

# Investment Fast Facts | Ramada SkyHotel

## Property Collect Growth Trust | SkyHotel Investment Fund

Register for a PDS @ [www.skyhotel.com.au](http://www.skyhotel.com.au)

### Important Notice:

The following are summary extracts from the Product Disclosure Statement (PDS) for initial evaluation and must not be relied upon for investment.

Prior to making an investment you must read the PDS in full and you are encouraged to seek independent financial advice. This investment, like all investments, has risks and you must consider all risks in making an investment decision. **YOU MUST READ THE PDS IN FULL. THIS SUMMARY DOES NOT REPLACE THE PDS.**

### SkyHotel and the Fraser Coast

Ramada SkyHotel, Stage 2 of the current Ramada Hervey Bay, is targeted to commence construction early in the second quarter of 2022 and to be open by mid 2023. SkyHotel will have 83 rooms over 8 levels including ground floor and has an 'on completion' valuation by PHV Valuations of the 83 rooms of \$25.5 million. The upper levels will have panoramic views over the marina and out to Fraser Island.

The top floor will have a multipurpose conference centre, bar and restaurant. The ground floor will have reception, gym and other services. Ramada SkyHotel and the current Ramada Hervey Bay will operate under the same CMS body corporate.

### SkyHotel Ownership

SkyHotel Investment Fund will own the 83 rooms and related facilities. Marina Land Pty Ltd (the current land owner) will own the top floor conference centre, restaurant and bar. This provides every incentive for the operator to maximise Ramada SkyHotel Occupancy to the benefit of investors.



Total Fund Raise  
\$10 Million Expected



Fixed 7% p.a. Cash Return  
Construction Phase



Forecasted 8%+ p.a. Cash  
Return Operational Phase



Lease Guarantees Minimum  
Returns to Investors



Construction 2022 Open 2023  
On Completion Valuation \$25.5M



Tax Deferrals 100% Forecast  
For 3 Years



Bricks & Mortar Security, Plus  
Additional Security Guarantee




14.7%  
per annum

Forecast 14.7% per annum compound rate of return (IRR) for investors based on quarterly cash payments plus capital growth at a conservative 2% per annum escalation of the \$25.5 million valuation.

*Broad Property Research and Advisory*

*"Fraser Coast Tourism & Events is strongly supportive of the building of Ramada Stage 2 in Hervey Bay to meet needed growth in quality accommodation in the Fraser Coast region. The Fraser Coast is one of the fastest growth areas in Australia today."*

Martin Simons GM Fraser Coast Tourism & Events

  
78 Standard

  
4 Executive

  
1 Presidential



# Investment Fast Facts



## Issue of SIU's

Investors will acquire SkyHotel Investment Units (SIU's) in the Property Collect Growth Trust (Property Collect), which will hold 100% of the units in the SkyHotel Investment Fund (Fund). SIU's in Property Collect will be exclusively for the investment in the wholly owned sub-trust SkyHotel Investment Fund, which will construct and own the SkyHotel. SIU's are for no other purpose.



**PDS Issued**  
**Offer Opened**  
**December 2021**



**Investment 6 Year Term**  
**1 Year Construction +**  
**5 Years Operational**

## Distributions

### Construction Phase: 7% per annum

Distributions will be paid over the expected construction period of 12 months, paid quarterly from Drawdown. There is an allowance for the 7% for a maximum 16 months in the event of construction delays.

### Operational Phase: Forecast over 8% per annum from Fixed Rent plus Additional Rent

Distributions will be paid quarterly from the commencement of the Lease between SkyHotel Resort Management (Lessee) and SkyHotel Investment Fund (Lessor).



Please read the Product Disclosure Statement (PDS) in full for all details on the Construction Phase and Operational Phase Distributions including Distribution sensitivity analyses.

## Key Offer Structure

### Property Collect Growth Trust Objective

A syndicate of investors, through its sub-trust SkyHotel Investment Fund, will purchase the land on which Ramada SkyHotel is to be built, and subsequently aim to provide investors with a reliable and regular income through the income of rent as well as tax deferral benefits and prospective capital growth.



