



SOGIF Super Thursday

23rd May 2024 @ 7pm

Slide Deck

General Advice Warning:

This information is of a general nature only and does not take into account your objectives, financial situation or needs. You should consider the PDS issued by Plantation Capital Limited ACN 133 678 029 AFSL 339481 in deciding whether to acquire an interest in the Strategic Opportunities (Growth & Income) Fund. Past performance is not a reliable indicator of future performance. No earnings estimates are made.



Any discussion of forecast profitability, distributions, returns, etc. are derived from unaudited financial projections. Such forward-looking statements are not guarantees of future performance and involve known and unknown risks, uncertainties, assumptions and other important factors, many of which are beyond the control of the Responsible Entity.



The Responsible Entity cannot and does not give any assurance that the results, performance or achievements expressed or implied by the forward-looking statements will actually occur and investors are cautioned not to place undue reliance on these forward-looking statements.



Agenda

Part 1	What's SOGIF
Part 2	Assets acquired
Part 3	How to invest
Part 4	Q & A



What's SOGIF?



Your Job

- Make the **most** money
- In the **quickest** time
- For the **least** risk
- And the **lowest** aggravation



A-Ha!

The best investment may not be the highest profit

- Risk
- Money
- Time
- Skill
- Aggravation



Options

On Your Own

- More control
- Not paying for portfolio mngt
- Limited by your inputs
- Best asset, biggest liability

Options

Collectively

- Less control
- Paying the manager
- Access to opportunities
- Leverage OPM, OPT, OPK
- You can be passive

Options

Both

- Mix of own and others
- Play to your strengths
- Diversify
- Watch and learn

SOGIF

- Pooled investment fund
- Retail fund
- Regulated
- Purchase strategic assets
- Long-term income and growth returns

What Smart Investors Do...

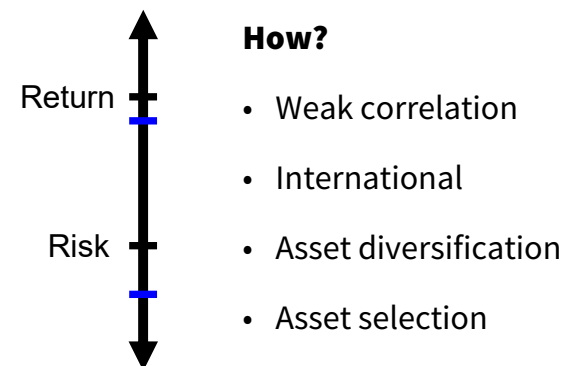
1. Find a fast moving stream
2. Get equipped
3. Get in
4. Ride it until the current ends

Efficient Assets

- Listed equities
- Wholesale MFs & ETFs
- Liquidity
- Risk management

Inefficient Assets

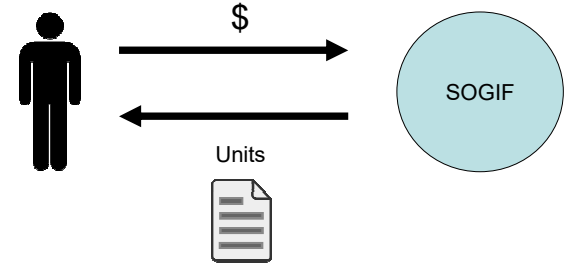
- Direct commercial property
- 'Strategic opportunity'
- Risk:Return dynamic mispriced by the market
- Leverage SMK skill and experience



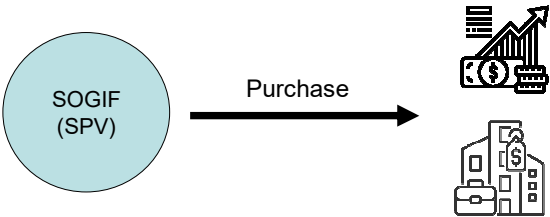
Returns

	Efficient	Inefficient
Income	Dividends Distributions	Rent
Growth	Equity price	Property price

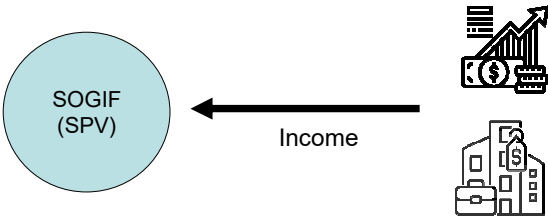
Your Investment



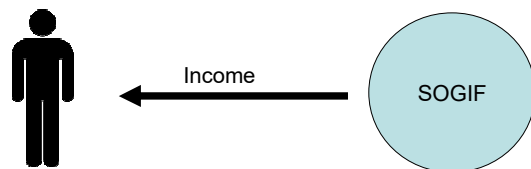
Asset Acquisition



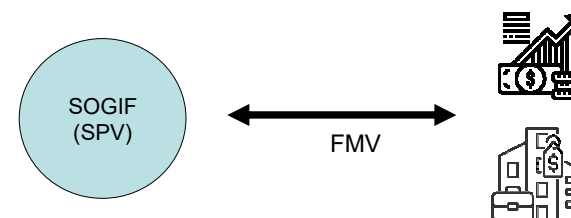
Income



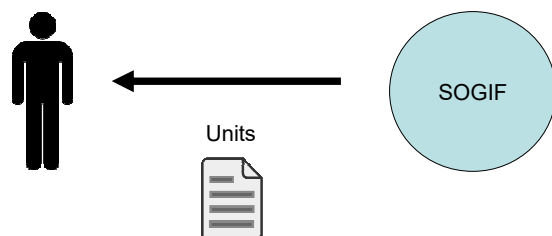
Quarterly Distribution



Capital Growth



Capital Growth



Investment Horizon

- Medium to long term
- 5+ years
- Need time to amortise contribution fee and transaction costs

