



ABG Properties Group Pty Ltd and Baron Monthly Income Limited have agreed upon a strategic collaboration to develop property in the Brisbane region. Investment will be facilitated by the ASIC registered Baron Monthly Income Limited prospectus where investors receive a fixed monthly return over a 12 month period.

Baron Monthly Income Limited as part of the Smart Capital Group, works with various financiers, builders, developers, Not For Profits and other aligned institutions for the delivery of property projects that consist of residential, commercial, Specialist Disability Accommodation, affordable housing, medical centres and allied health assets.

Baron Monthly Income Limited have projects in SE QLD and Melbourne from large land community subdivisions to townhouses, renovations and premier inner suburb subdivisions. The value of these projects is over \$60M.

A collaboration between the groups will see ABG Properties Group Pty Ltd investors receive the benefits of Monthly Baron while also receiving project profits from the developer.

ABG Properties Group is a subsidiary of ABG Group, ABG Group believe in partnership working with both our clients and our business partners, where we place communication and

transparency at the forefront. We work with clients to create solutions that provide the best outcome for their commercial needs and offer a one-stop service for all Accounting, Finance, Financial Planning, and Real Estate Agent services.

ABG uniquely holds 4 licenses to make this possible and can, subsequently, deliver value, results and a cost effective service. We service clients of all sizes, from Individual tax returns to Fortune 500 companies. ABG has a multitude of in-house resources but also works with other business partners to service.

ABG Properties Group Pty Ltd clients will have access to exclusive Brisbane projects that meet the key risk and profitability objectives. This will allow investors to place smaller amounts of capital while seeing the benefits of a property sector upturn.

Group executives on both sides have decades of experience in their relative fields of expertise that will be used to deliver positive outcomes for stakeholders.

ABG Properties Group Pty Ltd client investment will only be used in joint venture projects that have been assessed and signed off by group executives.

High level project information will be shared with clients as well as progress reports and the continuous disclosure of Monthly Baron. As a collaboration we will focus on two styles of project:

Project Type A

Small land subdivision model with construction / renovation uplift

- 1 to 4 lots max.
- Development Approval -existing or TBA
- 20kms Brisbane CBD radius with focus on better suburbs.
- Multiple exit opportunities with land, build, renovation all potentially on offer.

Project Type B

Multiple Townhouse model

- Development Approval - existing or TBA
- 20kms Brisbane CBD radius
- Larger sites on outer suburbs
- Medium price bracket.
- First home buyers and downsizer market

We look forward to showcasing our first project to you and getting you onboard!