



Kangaroo Point Unit Trust

31 March 2013

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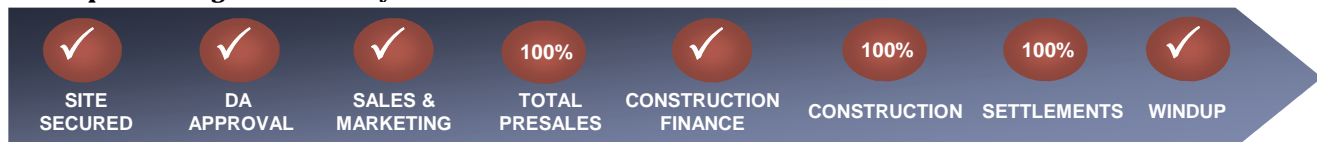
The Trust offers wholesale investors access to development profits, by investing in a well located and affordably priced residential development project. The project is a single development, where the Trust invests side by side with an experienced developer.

Target Rate of Return:	20%
Target Investment Horizon:	16 months
Trust Status:	Project completed and funds distributed - total return - 25%

Project

The project is a DA approved medium density residential apartment development consisting of 19 residential apartments, providing 4 one-bedroom apartments and 15 two-bedroom apartments each with 1 car space. An overall programme of 16 months is forecast. Strategically located in the exclusive Brisbane suburb of Kangaroo Point, walking distance from the Brisbane River and CBD. There is very limited competing new product in this location.

Development Progress Summary



Trustee

HCAP Asset Management is the trustee for Kangaroo Point Unit Trust. HCAP is a performance driven and active investment manager with deep skills in credit; rates; securities; property and commodity investments. HCAP is fully licensed and regulated by the Australian Securities and Investment Commission (AFSL No 332100).

Project Sales and Marketing

Australasian Property Partners, through its aligned interest approach, brings together a wealth of experience in property development and investment. APP has strong relationships both within the property industry as well as the banking and finance community. Through an alliance network approach, APP has exclusive access to developments that are not generally available to the public.

Trust Information

Base Currency:	AUD
Domicile:	Australia
Investment Type:	Unit Trust
Inception:	Oct 2011
Management Fee:	Nil
Performance Fee:	excess over 25%
Subscriptions Close:	10 October 2011
Automatic Redemptions:	Upon project completion
Income Distributions:	Upon project completion
Minimum Investment:	AUD 25,000
Administrator:	Precision Fund Services
Sales and Marketing:	Australasian Property Partners



Trustee

HCAP Asset Management
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Project Sales and Marketing:

Australasian Property Partners
(ACN 152 868 169)
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