Cashing Out

- From 2025 onwards
- Twice yearly redemption
- Transfer / sell units privately

SOGIF Snapshot

30 April 2024	
# Investors	937
FUM	\$90.8m
Cash	\$31.2m
Inefficient	\$36.0m
Efficient	\$22.5m

SOGIF Snapshot

22 May 2024	
Efficient	\$29.9m
Distribution Rec'd	\$85k
↑ FMV	\$480k

Strategic Opportunities
(GROWTH & INCOME) FUND

HOME NEWS CONTACT US INVESTOR PORTAL

30 April 2024
ISSUE PRICE \$1.0162
Redeemable Price \$0.9629
The fund is currently open

Quick Navigation

- About the Fund
- How To Invest
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- Set Up Your AIP
- KPIs**
- Performance
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- Videos
- Management Team
- FACs

About The Fund

The Strategic Opportunities (Growth & Income) Fund (ASX:SOI) is an unlisted fund that seeks to generate growth and income returns by investing in a diversified portfolio of cash and money market instruments, bonds, strategic direct assets and entrepreneurial inefficient investment opportunities.

Highlights of Investing

- Passive investment
- Quarterly income distributions (from 1/24)
- Long-term growth upside
- Trust expert management
- Diversified asset base

Who Can Invest?

While the fund is a retail fund and open to all investors, to assist you to determine whether the fund may be suitable for you, please read the fund's (1) MSA in addition to its Product Disclosure Statement (PDS).

Download the fund's TMS | View the PDS Online | Download the fund's PDS

SOGIF Snapshot

31 May 2024	
Inefficient	\$49.2m
≈Net Rent	\$3.3m
Portfolio cap rate	6.81%
↑ FMV	\$0

Target Returns

Asset Class	Asset Allocation %	Long-Term Target Total Return*
Interest-earning deposits and securities	Up to 20%	1% per annum above the RBA cash rate
Efficient assets	Between 20% and 40%	8% per annum
Inefficient assets	Between 40% and 70%	10% per annum

* Before government taxes, other costs and Responsible Entity fees.

Summary

- Medium to long term
- Diversified assets
- Strategic opportunities
- Income returns
- Growth upside

Strategic Asset #1 Pimpama





The Story

- Under contract for \$8.4m, fell through
- Valued by CBRE for \$8.4m
- Buyers needed capital for other projects

Deal Details

- 10 year lease
- \$516,798 net rent
- Purchase price \$7.225m
- Purchase return 7.15%

Return

Rent	\$5,924,513
Value Uplift	\$2,205,839
Return	\$8,130,352
÷ Purchase Price	\$7,225,000
Total Return	112.53%
Annualised Return	11.25%

But Wait...

- Retail leases done during COVID and are on fixed increases.
- Now well under market (especially with drive thru).
- Be patient and wait for market reviews.

But Wait...

- Council zoning allows for 9 storey redevelopment.
- Future downstairs retail and upstairs apartments?



Conclusion

- “Pathway to prosperity”
- Great cashflow now
- Even better cashflow tomorrow
- Potential value uplift in the long-term

Strategic Asset #2 Rockhampton





Deal Details

- 9 year lease
- \$472,770 rent
(tenant listed on Tokyo SX)
- All outgoings paid by tenant
- Purchase price \$7.2m

Property Maths

$$\frac{\$472,770}{\$7,200,000} \times 100 = 6.57\%$$

Risk

Remaining Rent	\$4,802,920
÷ Purchase Price	\$7,200,000
Rent In Purchase Price	67%
Land & Buildings	33%
Land & Buildings 'Value'	\$2,376,000

Future Value

$$\frac{\$598,890}{6.57\%} = \$9,115,525$$

Return

Rent	\$4,802,920
Value Uplift	\$1,915,525
Return	\$6,718,445
÷ Purchase Price	\$7,200,000
Total Return	93.31%
Annualised Return	10.37%

But Wait...

- Mazda have demanded the showroom be upgraded
- \$970k spend
- Entirely tenant funded

Outcome

- Improve our building at their cost
- Tenant becomes stickier
- Justification for an increase in FMV (in time)

How To Invest



Selected Fees

See Section 9 PDS	
Contribution Fee	2.2%
Management Fee	0%
Performance Fee	11%
Acquisition / Disposal Fee	2.2%

First Time Investor

- Complete application
- Collate and submit ID
- Send investment sum
(min. \$10,000)

First Time Investor



Topping Up

- Complete online top up application
- Send top up sum (min. \$1,000)

Topping Up



AIP

- Complete offline application
- Min monthly amount \$250

Special Offer

Until **at least**
the end of June



Your Next Step

- Visit www.sogif.au
- Follow the links
- Work your way through the process
- Get help when you need it
- Get going asap to bank the discount

Need Help?

- www.sogif.au
- admin@sogif.au
- Call 03 8592 0270

Thanks