

# Sentinel Property Group (SPG) Company Evolution and Environment



## Fostering Excellence and Inclusivity in a High-Performance Environment

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### INTRODUCTION

If you are reading this information, it means you are considering (and are being considered for) an outstanding career opportunity with a national leader in the property and investment sectors. This is an important decision for you and the SPG team because each appointment is impactful to the team, the business and our stakeholders. We wish you all the best through the recruitment process as we get to know each other better.

SENTINEL

### ABOUT

Sentinel Property Group (SPG) is a leading Australian Real Estate Investment Trust (A-REIT) firm, specialising in strategic investments within the commercial property market. With a proven track record, we currently manage more than 16 funds with over 63 investment-grade assets valued at approximately \$2 billion.

Established in 2010 by Chief Executive Officer, Warren Ebert, SPG is a privately owned Australian company. Since then, SPG has experienced extraordinary growth, culminating in notable acquisitions such as the 'Casuarina Square' Shopping Centre (Darwin) in March 2022 for \$418 million and 'Caneland Central' Shopping Centre (Mackay) in December 2022 for \$280 million.

SPG has an enviable reputation with investors, financiers, and vendors, and it has a team that shares and celebrates SPG values.

SPG generates wealth for investors through strategic property acquisitions, hands-on retail and asset management, value-added opportunities, and a history of exceptional market performance with the consistent delivery of dependable monthly returns.

Distinguishing itself from most other property Fund Managers, SPG is fully integrated and leverages a comprehensive suite of in-house expertise across various teams, including Acquisitions, Development, Projects, Leasing, Property and Asset Management, Accounting and Finance, Legal, Marketing, Human Resources, and Investor Relations.

With an illustrious track record, SPG has delivered outstanding returns for investors, achieving an average Internal Rate of Return (IRR) of 20.29%. One of our noteworthy transactions involves the industrial facility at 69 Tingira St, Pinkenba QLD. Acquired in September 2017 for \$48.5 million, the property was subsequently sold just five years later, in May 2022, for \$88 million – yielding an IRR of 25.07% for investors. Additionally, the sale of Rutherford Homemaker Centre yielded an impressive IRR of 47%.

### PURPOSE

At Sentinel Property Group, our core purpose is to provide dependable monthly returns to our investors. We place utmost importance on our investors' financial stability and their trust in us. We firmly believe that aligning our investors' interests nurtures enduring relationships founded on transparency, integrity, and exceptional performance.





ATTENTION  
TO DETAIL

## ATTENTION TO DETAIL

Our commitment to excellence in investment outcomes drives us to analyse market trends, conduct extensive research, and implement robust risk management strategies. We pay meticulous attention to detail, by assuming nothing, believing no one and checking everything before making decisions.



## ACCOUNTABILITY

We hold ourselves accountable for our decisions, providing clear and timely communication on portfolio performance and risks. Building trust through accountability means that if it is to be, it is up to me. Be accountable for making it happen.



HONESTY

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Honesty is at the core of our philosophy. We operate honestly, ethically and act with integrity, by providing unbiased information and maintaining open and transparent communication with our investors.



OPPORTUNISTIC

## OPPORTUNISTIC

We embrace opportunity by being strategic and progressing, seeking and creating opportunities that others wouldn't think of. This allows us to unlock value and capitalise on emerging trends, delivering superior returns aligned with our investors' goals.



OWNER'S EYE

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With an owner's eye, we treat every investment as our own, operating how an owner would operate. This approach instils a strong sense of responsibility and dedication in managing our investors' portfolios.

# SPG WORKPLACE CULTURE

In SPG's dynamic business landscape, resilience is ingrained in our culture, recognising challenges as integral to success. We empower employees to navigate obstacles, adapt, and rebound with determination. Emphasising resilience ensures our team's strength through adversity, contributing to SPG's overall success. Diversity is foundational, not just a buzzword; it drives innovation and a global perspective. We actively cultivate an inclusive environment, valuing diverse backgrounds and experiences.

In-office collaboration is paramount, reflecting our belief in face-to-face interaction for handling sensitive data. It strengthens team bonds, spontaneity, and idea-sharing. Our internal events build community and belonging, fostering networking, personal growth and a healthy workplace culture. SPG's meticulously designed culture blends attention to detail, accountability, honesty, opportunism, multiculturalism, a high-paced work environment, and in-office work, creating an environment where individuals thrive and contribute meaningfully. This culture champions excellence, innovation, and inclusivity, propelling SPG's success and fostering unity and pride among our employees.

SPG actively supports sustainability with the installation of over 8,240 solar panels on Caneland Central alone. Sentinel has been nominated for inclusion on the UN's Sustainable Development Goals (SDGs) Actions Platforms and continues to look for positive, sustainable outcomes across its portfolio of properties.

