



AVARI ALTERNATIVE ACCOMMODATION FUND

NEW FUND INVESTMENT: BUSSELTON LIFESTYLE RESORT LAND LEASE IS THE FUTURE OF AUSTRALIAN HOUSING!

The AVARI Alternative Accommodation Fund is acquiring its second asset in Busselton to complement the existing asset in Cairns.

BUSSELTON HIGHLIGHTS

- 7% starting yield growing to 8% after rental revision.
- 100% growth in residential property prices in 5yrs, rental fees on this asset have not changed.
- Growing population, particularly retirees.
- Rental vacancy 0.4% well below national average.
- Upside potential via
 - Rental revision
 - Development of vacant land
 - Potential to sell park owned houses STCA.

ASSET BREAKDOWN

- 94 long-term land-lease sites.
- 25 Short-Term Stay Sites: Comprising 16 park-owned chalets and 9 privately owned semi-permanent caravan/annex structures.
- Manager & Guest Housing: Includes a substantial 8-bedroom guest house and a dedicated 3-bedroom manager's residence.



**EXISTING ASSET: CAIRNS CARAVAN PARK
CONVERSION TO MODULAR HOME ESTATE**

Established caravan park in Cairns, QLD, with 176 income-generating sites. Plans underway to convert the park to a Land Lease Community where tenants own their homes, the fund owns the land.

HIGHLIGHTS

- Current yield 6-7% from short term stay business
- DA to be lodged in July to convert to permanent and begin installing modular homes for sale - council very supportive.
- 10-20 park owned homes can be sold.
- 176 Approved sites - 82 cabins & 94 powered caravan sites.
- Potential to add 150 new cabins for sale.



WHY LAND LEASE?

Land Lease Communities provide low cost housing for residents along with higher yields for investors than traditional residential assets.

These assets are generally well located in prime areas whilst also addressing;

- National affordability crisis
- Rental vacancy rates remain near historic lows
- Ageing population
- Modular construction to address rising building costs
- Governments and local councils are actively supporting alternative housing solutions

INVESTMENT OPPORTUNITY

- \$9m raise, \$1 unit price.
- Funds received by 1 September 2026.
- Additional assets to be added to the portfolio.

FUND OVERVIEW



15%

TOTAL RETURN TARGET



7%

p.a. TARGET ANNUAL DISTRIBUTION



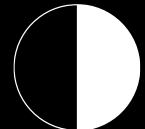
ANNUAL LIQUIDITY TARGET



SEMI-OPEN FUND Ended



\$50k MINIMUM INVESTMENT



50% TARGET LVR

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