Investment Summary





Birchwood II

Project Details

This 5.4 hectare site is ideally located in the prime development precinct within the highly sought after Logan growth corridor. The site will yield 86 residential lots and is a direct extension of previous stages of the Birchwood Estate that comprised of 89 completed lots and is also just a short distance from both Solander Estate and Middleton Park Estate, two projects developed by CFMG Capital comprising ~500 completed lots. Birchwood II as a standalone investment opportunity has the significant benefits of existing sales and development momentum, and an established and thriving 2 stage community.

Only ~30 minutes (26km) south of the Brisbane CBD, this multi stage project will continue to service the significant demand in the area for new residential land. The site is just minutes from existing and planned infrastructure including expanded Coles and Woolworths at the Park Ridge Town Centre.

Park Ridge is located within the Logan City Council boundaries and has become a major economic and residential growth corridor:

- Home to ~20,000 operating businesses
- Key location within Park Ridge planning scheme and broader Logan City Plan
- Park Ridge planning scheme covers area of 2,450 hectares, set to grow by 25,000 residents alone
- Logan City 25 year plan set to include delivery of 70,000 new dwellings & 50,000 new jobs
- \$394.3m of major infrastructure projects under construction, planned or completed
- \$200m Logan Central Master Plan
- 127 hectare Yatala Enterprise Area (YEA) industrial hub projected to inject \$1 billion into local economy

Location

Park Ridge, Brisbane QLD

Investment Structure

The trust is a registered managed investment scheme. This project relates to the offer of Birchwood II Units which will have a beneficial interest in the securities issued by Koplick Road Development No 3 Pty Ltd ('Birchwod II SPV') to the Trust.

Targeted Return

Targeted Overall Return

19.5%

Investment Term

9.75%_{p.a.} 24_{months}

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To find out more and obtain your copy of the Product Disclosure Statement, head to **cfmgcapital.com.au** or call us on **1800 862 058**

Units in the CFMG Land & Opportunity Fund - Birchwood II Units are issued by CFMG Equity and Income Funds Limited ACN 112753876 AFSL 291 390 ("CFMG") and offered pursuant to the Product Disclosure Statement ("PDS") and the Supplementary Product Disclosure Statement ("SPDS"). An investment in Units under the PDS and SPDS is considered a speculative investment because the receipt of the anticipated return (or return of your capital invested) is dependent on the successful completion of the project as outlined in the SPDS. The directors of CFMG Capital do not guarantee investors will receive any or a particular rate of a return or capital. Prospective investors should carefully consider the PDS and SPDS including the risks outlined in those documents before making any investment decision in connection with this investment. See our Target Market Determination at https://bit.ly/3aclSlk.