

20 SOUTHPORT STREET



SCOPE
PROPERTY GROUP

Partnering YOU in wealth creation through commercial property

Scope Property Group is focused on providing wholesale investors with the opportunity to invest in the commercial property market. Established in 2004, Scope has operated in The Western Australian market for over 21 years.

Scope selectively source, analyse and acquire, through syndication, quality commercial property assets that provide syndicate members with attractive ongoing rental incomes throughout the life of the syndicate and sound capital gains on disposal of the asset.



Investing with Scope

By investing with Scope investors are provided with the opportunity to access property investments and returns that are normally reserved for large business, property professionals or the extremely wealthy.

The Directors of Scope invest in every syndicated property and we directly manage all aspects of the property and investment throughout the entire life of each syndicate.

Scope Investment Strategy

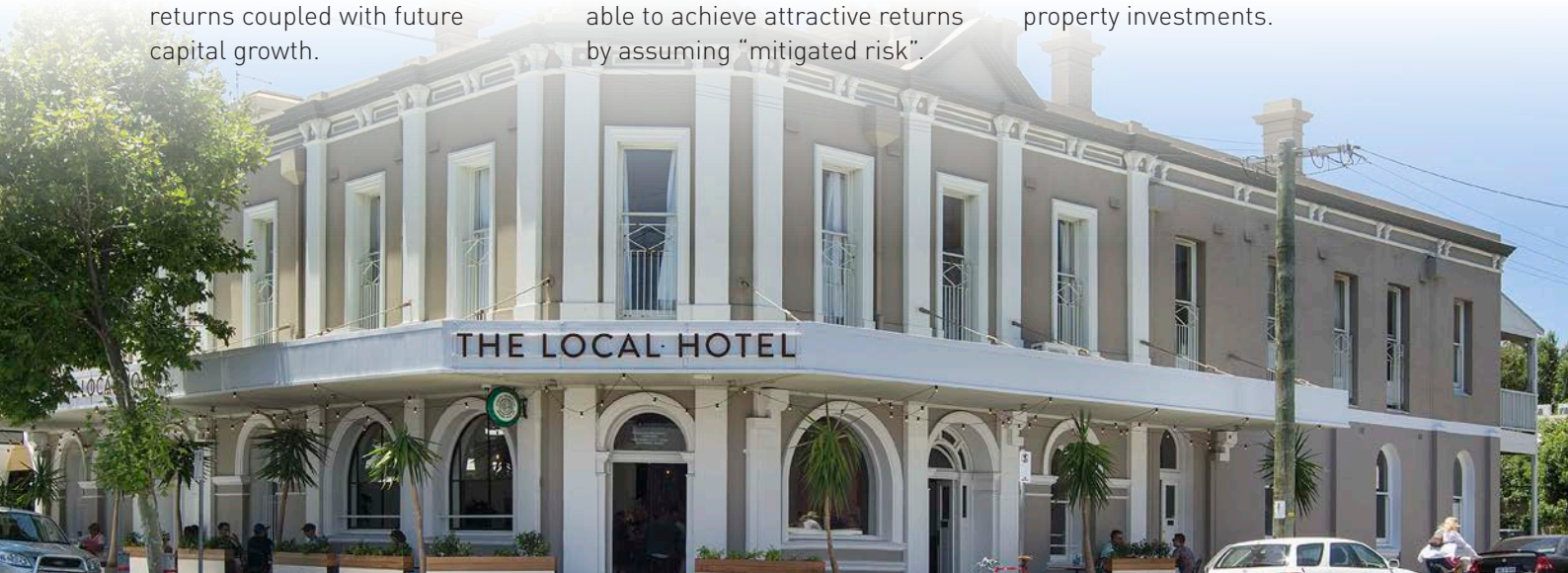
Our investment strategy focuses on acquiring quality commercial properties that provide investors with multiple strands of value. We are selective about the properties we purchase and only syndicate properties where we can substantially de-risk the asset whilst also providing investors with strong income returns coupled with future capital growth.

We do our Homework

By applying our structured and disciplined approach to property investment, with thorough research and analysis of every acquisition, we aim to ensure that investors are provided with the most attractive investment opportunity. Our investors appreciate that we are conservative by nature yet are still able to achieve attractive returns by assuming "mitigated risk".

We Limit the Risks

Our rigorous due diligence process and ability to mitigate risks, together with the fact that every acquisition made by Scope is contained in a stand-alone structure, ensures that investors are protected against any unforeseeable events that impact on the performance of other investments within our portfolio of property investments.



