



Invest in the land holding of Kidman Station

Proposed rent 3.9%*
Plus a proportional share of any capital gain**

A rare opportunity exists for Australians
to invest in this well-balanced,
large scale portfolio of blue ribbon Australian pastoral land,
and a slice of Australian outback history.

*This is an estimate only based on available material.

**Property values can fluctuate resulting in a loss of capital value



Call 1300 Kidman  1300 543 626
www.buykidman.com.au


DomaCom
FRACTIONAL PROPERTY INVESTING



INVEST IN THE LAND HOLDING OF KIDMAN STATION

Diversified property portfolio

Kidman was founded in 1899 by Sir Sidney Kidman and is Australia's largest private landholder, encompassing 101,411 km² of prime pastoral land across outback South Australia, Western Australia, Northern Territory and Queensland.

Kidman's widespread pastoral landholding is operated as an integrated portfolio giving the cattle business a strategic advantage and flexibility in moving cattle between locations to maximise the use of forage resources and mitigate the impact of poor seasons.

There are 19 individual properties operated as 12 enterprises, being 10 cattle stations, the Rockybank bull breeding stud and the Tungali feedlot property.

In addition to the pastoral properties, there is a 1,680m² head office property in North Adelaide.

It is currently home to 186,000 cattle which will be assets of the operating business.

The advantages of the diverse Kidman holding, strategically acquired over the past 116 years, enables the operating cattle business to respond to changing seasonal conditions to maximise herd output and to serve multiple routes to market such as live cattle exports, abattoirs and saleyards.

Property regions

The Northern Properties include Ruby Plains and Helen Springs, which are Kidman's largest properties by cattle herd. Both of these properties are in relatively close proximity to the northern Australian live export ports of Broome, Wyndham and Darwin. These properties experience an annual wet season, between November and April, each with an average rainfall of over 450mm, making this prime pastoral country.

At the heart of Kidman's pastoral portfolio is Australia's distinctive Channel Country landscape, which runs through south west QLD and north east SA. Australia's Channel Country is home to extensive naturally inundated floodplains which provide permanent water holes and seasonally abundant, nutritious pasture, making it an optimum location for pastoralism.



Even in the absence of local rain, rains from the NT or QLD wet season provide flooding through the Channel Country's three major river systems (Georgina River, Diamantina River and Cooper Creek), increasing available feed and carrying capacity through many Kidman properties. Kidman's Channel Country Properties include Glengyle, Durrie, Morney Plains, Durham Downs, Naryilco and Innamincka stations. In addition to the properties situated on the major Australian flood plains, Kidman holds significant pastoral land in northern SA, which can capture either winter rainfall depressions or summer monsoon rain. The SA Properties, including Macumba and Anna Creek, can also benefit from flood out events through their local river systems.

The cattle stations are complemented by the Rockybank stud farm and Tungali Feedlot. The feedlot enables controlled, intensive finishing of cattle prior to sale to meatworks for domestic consumption or export to premium markets.

The Rockybank stud farm is a specialised bull breeding property, which delivers premium quality bulls to the Kidman cattle stations. Some forage crops for silage, hay and grain production are also grown at Rockybank, where approximately 4,000 hectares have been developed for crop production.

Diversified property portfolio

Agricultural land in Australia is generally held within Freehold or Crown Leasehold tenure. Freehold is land owned in an estate in fee-simple whereas Crown Leasehold is granted under a long term lease agreement from the Crown, being the respective State and Territory Governments.

Crown Leasehold is the collective name given to land held in leasehold tenure and can be more specifically described as a Perpetual Pastoral Lease, Pastoral Lease, Crown Lease or Crown Pastoral Lease.

Ten of the Kidman stations are held in Crown Leasehold tenure. Rockybank is held in majority Freehold tenure. Both Tungali and the North Adelaide head office are held in Freehold ownership.

Lease considerations

All the leasehold properties are subject to conditions including use of the property, environmental and statutory requirements and other clauses. Kidman maintains ongoing compliance with all conditions required under its Pastoral Leases.

Kidman works closely with a number of local indigenous Australian groups as many of the Company's properties are home to sites of cultural significance and some sites are subject to return visits from Aboriginal people who remain culturally connected to the land. Kidman recognises and respects the traditional values placed on these areas, some of which are fenced and protected, and ensures that the local indigenous groups are provided full access to these sites.

