

INVESTOR UPDATE VERTUA OPPORTUNITIES FUND

NEW ACQUISITION: VICTORIA EXPANSION

JUNE 2020



VERTUA
FUNDS MANAGEMENT

Vertua Opportunities Fund & Vertua Limited

Head Office:
Level 5, 97 Pacific Highway
North Sydney, 2060

Website:
opportunities.vertua.com.au

Dear Fellow Investors,

We are really pleased to announce that Vertua Opportunities Fund ("Fund") has received acceptance on our offer to acquire the Central Court Motel in Warrnambool, Victoria. The property is a leased investment, however as part of our strategy, we intend to acquire the leasehold as well as the freehold.

Why buy now?

This acquisition is an exciting opportunity for the Fund to expand its operations into Victoria. The Victorian government has implemented an extensive strategy to boost Victoria's regional economy, focusing on tourism and hospitality. Regional Victoria currently presents a great opportunity to expand the Fund's portfolio into new state which would also have a positive effect on the Fund's diversification of risk and reward.

Freehold acquisition

Importantly, the impact of Covid-19, has presented the Fund with an opportunity to acquire the freehold on 8%+ yield on cost of acquisition. We believe that the Central Court Motel satisfies the Fund's investment criteria and presents a good value add opportunity for its portfolio.

The Fund already has an existing in-principle credit approval from the National Australia Bank to fund a part of the acquisition. We are actively seeking to raise up to \$3m to fund the settlement of the motel with minimal debt at the financial close. The strategy reflects our plans to acquire the leasehold utilising funds from the bank debt facility, and subsequently fund a major renovation to reposition the property in the Victoria's regional tourism and hospitality must go to destinations.

START INVESTING NOW

We are actively seeking to raise capital for the project.
Please follow [this link](#) to access the investor deck for this acquisition.

The current unit price for all investors is \$1.20 per unit.

Keep In Touch

If you would like to proceed with a further investment in the Fund or have any questions regarding this opportunity and acquisition, please contact Olga to schedule a meeting or a phone call via her email: olga@vertua.com.au

Kind Regards,

James Manning
Chief Investment Officer