund head structure.*

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. Investors may also elect to reinvest distributions into the trust at the discretion of the Trustee

INVESTMENT OF WORKING CAPITAL AND 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; A copy of the Trust Deed (available in electronic form on request from TAMIM).

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 about the 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 10 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 10 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:

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