Kidman has also entered into five Indigenous Land Use Agreements (ILUA) which recognise native title rights and provide access to the recognised indigenous groups in relation to Kidman's Macumba, Innamincka and Naryilco stations.

These ILUAs and ongoing engagement demonstrate Kidman's long history of association with indigenous communities across regional Australia, and the Company's commitment to recognise the cultural and access rights of indigenous Australians within the Company's properties.

The investment opportunity

The crowdfunding campaign to acquire the Kidman Station via the DomaCom Fund will separate the land component from the operating business.

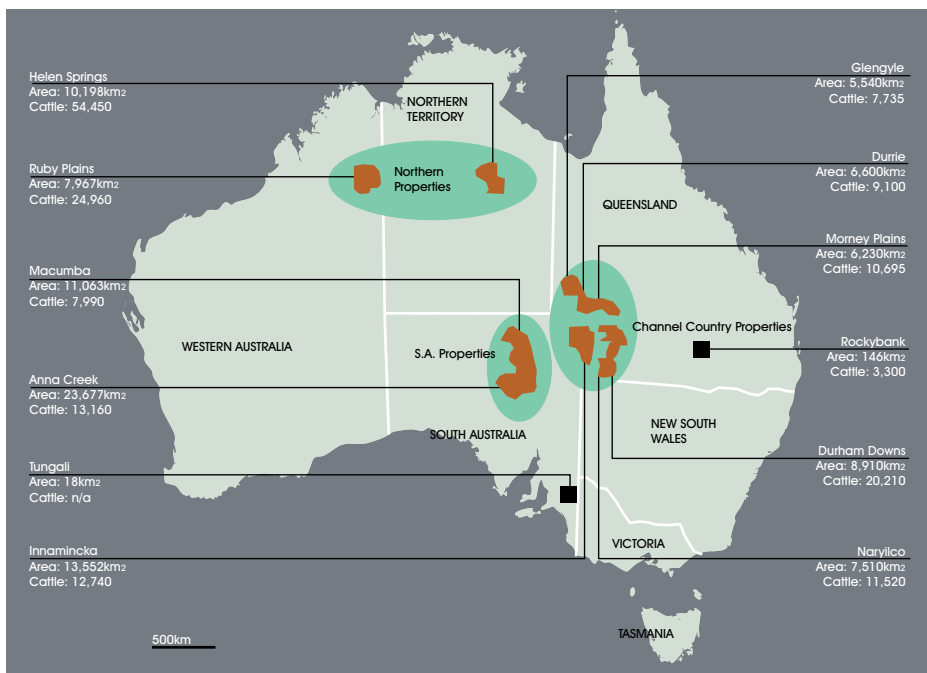
Investors can apply for units with a minimum of \$2,500. There is no maximum.

It is anticipated that the operating business will be acquired concurrently with the land and that the business will be listed on the ASX giving DomaCom investors preferential access to buying shares in the pastoral business.

