Maximise FMI Moorabbin Fund

The Opportunity

Maximise Funds Management Pty Ltd is pleased to offer wholesale investors with the opportunity to invest in a premium industrial development in Melbourne's tightly held south east corridor.

Located at 592–600 South Road, Moorabbin, the project will deliver a total of 72 small-format industrial units ranging from 100m^2 to 330m^2 across a prominent 2 hectare infill site.

The site combines South Road frontage, dual access via Chesterville Road, and strong arterial connectivity, placing the project in a prime position within Melbourne's south-east industrial corridor. In a tightly held market where new development opportunities are scarce, this project presents a rare opportunity to deliver warehouse units in an established industrial precinct to meet rising demand.

The Maximise FMI Moorabbin Fund will have an anticipated 21-month investment term with returns realised through the sale of completed warehouse units. Unlike traditional industrial funds that rely on rental income over extended holding periods, this Fund adopts a build-to-sell strategy providing investors with short, defined exposure to industrial property while avoiding long-term risks such as tenancy risk, and unpredictability in exit horizons and capital realisation.

Fund Features

Eligible Investors
Wholesale & Sophisticated

Target Equity IRR*
17.64% p.a.
(net of fees and pre-tax)

Land Size
2.03 ha

Liquidity
Upon asset sale only
(~21 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 risks. Please refer to the important information contained on the last page of this document for further information.

Moorabbin Industrial Precinct: Strong Demand Meets Limited Supply

With excellent connectivity, an affluent catchment, and persistent undersupply of small-format facilities, the Fund presents a compelling investment case.

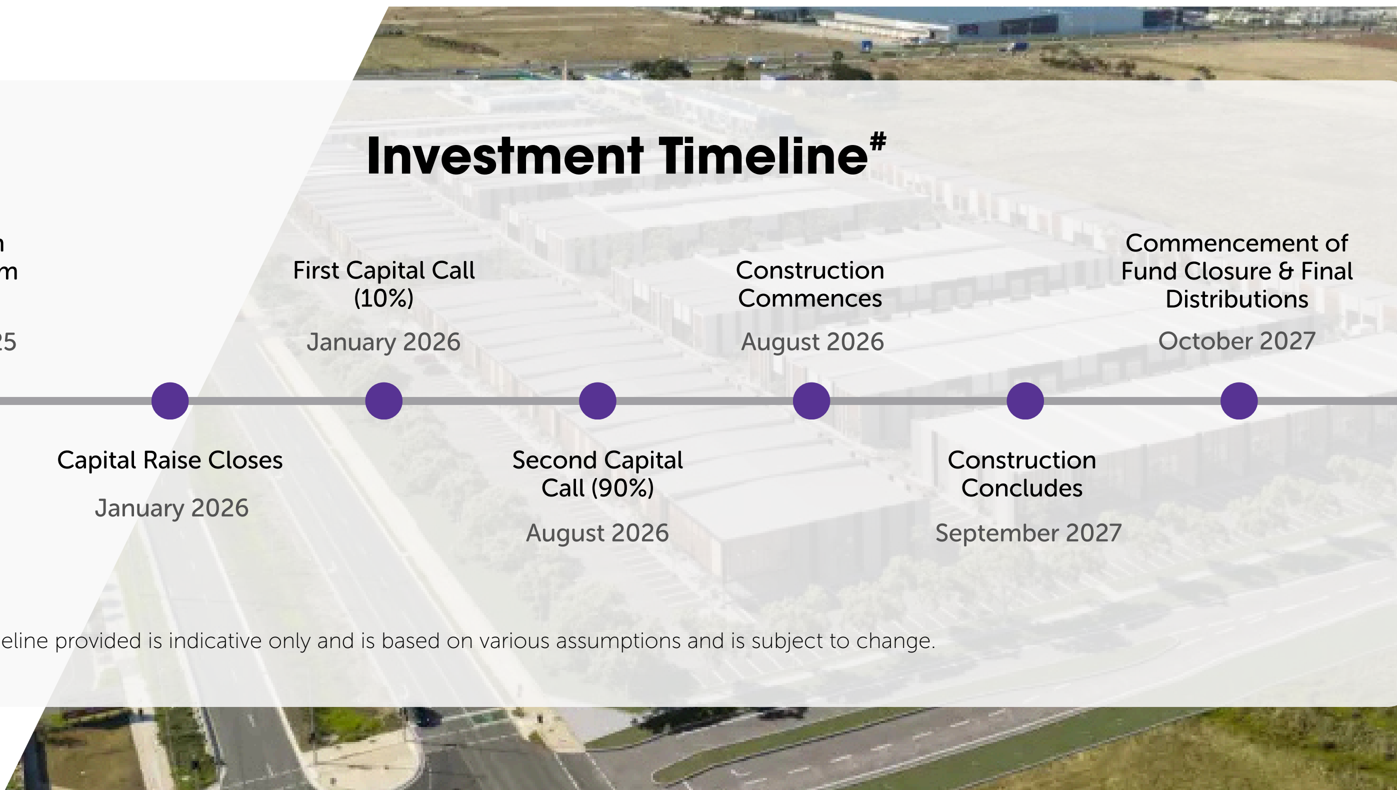
Moorabbin is recognised as a regionally significant industrial location within the City of Kingston, approximately 17 kilometres south east of Melbourne's CBD. The area benefits from strong arterial connectivity and will gain further advantages from the Suburban Rail Loop East at Cheltenham, just one kilometre to the south.

The surrounding suburbs are among Melbourne's most affluent, characterised by higher-income households and a relatively older demographic profile. The location also provides access to a sizeable workforce of about 132,500 people with strong representation in manufacturing and construction related sectors. Between 2019 and 2024, local business counts rose from 32,260 to 36,920, reflecting the expansion of smaller enterprises in retail trade, transport, and service-related industries[1].

[1] Source: ABS; Urbis

Independent research by Urbis highlights an acute undersupply of small-format industrial facilities in Moorabbin. This research is further reinforced by three independent real estate agencies confirming comparable developments are achieving rates above $5,000 per metre[2]. Growing demand from smaller enterprises and owner-occupiers is set against tightly held land and a limited pipeline of new projects in the south-east corridor.

Recognising this opportunity, Maximise completed extensive due diligence to confirm the site's suitability including engaging independent specialists covering more than 15 property development disciplines. The combination of strong demand, limited supply, and extensive risk assessment positions the Maximise FMI Moorabbin Fund as a high-quality investment opportunity within one of Melbourne's most established industrial corridors.



Investment Timeline#

- **Information Memorandum Available** – October 2025
- **Capital Raise Closes** – January 2026
- **First Capital Call (10%)** – January 2026
- **Second Capital Call (90%)** – August 2026
- **Construction Commences** – August 2026
- **Construction Concludes** – September 2027
- **Commencement of Fund Closure & Final Distributions** – October 2027

The timeline provided is indicative only and is based on various assumptions and is subject to change.

Maximise

About Us

Maximise Funds Management Pty Ltd 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 units 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 sector.

Contact us to learn more

Maximise Funds Management Pty Ltd

applications@maximisegroup.com.au
0423 554 514

Visit Our Website

maximisegroup.com.au

Important Information

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 16 October 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, 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.