



## **SOGIF Update**

Wednesday 25th September 2024

### **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.



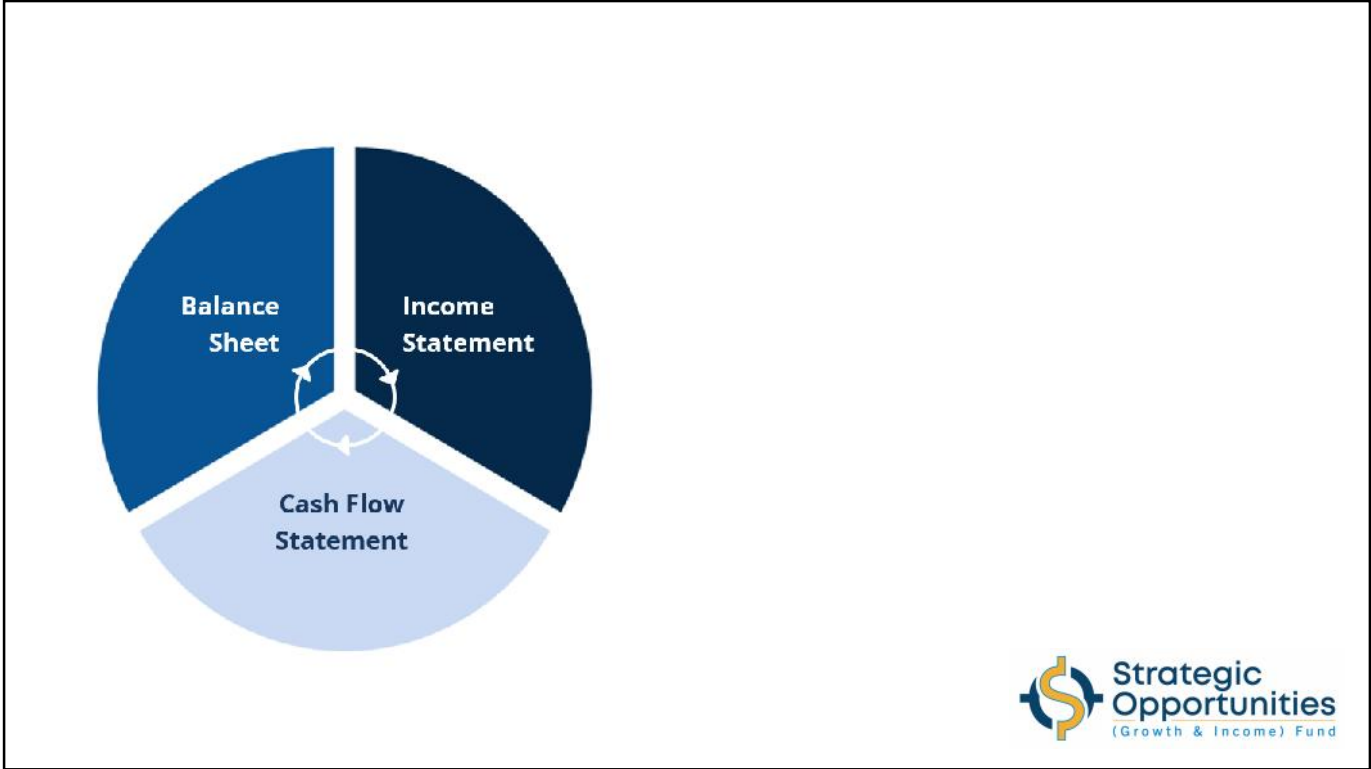
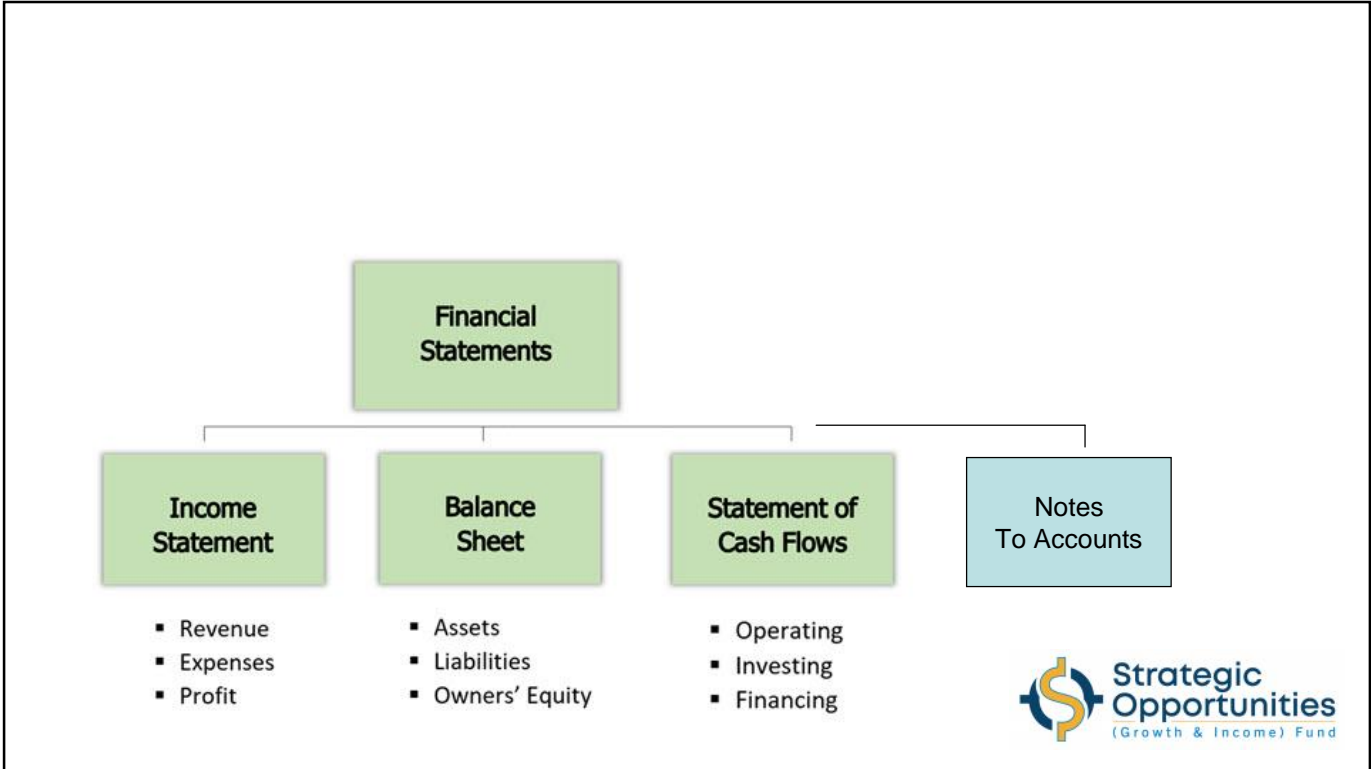
## Agenda

