

ESPADA CAPITAL

HONG KONG BELT & ROAD SUMMIT
DEAL-MAKING OPPORTUNITY

Brisbane Healthcare & Mixed-Use Precinct

A\$15M-A\$20M Preferred Equity / Structured Capital

Operating healthcare real estate | Existing income | Approved development pathway

PROJECT OWNER / CAPITAL ADVISER

ESPADA CAPITAL | AUSTRALIA

INVESTMENT OPPORTUNITY

Income today. Embedded development optionality.

De-identified project summary based on sponsor materials for qualified cross-border capital partners.

**A\$15M-
A\$20M**
CAPITAL SOUGHT

Preferred equity / structured capital

12-15 mo.

TARGET TERM

Indicative

15-20% p.a.

TARGET RETURN

Blended, indicative

A\$100M+

CURRENT COMBINED VALUE

Sponsor-stated current combined value

A\$70M+

INDICATIVE SENIOR FACILITIES

Indicative senior financing

- Operating purpose-built medical precinct completed in recently, including a private hospital and specialist healthcare services.
- Approximately 5,000 sqm of medical accommodation, substantial on-site parking and approximately A\$4M of annual passing NOI.
- Located within an established Brisbane healthcare and research precinct.

- Stage 2 has an existing approval for a major mixed-use development incorporating 250+ residential units and additional medical accommodation.
- Sponsor is progressing planning optimisation targeting potential for 300+ residential units, subject to approvals.
- Preferred capital is proposed to support refinancing and near-term value creation through leasing, subdivision, planning progression, valuation and subsequent financing.

Defensive healthcare income with a development catalyst.

STAGE 1

Operating healthcare precinct

- Recently completed purpose-built medical asset.
- Private hospital plus specialist healthcare occupiers.
- Approximately 5,000 sqm of medical accommodation with substantial on-site parking.
- Majority leased to established healthcare operators with approximately A\$4M annual passing NOI.

STAGE 2

Approved mixed-use / Build-to-Rent pathway

- Existing approval for a major mixed-use development.
- 250+ approved residential units plus additional medical uses.
- Proposed optimisation targets potential for 300+ residential units, subject to approvals.
- Current materials attribute ~A\$18.5M of the A\$100M+ combined current value to Stage 2 land.

Preferred capital positioned against identifiable milestones.

INDICATIVE CAPITAL POSITION

Preferred equity / structured capital	A\$15M- A\$20M
Indicative senior facilities	A\$70M+
Sponsor / residual equity	Subordinated

VALUE CREATION PATH

- 1 Stabilise healthcare income
- 2 Progress subdivision
- 3 Advance planning optimisation
- 4 Establish independent Stage 2 value / PRSV
- 5 **Execute land financing / refinance**

Sponsor strategy contemplates a subsequent Stage 2 land financing pathway as a principal preferred-equity takeout source, subject to valuation, approvals and lender underwriting.

INVESTOR PROPOSITION

Short-duration structured exposure to Australian healthcare real estate.

15-20% p.a.

INDICATIVE BLENDED RETURN

12-15 months

TARGET REDEMPTION

**Cornerstone /
Club**

PREFERRED INVESTOR FORMAT

Brisbane

AUSTRALIAN LOCATION

PRIMARY EXIT PATHWAYS

- Stage 2 land financing following subdivision, planning progression, independent valuation and lender approval.
- Stage 1 refinancing following further leasing and stabilisation of the operating healthcare asset, subject to valuation and lender approval.

WHY THIS MAY FIT ASIAN PRIVATE CAPITAL

- Australian real-asset exposure with existing healthcare operations and income.
- Defined value-creation programme rather than long-duration development equity.
- Potentially attractive to family offices, real estate investors, healthcare investors and alternative capital managers.

Final instrument, investor protections, tax, foreign investment, regulatory treatment and senior-lender compatibility remain subject to legal, tax and transaction structuring.

STRATEGIC CAPITAL PARTNER SOUGHT

A\$15M-A\$20M Preferred Equity Opportunity

Brisbane, Australia

Family Offices | Private Capital | Real Estate Investors | Healthcare Investors | Alternative Investment Managers

Detailed investment materials and data room access are intended to be made available to qualified counterparties following initial engagement and appropriate confidentiality arrangements.

ESPADA CAPITAL | PROJECT OWNER / CAPITAL ADVISER

Capital Preservation. Structured Credit. Execution Certainty.

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