



Kelvin Grove Property Unit Trust

31 July 2013

Kelvin Grove Property Unit 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.

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| Target Rate of Return: | 20% |
| Target Investment Horizon: | 20 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 38 residential apartments and 1 retail shop, providing 28 one-bedroom apartments and 10 two-bedroom apartments each with 1 car space. An overall programme of 20 months is forecast. Strategically located 2km from Brisbane CBD, conveniently serviced by rail, bus and motorway to the Brisbane CBD and benefits from a wide range of amenities.

The development has a 20 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 Kelvin Grove Property 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

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|------------------------|--------------------------------|
| Base Currency: | AUD |
| Domicile: | Australia |
| Investment Type: | Unit Trust |
| Inception: | Nov 2010 |
| Management Fee: | Nil |
| Performance Fee: | excess over 25% |
| Subscriptions Close: | 31 March 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

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Project Sales and Marketing:

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