Director Profiles



Robert Engelhard

B.Bus CA FFin GAICD

Robert is a qualified chartered accountant and has 30+ years experience in the accounting, property and commercial sectors. Robert is one of the founding Directors of Scope and is involved in property acquisitions, property disposals and the debt and equity raising process.

Robert has a passion for property and enjoys the intricacies and challenges of negotiating property transactions and structuring successful syndicates.

Robert is a Fellow of the Financial Services Institute of Australasia (Finsia) and a graduate member of the Australia Institute of Company Directors (AICD).



Shaun Quinlan

B.Bus C.A Dip.Prop

Shaun is one of the founding Directors of Scope and is involved with all property acquisitions and is responsible for leasing and the asset management of the Scope portfolio.

With a strong analytical background, extensive technical financial skills and years of commercial property experience, Shaun revels in transacting and managing commercial property assets.

Shaun is a Chartered Accountant and holds a Diploma of Property, is a licenced Real Estate Agent and is the Principal and Licensee of Scope Property Management.

Peace of Mind

Scope Property Group Pty Ltd is licensed through the Australian Securities & Investments Commission (ASIC) to raise wholesale equity funds. Our Australian Financial Services License No. is 299 352. Scope Property Management Pty Ltd is a licensed Real Estate Agent – Triennial Certificate No. 60743.

Building Strong Relationships

Scope is constantly looking for ways to improve the value and income streams of our properties and always looks to add value to the transaction. We keep close to our tenants, minimise our vacancies, identify other opportunities and build strong relationships with all key stakeholders.

We are Partners in Your Success

The commitment of the Scope Directors to the success of properties acquired is demonstrated through their co-investment into every syndicate, without exception. Unlike other Syndicators, we don't only invest other people's money, we also invest our own.

Doing it Right

Transparency is one of Scope's fundamental principles. We provide clear, concise documentation, a simple fee structure, and each property is a standalone investment.

A Complete Approach

We aim to provide our investors with hassle free commercial property investments, managing and growing their property investments into long term, sustainable financial investments. Our investors can take comfort knowing that our expert management team are looking after their investment as they would their own. This ensures that each of our investors receive the best possible return on each property they have invested into with Scope.

We apply our expertise and knowledge to optimise your investment and returns.

www.scopepropertygroup.com.au

"I have known the directors of Scope Property Group since 2005. Having personally invested in two of their projects and familiar with the success of some of their other projects, I have always been impressed with the way they source the properties they syndicate and research the potential future development of those properties. They are meticulous in their projections and if anything, conservative in their estimates. I was particularly impressed with the way they managed the cashflow in regard to the Stirling Street project so that investors did not have reduced or nil earnings during the period of construction. I would have no hesitation in recommending Scope Property Group to other investors."

Linda C – *Financial Planner*

"I had been considering commercial property investment as a form of wealth creation when I was introduced to Scope Property Group. As a Chartered Accountant myself I was impressed about the way they went about things. My first investment with Scope was a property in West Leederville which proved to be very successful, so much so I have invested in two other projects at Stirling Street, Perth and Crocker Drive, Malaga. What I appreciated most about Scope is the way they research and source the right property opportunities, they do not pay over the odds when selecting properties and all their properties deliver a good yield and capital growth."

Mark D – *Chartered Accountant*

"We participated in our first Scope Property Group investment 20 years ago which has been very successful, and have been fortunate to be involved with three subsequent offerings which have also performed very well. A key factor in all our dealings with the Scope Property team has been trust; we know that each offering has been meticulously researched so that only quality properties are presented, that they will be well managed from start to finish and that the interests of investors will be looked after at all times. In addition we have found the Scope Property team to be friendly and professional to deal with at all times. I have no hesitation in recommending Scope Property Group to anyone considering their investments in the future."

Bruce F – *Interstate Investor*

"Excellence Drive Unit Trust was the first of what are now five syndicates I have invested in with Scope. I have nothing but praise for the quality of their investment process and the professionalism of the team at Scope, and this has been consistent in each of the syndicates. The capital return on EDUT exceeded my expectations, and distributions have always been paid on time. Being Brisbane-based, I was invited to come to Perth in the first year and was escorted personally by Rob to visit the property. This experience further cemented my confidence that Scope is an extremely well-run business that looks after its clients. The incredible expertise brought by Rob and the team ultimately gives me confidence that my investments will be well managed and continue to deliver solid returns."

Perry J – *Health Executive*

What people say



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