

## WHO WE ARE

---

We are Tamim Property a division of Tamim Asset Management.

Tamim Asset Management is registered with ASIC and under its Australian Financial Services Licence (AFSL No. 421469) offers a suite of investment products to wholesale, sophisticated, high net worth investors and Family Offices.

As a division of Tamim Asset Management, Tamim Property gives its clients the opportunity to co-invest in syndicates of real estate investments held in unlisted unit trusts holding one or more properties across retail, commercial, and industrial real estate sectors.

The properties held in these unit trusts are managed by Tamim CCI Property Pty Limited (Tamim CCI) a joint venture owned by Tamim Asset Management (Tamim) and Crown Capital Investments Pty Limited (CCI).

## KEY PEOPLE

---

The key personnel at Tamim CCI who are responsible for identifying real estate opportunities, due diligence, negotiation and acquisition of the assets and managing them are Jeff Taitz and Tom Curtis.

Jeff and Tom's interests are aligned with their investors through their co-investment in identified property opportunities.

### **Jeff Taitz**

**(CA, ACMA, B Com, B Acc, Dip.Fin.Services)**

**Director - Tamim Asset Management**

Jeff has over 18 years' experience in property ownership, property management and property development.

In his role as a qualified chartered accountant and having worked for 15 years with a major family property development and management business Jeff has transacted over \$1 billion in property acquisitions and disposals. This has been across retail, commercial, industrial and hospitality property sectors.

Jeff is co-owner and a Director of Tamim Asset Management Pty Limited. In addition to sourcing, analysing and negotiating property investments, Jeff applies his financial and management skills to oversee the group's back office processes including the reporting, auditing, administration, custodian and trustee functions for Tamim Property's investments.

**M** 0403 444 040

**E** jeff@tamim.com.au

### **Tom Curtis**

**(B.Com, LLB, MBA)**

**Managing Director - Crown Capital Investments Pty Limited**

Throughout a 30 year professional career Tom has worked in the fields of commercial & property law, operational business management, finance and property investment & management for both privately owned and ASX listed companies.

After working in the 1980's as a commercial lawyer, Tom was part of the ownership and management team which established a substantial manufacturing business in the liquor industry with a focus on private label spirits importing and local bottling. The business vertically diversified into liquor stores in 1995, establishing the retail chain which was sold to Woolworths Group Ltd and became BWS.

In his present position as a Director of a Family Office, Tom is a substantial direct property investor and is responsible for strategic positioning, administration and management of a diversified portfolio of retail, commercial and industrial assets which have been acquired or developed.

Tom applies his legal, financial and management skills to ensure robust due diligence and effective real estate asset management.

Tom is sole proprietor and Director of private investment company Crown Capital Investments Pty Limited (CCI).

**M** 0414 511 300

**E** tom@crowinvest.com.au

# WHAT WE DO



We are passionate about real estate and getting the most out of our property investments.

Our clients have the opportunity to invest in our syndicates while we embrace the task of finding, managing and, when the time comes, selling the assets owned by the syndicates.

We are opportunistic and seek out real estate opportunities across Australia's commercial, industrial and retail sectors and while properties targeted sit at various points on the risk spectrum, our default objective is to preserve wealth and grow capital while at the same time manage the asset to maximise its cash income (yield).

We are hands-on and have a small cohesive team with diverse skills which can work nimbly to assess and act to secure deals quickly. This is an advantage when faced with off market transactions in particular.

We understand the array of risks in investing in real estate and how to mitigate them in this uncertain environment.

# HOW WE DO IT

- We apply a disciplined approach to our analysis and the negotiation process
- We apply creative problem solving drawn from our long experience in businesses outside of pure real estate ownership development and management.
- We take a hands-on approach.
- We apply our experience and skill in identifying and implementing value-added strategies cost effectively.
- We have internal proprietary capabilities which enable us to analyse opportunities, structure deals and effectively manage assets cost effectively.
- We are cognisant that our tenants are also our customers and we seek to create an environment which is pleasant and safe for their staff and profitable for their businesses.
- We stay close to our investors by regularly informing them of the progress of their investment with us.
- We respect the fact that investors are parting with their hard earned capital to participate in our opportunities and expect us to be prepared to walk away from property investments which do not match our criteria.
- We put ourselves in our investors shoes by being aligned with them and investing in our offerings.

# WHO ARE OUR CLIENTS

Our clients are wholesale, sophisticated, high net worth investors and Family Offices who wish to come on the property investment journey with us.

- Our investment time frame is 5 to 10 years.
- Our minimum investments are \$250,000 per unit trust.
- Our indicative management fee is 0.60% per annum on the value of the property acquired.\*
- We will earn a performance fee of 20% over a hurdle rate.\*

\*These fees may vary from syndicate to syndicate. The hurdle rate will vary from asset to asset.

## KEY FACTS

- Investment structure:** Unlisted Unit Trust (only available to wholesale or sophisticated investors)
- Minimum investment:** \$250,000
- Management fee:** 0.6% p.a. (indicative)
- Administration & expense recovery fee:** Nil
- Exit fee:** Nil
- Performance fee:** 20% of performance in excess of hurdle
- Hurdle:** 8%(indicative)
- Investment timeframe:** 5-10 years

CTSP Funds Management Pty Ltd trading as Tamim Asset Management, including Tamim Funds Management Pty Ltd and their directors, employees and representatives are referred to in this Appendix as "the Group". This report is published solely for informational purposes and is not to be construed as a solicitation or an offer to buy any securities or financial instruments. This report has been prepared without taking account of the objectives, financial situation and capacity to bear loss, knowledge, experience or needs of any specific person who may receive this report. No member of the Group does, or is required to, assess the appropriateness or suitability of the report for recipients who therefore do not benefit from any regulatory protections in this regard. All recipients should, before acting on the information in this report, consider the appropriateness and suitability of the information, having regard to their own objectives, financial situation and needs, and, if necessary seek the appropriate professional, foreign exchange or financial advice regarding the content of this report. We believe that the information in this report is correct and any opinions, conclusions or recommendations are reasonably held or made, based on the information available at the time of its compilation, but no representation or warranty, either expressed or implied, is made or provided as to accuracy, reliability or completeness of any statement made in this report. Any opinions, conclusions or recommendations set forth in this report are subject to change without notice and may differ or be contrary to the opinions, conclusions or recommendations expressed elsewhere by the Group. We are under no obligation to, and do not, update or keep current the information contained in this report. The Group does not accept any liability for any loss or damage arising out of the use of all or any part of this report. Any valuations, projections and forecasts contained in this report are based on a number of assumptions and estimates and are subject to contingencies and uncertainties. Different assumptions and estimates could result in materially different results. The Group does not represent or warrant that any of these valuations, projections or forecasts, or any of the underlying assumptions or estimates, will be met. Past performance is not a reliable indicator of future performance. This report is not directed to, or intended for distribution to or use by, any person or entity who is a citizen or resident of or located in any locality, state, country or other jurisdiction where such distribution, publication, availability or use would be contrary to law or regulation or which would subject any entity within the Group to any registration or licensing requirement within such jurisdiction. All material presented in this report, unless specifically indicated otherwise, is under copyright to the Group. None of the material, nor its content, nor any copy of it, may be altered in any way, transmitted to, copied or distributed to any other party, without the prior written permission of the appropriate entity within the Group. The Group, its agents, associates and clients have or have had long or short positions in the securities or other financial instruments referred to herein, and may at any time make purchases and/or sales in such interests or securities as principal or agent, including selling to or buying from clients on a principal basis and may engage in transactions in a manner inconsistent with this report.