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By E-Lodgment

National Stock Exchange  
1 Bligh Street  
Sydney NSW 2000

## MARKET UPDATE – FIDUCIA PROJECT – HARRIETTE

Vertua Limited (**Company** or **VERA**) (NSX: VERA) is pleased to advise the market of the following:

- Successful launch of Harriette
- Finance secured for construction
- Construction commenced

### About Harriette

Fiducia Group, a wholly owned subsidiary of Vertua successfully launched “Harriette” a boutique building of 10 Residences, located at 9 Harriette Street, Neutral Bay. The project is being marketed by Boutique Estates by Di Jones, with a strong response to the marketing.

### Financing of site

Settlement finance was initially provided by National Australia Bank. After a competitive tender process, Fiducia elected to move the larger construction facility provided by Qualitas.

Qualitas is one of Australia’s leading real estate financier and investment managers, with committed capital of approximately AU\$2 Billion. Founded in 2008, Qualitas has invested in a range of commercial, industrial and residential real estate assets, helped their partners bring major projects to life and provided investors with strong, risk adjusted returns.

### Builder appointed and construction commenced

Australex Construction have been appointed as the builders for the project. Fiducia held a ground breaking on ceremony on Thursday 23<sup>rd</sup> January 2020.

Australex are experienced builders who specialise in high-end Residential, Commercial and Industrial projects, working on projects from conception to completion with their in-house expertise comprising of Engineers, Architects, Construction Specialists and Project Coordinators.

### Impact on Vertua

Finance for the project is on a non-recourse basis, ensuring the Vertua exposure is limited to the equity component in the project. Vertua will not be making forward looking statements as to the effect of this project on the overall group results, however the project is expected to make a positive impact on the 2021 financial results.

James Manning  
Managing Director