



Maximise FMI Wollert Fund

The Opportunity

Maximise Funds Management Pty Ltd is pleased to offer wholesale investors the opportunity to invest in a premium business park development strategically positioned in Melbourne's northern growth corridor.

Located on the corner of 350 Epping and 35 Lehmanns Roads Wollert, the project will deliver a diverse mix of 91 warehouse units (20,290m² GFA), 15 restricted retail units (6,441m² GFA), and three superlots (17,163m² GFA) across a prominent 7.7 ha site.

With extensive road frontage, excellent visibility, and immediate access to major arterial networks, the site is well placed to meet the growing demand for goods and services driven by rapid population growth and a significant undersupply of developable industrial land.

The Maximise FMI Wollert Fund will have an anticipated 25-month investment term and will provide investors with exposure to returns from the development and delivery of the project. Unlike traditional industrial funds that generate returns through rental income over extended holding periods, this Fund will be underpinned by our build-to-sell strategy with returns to be generated through the direct sale of completed warehouse and retail properties.

Fund Features



Eligible Investors
Wholesale & Sophisticated



Target Equity IRR*
18.77% p.a.
(net of fees and pre-tax)



Land Size
7.7 ha



Liquidity
Upon asset sale only
(~25 month investment term)



Minimum Investment
\$250,000

*The equity internal rate of return (IRR) specified is a target only and its achievement is not promised or guaranteed. An investment in the Fund is subject to significant risks. Please refer to the important information contained on the last page of this document for further information.

Meeting demand in a rapidly growing corridor

Wollert is undergoing a significant transformation as one of Melbourne's fastest growing urban corridors.

Located approximately 24 kilometres from the CBD, the local population has more than doubled since 2019, rising from around 17,000 to over 33,000 residents in 2024. Population size is expected to surpass 61,000 by 2036, driven by ongoing greenfield development and sustained housing demand.

The area is characterised by young families, larger household sizes, and a high rate of home ownership. These are strong factors that contribute to long-term stability and local retail spending. As the Wollert Precinct Structure Plan continues to roll out, the region is forecast to support more than 8,000 new jobs, reinforcing demand for industrial, retail, and essential services.

Despite this growth, Wollert remains undersupplied in key property types that support local amenity and employment.

Independent research by Urbis has identified clear gaps in supermarket, quick service restaurant and large format retail offerings with existing infrastructure falling short of current and future demands. The precinct also faces a shortage of developable industrial land, limiting opportunities for local businesses to establish or expand.

The Fund will be strategically positioned to respond to these unmet needs through the development of 91 warehouse properties, 15 restricted retail tenancies, and three superlots suited to supermarket and food operators. With high visibility, excellent arterial access, and close proximity to a rapidly growing residential base, Maximise considers investment in the Fund to be a compelling opportunity underpinned by real demand and a delivery model focused on strong investor outcomes

Investment Timeline[#]

Information
Memorandum
Available

29 July 2025

Capital Raising
Closes

12 September 2025

Construction
Commences

April 2026

Commencement of
Fund Closure & Final
Distributions

September 2027

First Capital Call
upon Application
(1%)

29 July - 12 September 2025

Second Capital
Call (99%)

December 2025

Construction
Concludes

August 2027

[#]The timeline provided is indicative only and is based on various assumptions and is subject to change. Please refer to the important information contained on the last page of this document for further information

About Us

Maximise is a specialist property developer and fund manager delivering light industrial and business park projects across Melbourne's high-growth corridors. Our model is built on a disciplined build-to-sell strategy, delivering completed warehouse and retail assets direct to market. This approach enables defined investment terms, timely capital realisation, and strong alignment between project delivery and investor outcomes.

With more than 25 years of property development experience, we manage the full development lifecycle in-house from site acquisition and planning, through to construction and sales, supported by a network of strategic affiliates and an experienced delivery team. Our track record of successful project execution, conservative feasibility management and investor alignment has positioned Maximise as a trusted development manager in Australia's light industrial investment landscape.

Contact us to learn more

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The information contained in this document is general information only and has been prepared without taking into account your objectives, financial situation or needs. The information in this document is not financial product advice nor is it taxation or legal advice. This document does not contain an offer to invest in the Fund. Maximise has issued an information memorandum on 29 July 2025 which contains an offer for 'wholesale clients' to invest in the Fund by applying for ordinary units in the Fund. It is important you read the information memorandum in full before making a decision to invest in the Fund. If you are in any doubt as to whether an investment in the Fund is appropriate for you, then you should consult your financial or other professional advisers.

As with all investments, an investment in the Fund will be subject to risks, many of which will be outside the control of Maximise. An investment in the Fund may lead to a loss of capital invested. Neither the performance of the Fund nor the repayment of capital investment is guaranteed by Maximise or its related bodies corporate or any of their respective directors, officers, employees or associates.