

DIRECT
COMMERCIAL
PROPERTY



INDUSTRIAL INVESTMENT OPPORTUNITY

DCP WELLCAMP FUND

27 HEINEMANN ROAD, WELLCAMP, TOOWOOMBA, QLD

\$5.7M CAPITAL RAISING



TARGET IRR 15%+* (NET OF FEES)

AVAILABLE TO WHOLESALE INVESTORS ONLY

DCP WELLCAMP FUND

INVESTMENT SUMMARY

\$5.7M CAPITAL RAISING

DCP is launching the DCP Wellcamp Fund, available to Wholesale Investors. The Fund will provide the opportunity to invest in a logistics facility in one of Queensland's leading inland logistics and agricultural regions.

FUND OBJECTIVES [^]

- Reliable, regular income
- Capital protection and growth

PROPERTY HIGHLIGHTS

- Attractive purchase yield of 7.9%.
- Leased by Qube Holdings Ltd (ASX:QUB), an international logistics company with a market capitalisation of \$8.6 billion, and Tanuki Pty Ltd, an agricultural logistics company based in Toowoomba.
- Exceptional multi-modal transport connectivity: direct access to road and air freight via Wellcamp Airport, Toowoomba Bypass and Warrego Highway.
- High-quality, well-maintained improvements with strong repair obligations in current leases.
- Future income growth with improvements currently leased at below-market rents.
- Purchasing at a 48%** discount to the assessed replacement value.

INVESTMENT SNAPSHOT

Address	27 Heinemann Road, Wellcamp
Description	4-hectare site with 2,487sqm warehouse + 25,807sqm hardstand
Investment Term	Approximately 4 years
Purchase Price	\$10,050,000 (\$249/sqm land)
Target Property Yield	7.9%* (subject to CPI rent reviews)
WALE	2.7 years at Settlement
Equity Required	\$5,700,000
Year 1 Target Cash Distribution	6.5%*
Target IRR	15%+* (net of fees)

* This is a target, not a forecast. No returns are guaranteed.

** Based on Third Party Valuation.

[^] This is an objective not a forecast. No returns are guaranteed.



DCP WELLCAMP FUND

LOCATION & INFRASTRUCTURE OVERVIEW

LOCATION SUMMARY – WELLCAMP QLD

Wellcamp is located in Toowoomba, one of Queensland's leading inland logistics and agribusiness hub, servicing the Darling Downs, Western Downs and Lockyer Valley. The subject property sits within Wellcamp's rapidly expanding western industrial corridor, approximately 10km from the Toowoomba CBD.

- B-Double approved road network with immediate access to the Warrego Highway and Toowoomba Bypass, linking to the Port of Brisbane.
- Wellcamp Airport: 747-capable airport with an international air freight hub immediately adjacent, enabling efficient domestic and international agricultural export movements.
- High-value industrial precinct: surrounded by major agribusiness, freight and manufacturing operators.



KEY INFRASTRUCTURE PIPELINE

Boeing Aerospace Facility

\$550 million MQ-28 Ghost Bat manufacturing facility under construction at Wellcamp Airport – Australia's first aircraft assembly facility.

Toowoomba Hospital Redevelopment

\$1.6 billion new Toowoomba Hospital at the Bailey Henderson Health Precinct, scheduled for completion 2027.

Big-T Pumped Hydropower

\$1.3 billion pumped hydropower energy storage project – 400MW continuous generation, 200MWh battery storage in Southern QLD renewable energy zone.

TIM KENT

Director, Funds Management

M: 0402 469 632

E: timkent@dcpinvest.com.au

ED BULL

Managing Director

M: 0438 619 692

E: edbull@dcpinvest.com.au



dcpinvest.com.au

DCP Syndication Pty Ltd ABN 55 129 528 301 AFSL 384 591 (DCP) provides general advice only; that is, advice which has been prepared without taking into account your objectives, financial situation or needs. You should, before acting on the advice, consider the appropriateness of the advice, having regard to your objectives, financial situation and needs. Before making a decision to invest in any DCP product, you should obtain and read the information memorandum for that product.