



### Project Name

# Ambury

### Project Details

Bellmere V forms part of the CFMG Capital Ambury development. This 25 hectare site is strategically located in Moreton Bay's newest neighbourhood 'Waraba', a 3,480 hectare major expansion area within the Shaping SEQ Regional Plan, expecting to accommodate 70,000 new residents over the next 40 years.

Moreton Bay is one of the fastest growing urban areas in Australia. Loved for its picturesque bush to bay lifestyle, stunning natural attractions and experiences, the Moreton Bay Region attracts families, business and investors from far and wide.

By 2041, Moreton Bay is forecast to have a population of more than 700,000, making it one of Australia's fastest growing urban areas.

- 7.2km west of Caboolture & 58km north west of Brisbane CBD
- Existing major retail infrastructure within 4km of the site
- 27,000+ new dwellings
- 106 hectare new town centre
- 1,521 hectares of new urban living
- 12 new schools
- 45,000 + businesses and 240,000 new jobs projected by 2041

### Location

Bellmere, Brisbane QLD

### Investment Structure

The trust is a registered managed investment scheme. This project relates to the offer of Bellmere V Units which will have a beneficial interest in the securities issued by Bellmere Developments 5 Pty Ltd ('Bellmere V SPV') to the Trust.

### Targeted Return

**9.15%** p.a.  
 (net of all fees)

### Investment Term

**36** months

### Targeted Overall Return

**27.45%**  
 (net of all fees)

### Status

**Open**

To find out more and obtain your copy of the Product Disclosure Statement, head to [cfmgcapital.com.au](https://cfmgcapital.com.au) or call us on 1800 862 058