



New Farm Trust

31 May 2013

New Farm Trust

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% IRR
Target Investment Horizon:	12 months
Trust Status:	Project completed and funds distributed - total return - 28%

Project

The project is a DA approved medium density residential apartment development consisting of 8 residential apartments, providing 2 one-bedroom apartments and 6 two-bedroom apartments each with 1 car space. An overall programme of 12 months is forecast. Affordably priced apartments, strategically located in the thriving Brisbane inner city suburb, walking distance to bus and ferry interchanges, entertainment area and a wide range of amenities.

The development has a 12 month target investment horizon from the date of commencement. The Project concept and feasibility is already well advanced with extensive design, planning approval, and pre-marketing underway.

Development Progress Summary



Trustee

HCAP Asset Management is the trustee for the 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:	May 2012
Management Fee:	1.00%
Performance Fee:	50% of excess over 20% IRR
Subscriptions Close:	15 June 2012
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:

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