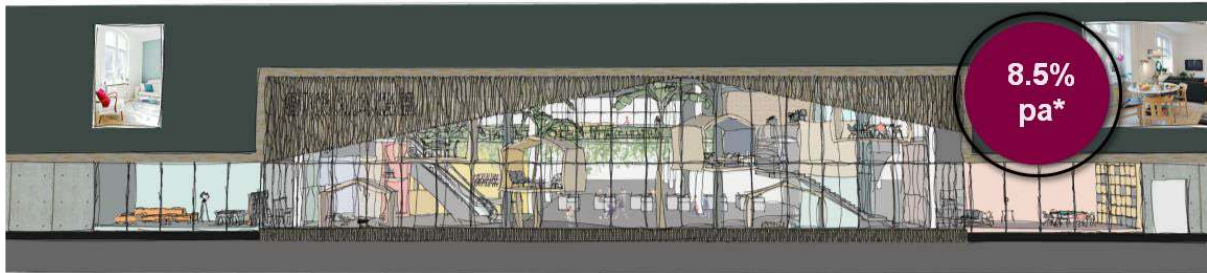




Central Park

Property Investment



EXPRESSIONS OF INTEREST

Maat is planning to offer investors the opportunity to purchase shares in a new company. That company will enter into a joint venture arrangement under which a joint venture company (JVCo) will develop a purpose-built retail outlet and enter into a lease with a retailer new to New Zealand. Located in Auckland, this retail store will provide an integrated offering of products, services, and customer support. The concept is modelled on similar well-established stores overseas but will have its own uniqueness and be privately owned.

Key elements of this investment opportunity include:

- Ground works for the development of the construction site are currently in progress. The new business is targeted to open early December 2019
- Equity Funding to enable JVCo to do the development will be provided from the current land owner (30%) and Maat investors (70%)
- 539 parcels of \$50,000 each will be offered to Maat investors
- The currently proposed lease terms are an initial term of 15 years with two rights of renewal each for 10 years
- Capital raising expected to commence November 2018
- Distributions of 8.5%pa* projected to be paid monthly from 31 December 2018
- The issuer intends to register as a Portfolio Investment Entity (PIE)

For further information and to register your preliminary indication of interest in this offer, please contact either:

Maat office	(09) 414 6078	info@maat.co.nz
Neil Tuffin (Managing Director)	(021) 481 441	ntuffin@maat.co.nz
Jodi Tuffin (Investment Relations Manager)	(021) 084 42523	jtuffin@maat.co.nz

An indication of interest will not involve an obligation or a commitment to acquire shares.
No money is currently being sought. Shares cannot currently be applied for or acquired. If the offer is made it will be made in accordance with the Financial Markets Conduct Act 2013. *Confirmation of projected cash return will be available once the PDS has been finalised.