- Unpack financial statements
- Fund performance
- Latest deal in progress
- Latest SOGIF news
- Q & A



# Unpacking the Financial Statements





## Balance Sheet



ASSETS	6/24
Efficient (Funds)	\$29,684
Inefficient (Property)	\$49,418
Cash	\$22,607
Other	\$1,234
<b>Total Assets</b>	<b>\$102,943</b>

Dollars in thousands

## Balance Sheet



LIABILITIES	6/24
Distributions Payable	\$2,016
Unallotted Units	\$4,872
Other	\$405
<b>Total Liabilities</b>	<b>\$7,293</b>

Dollars in thousands

## Balance Sheet



NET ASSETS	6/24
Assets	\$102,943
Liabilities	(\$7,293)
Net Assets	\$95,650

Dollars in thousands

## Balance Sheet



EQUITY	6/24
Unitholders' Funds	\$99,109
Undistributed Income	(\$3,459)
Total Equity	\$95,650

Dollars in thousands



STRATEGIC OPPORTUNITIES (GROWTH & INCOME AND CONTROLLED ENTITIES) ARSN 668 357 837			STRATEGIC OPPORTUNITIES (GROWTH & INCOME) FUND AND CONTROLLED ENTITIES ARSN 668 357 837	
CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2024			NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2024 (CONT'D)	
	Note	30 June 2024 \$		2024 \$
<b>Current Assets</b>				
Cash & Cash Equivalents	5	22,506,805	<b>NOTE 5: CASH &amp; CASH EQUIVALENTS</b>	
Receivables	6	86,746	Applications Account	4,866,418
Other Assets	7	69,081	Operations Account	17,740,387
<b>Total Current Assets</b>		<b>23,521,634</b>		<b>22,606,805</b>
<b>Non-Current Assets</b>				
Financial Assets	8	29,684,468	<b>NOTE 6: RECEIVABLES</b>	
Investment Property	9	49,417,769	Interest Chasing	66,043
Other Assets	7	328,578	Trade Debtors	292,529
<b>Total Non-Current Asset</b>		<b>79,420,815</b>	Distributions Receivable	527,174
<b>Total Assets</b>		<b>102,942,449</b>		<b>885,746</b>
<b>Current Liabilities</b>				
Distributions Payable	11	2,016,109	<b>NOTE 7: OTHER ASSETS</b>	
Financial Liabilities	12	4,871,504	Current Assets	
Provisions	13	35,825	Prepayments	69,081
Trade & Other Payables	14	173,960	<b>Non-Current Assets</b>	
Other Liabilities		3,366	Set Up Costs	218,290
<b>Total Current Liabilities</b>		<b>7,100,764</b>	Lease Amortisation	(43,658)
<b>Non-Current Liabilities</b>				
Trade & Other Payables	14	193,149	Straight-line Rental Asset	174,632
<b>Total Non-Current Liabilities</b>		<b>193,149</b>		<b>143,965</b>
<b>Total Liabilities</b>		<b>7,293,913</b>	<b>NOTE 8: FINANCIAL ASSETS</b>	
<b>Net Assets</b>		<b>95,648,536</b>	Dimensional Funds Australia	
<b>Net Assets Attributable To Unitholders</b>				
Unitholders' Funds	17	95,108,518	Australian Core Equity Trust	9,515,636
Undistributed Income		(3,458,982)	Emerging Markets Value Trust	1,588,363
<b>Total Net Assets Attributable To Unitholders</b>		<b>95,648,536</b>	Global Core Equity AUD Hedged Trust	7,258,910
			Global Core Equity AUD Un-Hedged Trust	2,385,156
			Global Small Company Trust	1,321,119
			Global Value Trust	1,687,268
				<b>23,736,249</b>
			<b>Vanguard</b>	
			Australian Share High Yield	2,363,020
			MSCI Index International AUJ Hedged	1,765,137
			MSCI Index International	1,820,062
				<b>5,948,219</b>
			<b>Total Financial Assets</b>	<b>29,684,468</b>

The above statement should be read in conjunction with the accompanying notes to these financial statements.

## P&L



- My disagreement with the auditors
- What we agreed to do...
- Note the P&L / Cflow for period ended (PE) as it was not a full financial year

## Profit & Loss



INCOME	PE24
Rental Income	\$1,450
FV Capital Gains	\$150
Distns & Dividends	\$612
Interest	\$1,761
All Other Income	\$1
<b>Total Income</b>	<b>\$3,974</b>

Dollars in thousands

## Profit & Loss



EXPENSES	PE24
Property Acqn Costs	\$3,975
Property Expenses	\$331
RE Performance Fees	\$248
Other	\$760
<b>Total Expenses</b>	<b>\$5,314</b>

Dollars in thousands



## Profit & Loss



P&L	6/24
Income	\$3,974
Expenses	(\$5,314)
Loss	(\$1,340)

Dollars in thousands

## But If We Did This...



RESTATED STEVE STYLE	6/24
Income	\$3,974
- Expenses	(\$1,339)
= Operating Profit	\$2,635
- One Off Property Acqn Costs	(\$3,975)
= 'Technical' Loss	(\$1,340)

Dollars in thousands

# Cashflow



STATEMENT	PE24
Operating	\$1,682
Investing	(\$82,735)
Financing	\$103,659
Increase In Cash	\$22,606

Dollars in thousands

# Summary



- \$79m deployed
- Were profitable from operations
- One time property costs push us into a 'technical' loss
- Wonderfully set up for FY25!



