



## PMG Direct Office Fund

### Past Performance Matters

PMG has 28 years of proven performance through multiple economic cycles



## Investing with PMG



### 1. Proven performance

Since 1992, we have delivered regular and reliable returns to investors.



### 2. We deliver

Whether it's achieving targeted returns, communicating when we say we will, or giving you the information you need to make a sound investment decision.



### 3. Choices to suit your comfort level

With five diversified investment funds.



### 4. We make it easy

Investment jargon and complex offers can make investment confusing. We keep things simple and speak in plain English.



### 5. Highly recommended

Pacific Property Fund and Direct Office Fund have received 'recommended' ratings by investment research firms. We're also endorsed by a large number of PMG's third-generation family investors.



### 6. Property expertise

Our people live and breathe property, from our asset and facilities managers through to our board of directors.



### 7. Attention to detail

Our professional and proactive in-house asset and facilities management services mean your assets are looked after and gain the most value.



### 8. Better liquidity

Our secondary market sales facilitation service enables existing investors to easily trade shares and units.



### 9. Earned trust

Relationships are at the heart of everything we do. We're not trying to be NZ's largest property funds manager, just the most trusted!



### 10. We stand the test of time

PMG's history of 'surviving natural and financial market issues since inception', along with its more recent diversification of capital sources, should see PMG remain a sustainable business.

\* Northington Partners Research 2019.

**P 0800 219 476**

**pmgfunds.co.nz**



## How do I Invest in PMG Direct Office Fund?

We have a range of options to suit how you would like to invest.



### In Person

Call or email your local Investor Relationship Manager to set up a time to either have a virtual meeting or visit the office and complete the relevant paperwork.



### Online

Via our secure and confidential portal, easily complete the relevant paperwork online.



### Offer Timeline

Intended Offer Open Date 30 May 2020

Intended Offer Close Date 29 June 2020

(dates are subject to change)

## The Investor Relationship Team

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Head of Investor Relationships

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# PMG Direct Office Fund

Latest Offer – Quality New Acquisition



PMG Direct Office Fund (PMG DOF) is a proven unlisted commercial property fund, which invests in quality, well-located office properties in main metropolitan centres of New Zealand for the long term.

- Established in 2016, with a proven track record
- Defensive investment in quality land and buildings
- Diversified portfolio – multiple properties, with multiple tenants across multiple geographies
- Underpinned by Government, national and multi-national tenants

PMG Direct Office Fund is professionally managed by PMG, one of New Zealand’s leading and most trusted commercial property funds managers.

To register your interest and learn more about this exciting offer, go to our website [pmgfunds.co.nz](http://pmgfunds.co.nz)

PMG Direct Office Fund is seeking preliminary interest for an offer of units in the PMG Direct Office Fund. Indications of interest can be made by contacting the Investment Relationship Team. No money is being sought and no units can be applied for or acquired. No indications of interest will involve an obligation or commitment to acquire the units being offered. Any offer that is made will be in accordance with the Financial Markets Conduct Act 2013.

**Disclosure**

\* The projected cash return for the part-year to 31 March 2021 of 6.50 cents per unit at the issue price of \$1.18 per unit equates to a 5.5% gross cash yield. The projected cash return for the full year to 31 March 2022 of 7.55 cents per unit at the issue price of \$1.18 per unit equates to a gross cash yield of 6.4%. The issue price is based on independent valuations and is subject to external audit and change. Details on how the forecast pre-tax cash return is calculated and the risks associated with this investment can be found in the Product Disclosure Statement, which, if the offer proceeds, will be made available free of charge from our website [www.pmgfunds.co.nz](http://www.pmgfunds.co.nz). Prospective investors are recommended to seek professional advice from an Authorised Financial Adviser who takes into account their personal circumstances. The PMG Investor Relations Team do not provide personalised advice. No person may offer, invite any offers or distribute any documents (including a Product Disclosure Statement) to any person outside New Zealand without the approval of PMG.

**10,000  
Units**  
minimum  
investment

**6.4% p.a.**  
for the full year  
to 31/03/2022

5.5% p.a. for the  
part year to 31/03/2021  
Projected pre-tax  
cash return p.a.\*



Vodafone building, 213 Tuam Street, Christchurch



Vodafone building (interior), 213 Tuam Street, Christchurch



Vodafone building, 213 Tuam Street, Christchurch



8 Rockridge Ave, Auckland



2 Robert St, Auckland



5 Short St, Auckland



65B Main Highway, Auckland



143 & 127 Durham St, Tauranga



410 Victoria St, Hamilton

## Key Investment Information \*\*



**\$148.65m**  
Total Portfolio Value



**8**  
Properties

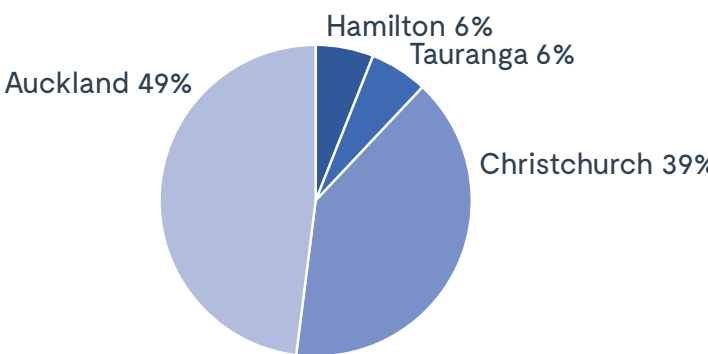


**98%**  
Occupancy

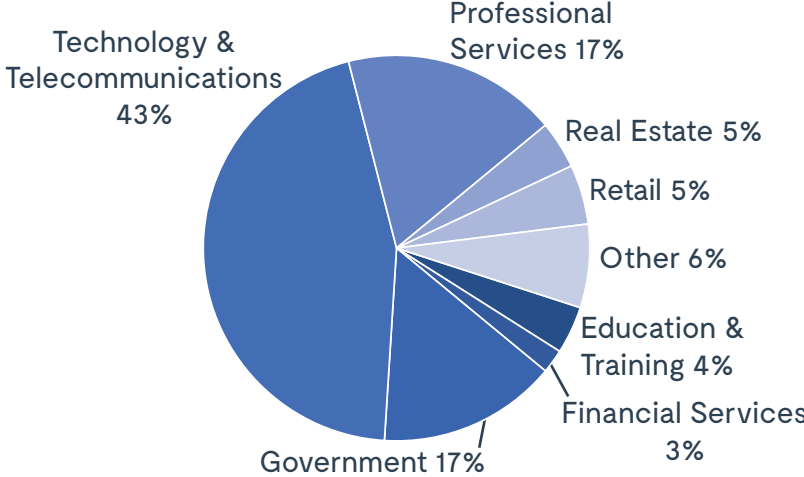


**36.4%**  
Borrowing  
(debt to value ratio)

### INCOME BY REGION



### INCOME BY INDUSTRY



\*\* Assuming successful completion of the Offer and the acquisition of the Vodafone property. The Key Investment Information is based on draft management information and is subject to change.