



**Capital  
Prudential**

# Capital Prudential Real Estate Income Opportunity Fund

ISIN: AU60PER74477

APIR Code: PER7447AU

## Attractive, predictable income.\* Disciplined real estate investment.

### Highlights



Regular monthly income returns\*



Reasonable stability of capital



Exposure to a diversified  
Australian real-estate portfolio



Access to a private debt market



Experienced Investment Manager

\*There is no guarantee that the Unit Class will be able to pay income in the future in any particular distribution period and the level of any income may vary from one distribution period to the next.

### Investment Objective

The Capital Prudential Income Opportunity Fund seeks to provide investors with indirect exposure to an actively managed, quality, high yielding, diversified Australian real-estate loan and security portfolio to deliver regular cash income equal to the Target Income Return.

### Investment Strategy

The Capital Prudential Income Opportunity Fund offers investors indirect exposure to diversified real estate investment assets across Australia by investing in a unit class of the Capital Prudential Real Estate Master Trust called the Capital Prudential Wholesale Real Estate Income Opportunity Fund (Sub-Fund).

Initially, the Sub-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.

### Key Terms

Master Trust	Capital Prudential Retail Real Estate Master Trust
Unit Class	Capital Prudential Real Estate Income Opportunity Fund
Issuer and Responsible Entity	Perpetual Trust Services Limited (ACN 000 142 049; AFSL 236 648)
Investment Manager	Capital Prudential Manager Pty Ltd (ACN 660 087 847)
Target Income Return	RBA Overnight Cash Rate + a margin of 6.75% per annum (net of fees and expenses)*
Distributions	Monthly
Minimum Applications	\$10,000**
Redemptions	Quarterly***
Total Fees and Expenses	0.70% p.a.
Inception Date	1 August 2023

\*The Target Income Return is only a target and may not be achieved. \*\*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*	Mar-24	Feb-24	Jan-24
Distribution Returns	0.94%	0.88%	0.92%
Total Returns	0.94%	0.88%	0.92%
Target Income Return	0.94%	0.88%	0.92%
RBA Overnight Cash Rate	0.37%	0.35%	0.37%
Unit Price	\$1.00	\$1.00	\$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.

Please refer to our [Property Showcase](#) for details on our property developments.

## Target Market

Consumers seeking income distribution and/or capital preservation to be used as a satellite allocation or core component (up to 50%) within a portfolio where the consumer has a minimum investment timeframe of 18 to 24 months, a medium risk/return profile and needs access to capital on a quarterly or less frequent basis.

## Who may apply?

Investors are only eligible to invest in the Fund if:

- they have received 'personal advice' from a licensed or authorised financial adviser, or
- they are investing indirectly through an investor directed portfolio service (IDPS) or IDPS-like scheme.

## What are the key risks?

- Property market risk.
- Development risk.
- Liquidity risk.
- Credit and due diligence risk.
- Market and economic risk.

For more details, please refer to Section 9 of the Product Disclosure Statement.



**Capital  
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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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\* Past performance is not indicative of future performance.