

ANNOUNCEMENT

Westbridge Industrial Opportunity Fund

8 January 2025

We are pleased to have issued the first units for the Fund and confirm distributions for December were paid to investors on 8 January 2025. Distributions will be paid monthly in arrears (within 8 days). Quarterly Reports on the Fund will be issued going forward, with the first due in early April.

Our due diligence on the purchase of the first asset in Pinkenba QLD is complete. We have conducted detailed investigation on the asset including intrusive environmental investigation and a survey of the building structure and fabric. Subsequently, we have agreed some small structural works to be completed by the Vendor as a condition of settlement, but are otherwise satisfied, with settlement expected at the end of January/early February (following completion of the Vendor works).

We look forward to adding further assets to the Fund.

Westbridge Funds Management

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