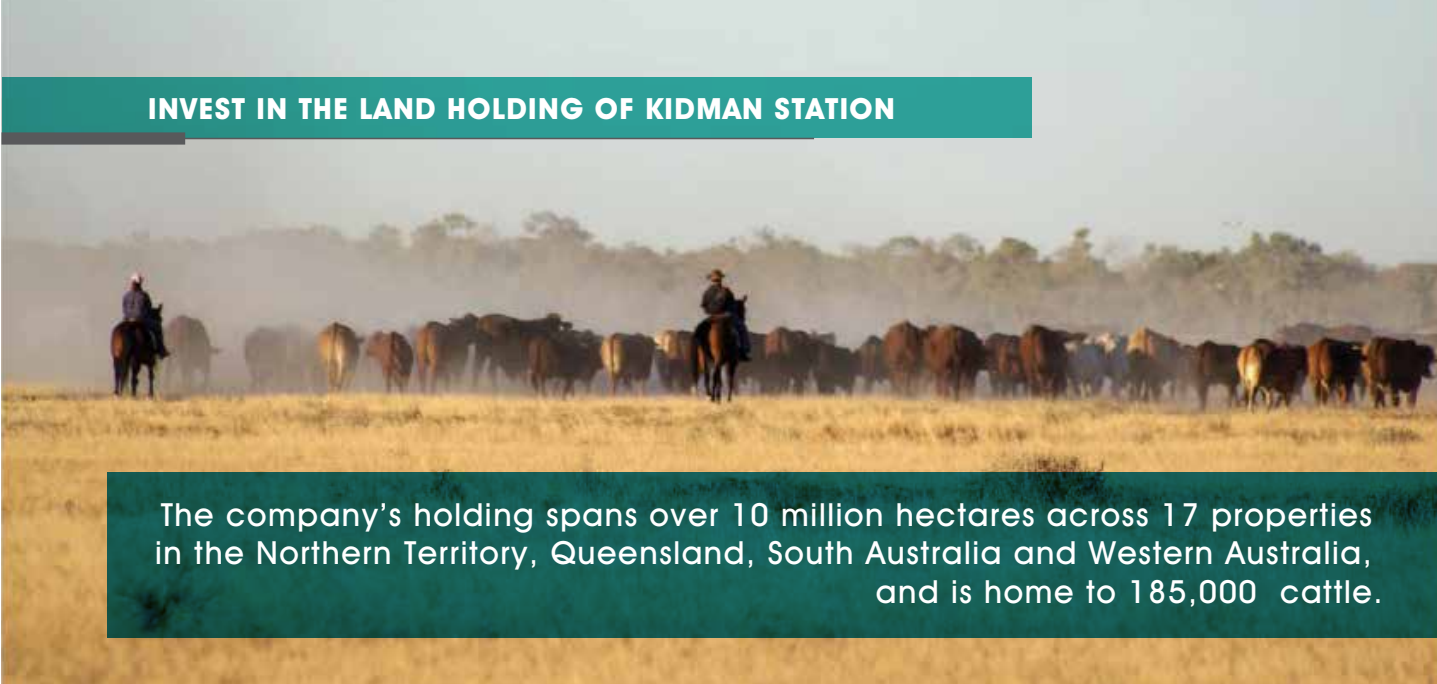
DomaCom's estimate of the value of S. Kidman & Co. Ltd's landholding, which covers 101,411 km² is \$212 million with an indicative return of 3.9% derived from rental of land, plus future capital value.

Please note the crowdfunding campaign to acquire the Kidman Station via the DomaCom Fund will be restricted to the land component only.

*This is an estimate only, based on DomaCom's assessment of the value of the land component.



INVEST IN THE LAND HOLDING OF KIDMAN STATION



The company's holding spans over 10 million hectares across 17 properties in the Northern Territory, Queensland, South Australia and Western Australia, and is home to 185,000 cattle.

Acquisition of the land holding via the DomaCom Fund

What is the DomaCom Fund?

The DomaCom Fund is a modern form of syndication or crowd investing as it is sometimes known. DomaCom developed the idea and built the platform which has been registered with ASIC as a legal structure known as a Managed Investment Scheme (MIS).

The DomaCom Fund enables any number of people to come together to pool different amounts to purchase a specific property asset and share in the income and capital value of the asset, in proportion to the amount they invest. The minimum investment is \$2,500.

To provide a liquidity facility, DomaCom has been authorised to facilitate a secondary market to enable investors who wish (at any time) to exit their investment, to place offers to sell their investment holding to other investors. Other Investors in the Fund, can similarly place bids to buy holdings from existing unit holders wishing to sell. It is an online open market buy/sell facility much like CommSec or E*TRADE is for ASX listed shares.

How do you invest in the Kidman Station?

Under the DomaCom Fund, investors before they can invest in the DomaCom Fund, are required to obtain advice from DomaCom 'accredited advisers' who have undertaken training to advise in the DomaCom Fund. Advice may be obtained either as , full service advice (full financial plan) which is more elaborate and costly as it takes a holistic approach to your investment strategy, or, general advice. General advice usually focusses on one product and its features, and is not tailored to your specific needs as it does not take your personal investment objectives or financial situation into account.

You may either seek full service advice or general advice. It is ultimately your decision, however if you require advice that takes into account your personal circumstances you should consult your financial planner or if you don't have one, we can provide you with a list of accredited advisers.

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To invest in the Kidman Station if you do decide you require only general advice, you may choose not to speak to or pay an adviser provided that you first read the information and apply via our website. To assist you, all the information you would normally receive in a general advice situation has been made available on our website for you to read. Visit

www.buykidman.com.au

For more information on how the DomaCom Fund works, please visit the website www.domacom.com.au

To invest go to www.buykidman.com.au to see the Product Disclosure Statement (PDS) and complete an application form to acquire units in the Fund.