



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*	Mar-24	Feb-24	Jan-24
Distribution Returns	0.96%	0.90%	0.94%
Total Returns	0.96%	0.90%	0.94%
Target Income Return	0.96%	0.90%	0.96%
RBA 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.



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

Capital Prudential Manager Pty Ltd
Address: 19 Beulah Road, Norwood SA 5067
Phone: 1800 966 021
Email: investment@capitalprudential.com.au
Website: www.capitalprudential.com.au

REGISTRY

Apex Fund Services (Australia) Pty Ltd
Address: PO Box 189 Flinders Lane, VIC 8009
Fax: +61 3 8648 6885
Email: SSG.AUS@apexfs.com
Website: www.apexgroup.com

DISCLAIMERS: This information has been prepared and issued by Capital Prudential Manager Pty Ltd ACN 660 087 847 (**Investment Manager**), an authorised representative 001 298 438 of Capital Prudential Funds Management Pty Ltd (ACN 636 279 082, AFSL 524 725), as investment manager of Capital Prudential Real Estate Master Trust (Trust) and is only for the use of persons who are wholesale clients within the meaning of section 761G or 761GA of the *Corporations Act 2001* (Cth).

The Trust Company (RE Services) Limited ACN 003 278 831, AFSL 235 150 (**Trustee**) is the trustee and issuer of units in the Trust. This information is not available to any person who is a retail client within the meaning of section 761G or 761GA of the *Corporations Act 2001* (Cth). It is general information only and is not intended to provide you with financial advice and has been prepared without taking into account your objectives, financial situation or needs. You should consider the information memorandum, available by visiting our website <https://capitalprudential.com.au/wholesale-funds/>, prior to making any investment decisions. If you require financial advice that takes into account your personal objectives, financial situation or needs, you should consult your licensed or authorised financial adviser.

This information is only as current as the date indicated, and may be superseded by subsequent market events or for other reasons. To the extent permitted by law, no liability is accepted for any loss or damage as a result of any reliance on this information. All investments contain risk and may lose value.

Neither the Investment Manager nor any company in the Perpetual Group (Perpetual Limited ABN 86 000 431 827 and its subsidiaries) guarantees the performance of any fund or the return of an investor's capital. Neither the Investment Manager nor Trustee give any representation or warranty as to the reliability or accuracy of the information contained herein.