

# Sunland Group

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12 November 2015

## SUNLAND ANNOUNCES \$40-\$50 MILLION, FIVE YEAR UNSECURED NOTE ISSUE

Leading property developer Sunland Group (ASX code: SDG) is pleased to announce it will undertake an unsecured note offering raising \$40 million, with the right to accept up to \$50 million.

Proceeds from the Offer will be used to fund property development projects, property inventories and working capital of the Group.

In accordance with the requirements of the *Corporations Act 2001*, the offering will only be open to eligible professional and sophisticated investors. No prospectus or other disclosure document in relation to the notes will be lodged with the Australian Securities and Investment Commission or any other regulatory body. The Lead Arranger for the transaction is FIIG Securities Limited.

### Overview of the Offering

Full terms and conditions will be available in the Information Memorandum which is available from the Lead Arranger upon request. This Information Memorandum will not be a prospectus or other disclosure document for the purposes of the *Corporations Act 2001* and, as noted above, the offering will only be open to eligible professional and sophisticated investors.

A summary of the proposed key terms are set out below:

Issuer	Sunland Capital Pty Limited, a wholly owned subsidiary of Sunland Group Limited
Issue Size	\$40 million with the right to accept oversubscriptions of up to \$50 million
Eligible Investors	The offering will only be available to investors who qualify as professional and sophisticated investors as prescribed in and in accordance with Part 6D.2 of the <i>Corporations Act 2001</i> . No prospectus or other disclosure document has been lodged with ASIC or any other regulatory body
Type	Fixed Rate Medium Term Notes ("the Notes")
Status and Ranking	The Notes will be direct, senior unsecured obligations of the Issuer, guaranteed by Sunland Group and certain wholly owned subsidiaries
Denominations	The Notes will be issued with a denomination of \$1,000 subject to a minimum initial subscription parcel of \$50,000
Maturity	5 years from the date of issue
Interest Rate	7.55% pa
Call Option	The Issuer will have the option of redeeming the Notes on the date falling 3 years after the date of issue and on the date falling 4 years after the date of issue
Unlisted	The Notes will be unlisted securities
Rating	The Notes will not be rated by any rating agency
Negative pledge and financial covenants	The terms of the Notes also include a negative pledge, loan to value ratio, interest cover ratio and other financial covenants and undertakings

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Sunland Group Managing Director, Sahba Abedian, said the note issue represents further strengthening and diversity across Sunland's capital management initiatives, providing the Group with access to debt capital markets.

"Sunland's premium development portfolio is the culmination of more than five years of strategic, counter-cyclical efforts and successful capital management initiatives," Mr Abedian said.

"The note issue, together with Sunland's existing banking arrangements, will assist in funding the Group's current pipeline of land, residential housing and multi-storey developments and provide working capital for other opportunities Sunland may pursue in the future."

Yours faithfully,



**Grant Harrison**  
Company Secretary

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