



Projects Update February 2014

The Quantum Group has reached its **27th anniversary** of operations (starting in December 1986) and we have completed over **27 funds**, and over **\$1b in property projects**.

Return to investors

26%

USA FUND

39.4%

MONA VALE

46%

ONE WHARF
Forecast returns

62%

TRANQUILITY
Forecast returns

For the year ending 2013, it was a relative successful year, culminating with the 3rd anniversary of our USA Residential Fund – Quantum USA Residential Property Fund. This Funds has been paying distributions now of 8c per \$1 unit (8%), with its original \$1 unit price growing to \$1.26, a growth of 26%. (ex dist.)

SQM rated the Quantum USA Residential Property Fund 5th out of the top 10 for Direct and Hybrid Property Funds in Australia on May 2013. In October 2012 the Fund with rated 3.5 stars, upon a second review this rating increase to 3.75 stars.

We also finalised the Ivory Project in **Mona Vale**, resulting in a return of 39.4% to the investors, in August 2013, being a high success.

39.4%

Recently Quantum launched its 64 unit Gladesville residential project, **One Wharf**, forecast returns to investors of 46% over 2 years. Gladesville is our first project under the new QReal structure.

46%

In late December 2013 Quantum secured, **Tranquility Garden City**, a new 55 Unit development in Brisbane, which is forecast to return 62% to investors over a 2 year period.

62%



Quantum Project Review

IVORY

LUXURY APARTMENTS

Fund Status	Closed
Strategy	Residential Development/Mezzanine
Total Value ^	\$34m
Investors Return	39.4% - actual

^ - Gross Revenue, asset value

The IVORY development final payout was made in September 2013. The start date of the development was late February 2012, with a completion date of late August 2013. Investors secured a total return, of 39.4% back to the investors.



Pre/Construction



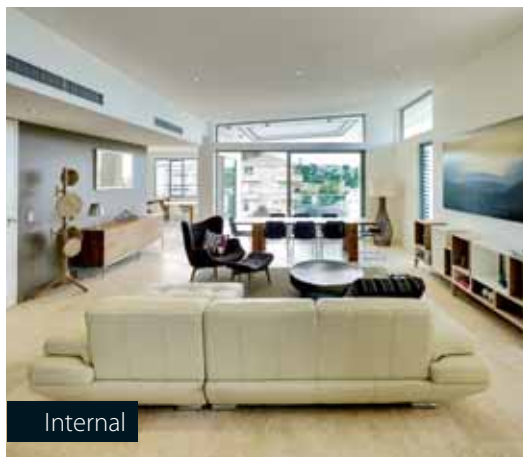
Pre/Construction



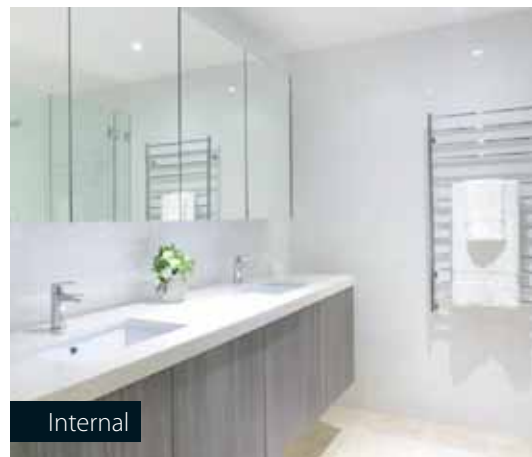
Pre/Construction



Ivory Apartments



Internal



Internal



Quantum Project Review



Fund Status	Current
Strategy	Residential Development/Retail
Total Value ^	\$38m
Investors Return	Forecast above 45%

^ - Gross Revenue

Gladesville project is the first development under the new QReal product. The impressive No.1 Wharf Apartments offer unparalleled architectural excellence and state-of-the-art interiors, combined with a premier gateway location and unexpected affordability. Proudly positioned on Gladesville’s best waterfront street, No.1 Wharf Apartments create a brand new urban enclave beside a sparkling riverfront environment in the elite Hunters Hill district.



Northern views



View to the city



View to the harbour



Building render



Roof



Internal



Quantum Project Review

tranquility

garden city

Fund Status	Current
Strategy	Residential Development
Total Value ^	\$27m
Investors Return	Forecast 62%

^ - Gross Revenue

Quantums' next project, Tranquility Residences, located in Upper Mount Gravatt, Brisbane, is best known for the Westfield Garden City shopping centre. Now expanding by a further 100 speciality shops, which upon completion, will be the largest retail centre in Queensland. Upper Mount Gravatt is also home to a number of large employment hubs, including the ATO, Griffith University, 33-hectare technology park and both public and private hospitals.

Current rental vacancies art Upper Mount Gravatt sit at 1.5% this is lower than the Brisbane City average of 1.9% with household income has also jumped, coming in 12% higher than the wider Brisbane average.

Tranquility Residences provides for luxury, glamour and convenience have informed every aspect of the finishes and features of this unique project.



Site location



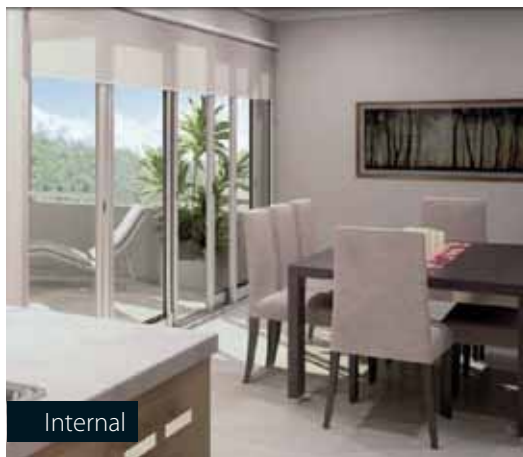
Site location



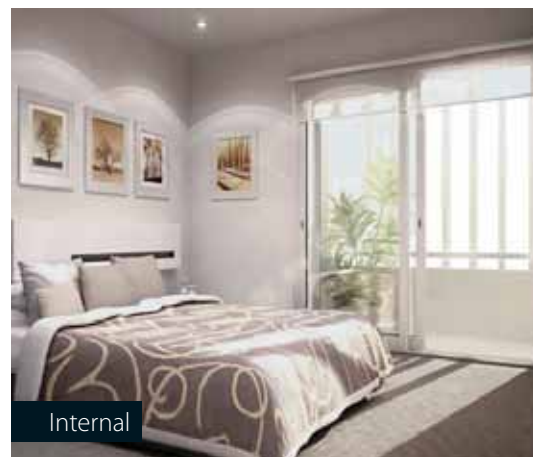
Local area



Building render



Internal



Internal



Quantum Project Review



QUANTUM USA
RESIDENTIAL PROPERTY FUND

Fund Status	Open
Strategy	USA foreclosed Residential Property
Total Value ^	Approaching \$10m
Investors Return	Approx 34% over life

^ - Gross Revenue

Quantum launched the Quantum USA Residential Property Fund in the last half of 2011, and has since that period viewed over 600 properties and purchased just 10% of them in a very defined and focused strategy. To buy renovate and rent foreclosed residential homes in up to 7 cities in the USA.

- Est. USA portfolio • 5 cities • Strong yield paid quarterly • USA currency



Asset of the Fund



Asset of the Fund



Asset of the Fund



Asset of the Fund



Asset of the Fund



Asset of the Fund