# Portfolio Snapshot



## Portfolio



At FMV	31 Aug	%
Interest earning	\$23.2m	21%
Efficient	\$34.7m	31%
Inefficient	\$49.4m	44%
Other	\$4.5m	4%
<b>Total Assets</b>	<b>\$111.8m</b>	100%

Dollars in thousands

# Efficient Asset Performance



## Reminder

- Unit price ↑ with
  - Operating Profit
  - ↑ Asset values



# Reminder

- Unit price ↓ with
  - Operating losses
  - Distributions & Dividends
  - ↓ asset values



**NOTE 8: FINANCIAL ASSEETS**

**Dimensional Funds Australia**

Australian Core Equity Trust	9,515,636
Emerging Markets Value Trust	1,588,162
Global Core Equity AUD Hedged Trust	7,258,910
Global Core Equity AUD Un-Hedged Trust	2,365,156
Global Small Company Trust	1,321,119
Global Value Trust	1,687,266
	23,736,249

**Vanguard**

Australian Share High Yield	2,363,020
MSCI Index International AUD Hedged	1,765,137
MSCI Index International	1,820,062
	5,948,219

Total Financial Assets	29,684,468
------------------------	------------



## Summary

Date	Invested (Cost)	Distn	Δ FMV
30/6	\$29.9m	\$729k	(\$236k)
31/7	\$30.2m	\$729k	\$721k
31/8	\$33.9m	\$729k	\$741k

↑\$1.47m



## Summary

Date	Invested (Cost)	Distn	Δ FMV	Weighted Annualised Return pa
30/6	\$29.9m	\$729k	(\$236k)	6.5%
31/7	\$30.2m	\$729k	\$721k	14.3%
31/8	\$33.9m	\$729k	\$741k	11.3%

Weighted on days invested



# Property Portfolio



## Property Portfolio

- 8 properties
- 10 tenants
- \$3.4m net income
- \$49.4m FMV
- Portfolio wide 6.8% (income) cap rate



## Crude / Simple Maths

INEFFICIENT ASSETS	
CAP RATE	6.8%
+ RENTAL INCREASE	3.0%
<b>= ANNUALISED INCOME &amp; GROWTH</b>	<b>9.8%</b>



## Property Portfolio

BY STATE	31 Aug	%
QLD	\$31.6m	64%
TAS	\$7.5m	15%
VIC	\$10.25m	21%
<b>TOTAL PROPERTY</b>	<b>\$49.4m</b>	<b>100%</b>





## Property Portfolio

BY AREA	31 Aug	%
METRO	\$26.4m	53%
REGIONAL	\$23.0m	47%
<b>TOTAL PROPERTY</b>	<b>\$49.4m</b>	<b>100%</b>



## Property Portfolio

BY MAIN TYPE/USE	31 Aug	%
RETAIL	\$38.8m	78%
INDUSTRIAL	\$10.6m	22%
<b>TOTAL PROPERTY</b>	<b>\$49.4m</b>	<b>100%</b>



















# Latest Deal







INVESTMENT HIGHLIGHTS INCLUDE:

- 2,758 sqm Site Area
- Prominent corner location
- Excellent exposure to passing traffic
- Leased to Capricorn Car Spa on 10 year lease expiring 27/02/2032 plus 2 x 5 year option & Grimshaw's Quality Cars on a new 5 x 5 year lease
- Estimated Net Income \$203,045.00 p.a
- Emerald is the principal centre for the Central Highlands, servicing a diverse and robust economic region, underpinned by agriculture, cattle & sheep and mining

Offered for Sale by Private Treaty

REDACTED



## Offer Price

NOI \$203,045	Offer
6 cap	\$3,384,083
6.5 cap	\$3,123,769
7 cap	\$2,900,643
7.5 cap	\$2,707,267

Dollars in thousands



## Actual Deal

- NOI \$208,250
- PP \$?,???,???
- Cap ?.??%
- Final DD happening now





# SOGIF News



## SOGIF News

- New apps & Top ups
- AIP
- September distribution
- Refinance proposal
- Proposed change to RE



# Wrap Up



## Key Take Aways

- I'm extremely happy with the progress made
- Great performing investment platform
- Super excited with the possibilities ahead

