



# Capital Prudential

## Capital Prudential Wholesale Real Estate Income Opportunity Fund

WHOLESALE ONLY

APIR Code: TCA8730AU

# Attractive, predictable income. Disciplined real estate investment.

## Highlights



Regular monthly income returns



Access to a private debt market



Access to a range of real-estate securities



Experienced Investment Manager

### Investment Objective

To actively manage a diversified real-estate loan and security portfolio, delivering monthly cash distributions equal to the Target Return.

### Investment Strategy

The Fund offers Investors exposure to diversified real estate investment assets across Australia.

Initially, the Fund will invest in Secured Income Notes issued by Capital Prudential Diversified Development Fund Pty Ltd ACN 636 283 219 as trustee of the Capital Prudential Diversified Development Fund. The Secured Income Notes will provide exposure to mid-scale specialty commercial, industrial and boutique residential property developments in Australia and deliver attractive, predictable returns.

For details on our property developments, please refer to [Property Showcase](#).

## Key Terms

Master Trust	Capital Prudential Real Estate Master Trust
Unit Class	Capital Prudential Wholesale Real Estate Income Opportunity Fund
Trustee	Trust Company (RE Services) Limited ACN 003 278 831
Investment Manager	Capital Prudential Manager Pty Ltd (ACN 660 087 847)
Target Return	RBA Overnight Cash Rate + a margin of 7.00% per annum (net of fees and expenses)*
Minimum Applications	\$100,000**
Distributions	Monthly
Redemptions	Quarterly***
Total Fees and Expenses	0.45% p.a.
Inception Date	1 July 2023

\*This is a target only; the Fund may not achieve this return. \*\*Application cut-off time is 5:00pm (Sydney time) 3 Business Days prior to the end of the month. \*\*\*Redemptions are subject to a 12-month lock-up from the date the first Unit is issued. Redemption or Withdrawal notices must be received no less than 30-days prior to a quarter ending March, June, September, or December.

Performance*	Aug-23
Distribution Returns	0.94%
Total Returns	0.94%
Target Income Return	0.94%
RBA Overnight Cash Rate	0.35%
Unit Price	\$1.00

\* Total Returns shown have been calculated using exit prices after taking into account all of fund ongoing fees. No allowance has been made for taxation. Past performance is not indicative of future performance.



## Capital Prudential

Founded in 2019, Capital Prudential is a specialist fund management, asset management and advisory firm focused on creating investment opportunities while providing a complete capital solution to a portfolio of partnered mid-scale property developers across specialty commercial, industrial and boutique residential property development sectors in Australia.

With diverse backgrounds across securitisation, treasury, accounting, law, corporate banking and real estate, the highly credentialed team have a proven track record in generating attractive, predictable returns through disciplined investment in real estate development.

## Contact Us

### MANAGER

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