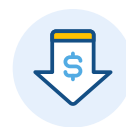
**Funds Held in Trust**  
by Huntley Custodians Ltd



**Unit Price**  
\$1.00  
Per Unit



**Total Offer**  
\$8.5M Min to  
\$12M Max



**Min Investment**  
\$5,000 Min with \$1,000  
increments thereafter



# Investment Fast Facts



## Total Development Cost & Subscription Level

The Total Development Cost (TDC) to construct SkyHotel is an optimistic \$21 million to a pessimistic \$24 million, with an expected \$22.5 million. This Total Development Cost will be met by a combination of the subscription funds (\$8.5 to \$12 million) along with a bank loan of approximately \$12 million. It is a precondition that the Project is fully funded.



Total Development Cost  
\$21M to \$24M - Expected \$22.5M

## Total Funding Package



\$8.5M - \$12M



Subscription plus

\$12M Bank Loan to meet  
Total Development Cost

## SkyHotel Operator - Lease Guarantee

SkyHotel will be operated under a lease by SkyHotel Resort Management Pty Ltd, which is wholly owned and performance guaranteed by Angel Hotel Management Pty Ltd, the current operator of Ramada Stage 1. Angel Hotel Management has a proven track record and established key relationships with many key parties for hotel operations. This success is evident by over an 80% occupancy even before covid. Current occupancy often approaches 100%. Angel Hotel Management operates Ramada independently under a Ramada franchise and will license SkyHotel Resort Management to operate SkyHotel under the Ramada branding. Investors are advised that the revenue of the current Ramada Hervey Bay will be kept separate to that of Ramada SkyHotel and as such will have no impact on Distributions to investors.



Stage 2: Ramada SkyHotel

Stage 1: Existing  
Ramada Hervey Bay

*"The decision for Ramada SkyHotel as the second stage to be solely hotel rooms is evidence based. From our research we believe that Ramada SkyHotel with its top floor restaurant and bar will not only be a real winner for Ramada Hervey Bay but also Hervey Bay and the Fraser Coast. The expansive hotel room design plus unique conference, wedding and event facilities will be a real catalyst for the property, the likes of which are not in Hervey Bay."*

Tony Barradale Principal,  
H-One Hotel Consultants

## Target Market Determination (TMD) – Important Notice

The Target Market Determination ('TMD') is required under section 994B of the Corporations Act 2001(Cth) ('the Act'). All investors should read the TMD which aims to allow you to assess the suitability of the investment for your own particular circumstances. The TMD is available for registered parties on the Ramada SkyHotel website [www.skyhotel.com.au](http://www.skyhotel.com.au) as well as on the Responsible Entity's website, Huntley Management Limited [www.huntleygroup.com.au](http://www.huntleygroup.com.au). Prior to making an investment you must read the PDS in full and you are encouraged to seek independent financial advice.

# Investment Fast Facts



## Key Features & Benefits



Collective investment can mitigate risk, take advantage of 'buying power', with investors having no personal liability



Investors share in attractive distributions, any future capital growth & tax deferrals



Proven professional management global hotel branding & established relationships



Benefit from substantial infrastructure already in place



Proven market demand with a 10 year operational history



Bricks & mortar security obtained at cost through construction & development



Borrowings at conservative level aimed at a level to enhance investor Distributions



Land exchanged for top floor facility to reduce cash outgo & optimise occupancy



Managed Investments Act & ASIC compliant with independent Responsible Entity & Custodian - Property Collect Growth Trust is a registered scheme

Independent Research Report and Summary by Broad Property Research and Advisory is available.

## Responsible Entity & Custodian

Responsible Entity: Huntley Management Limited

Investment Manager: Collective Wealth Pty Ltd

Property Collect Growth Trust Custodian &

SkyHotel Investment Fund Custodian:

Huntley Custodians Limited

## Risks & Risk Mitigation

There are risks with every investment. A number of strategies have been adopted to mitigate risk with respect to Ramada SkyHotel Construction Phase and Operational Phase. Each risk needs to have a mitigation strategy where possible. Please read the Risk Section of the Product Disclosure Statement.



### Independent Advice and Purpose of the Fast Facts – Important Notice

These "Fast Facts" should not be construed as providing advice. Investors should always seek independent third-party advice on any investment. The purpose of these Fast Facts is solely for prospective investors to decide to read the PDS in full. No investment will be taken other than on the PDS Application Form. **Important Notice** – Wyndham Hotel Group are not the developer or owner or operator of Ramada Hervey Bay or Ramada SkyHotel and make no guarantees as to performance of any nature and have not caused this PDS to be issued. They are solely a franchisor providing the brand name 'Ramada' with Angel Hotel Management being franchisee.