



Newstead Single Asset Trust

Newstead Single Asset Trust ("Trust")

HCAP offers wholesale investors access to "single asset" property trusts, referred to as a "Single Asset Trust", where the risk and return is linked directly to a single property development. HCAP's latest trust, the Newstead Single Asset Trust, provides mezzanine funding to a residential and retail development complex in Newstead, Brisbane. The Trust targets to deliver investors 32.3% net of costs and fees over 25 months, or a 15.5% annualised simple interest return. Importantly, target total returns will increase if it takes longer to complete. By way of example, if the project takes 2.5 years to complete, total target returns for the Trust investors is 38.75%.

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|-----------------------------------|------------------------------------|
| Target Total Return: | 32.3% net of fees |
| Target Investment Horizon: | 25 months |
| Trust Status: | Closed to new subscriptions |

Project

The Newstead project is a 25 storey, 229 residential apartment and retail complex located on approximately 4,269 square metre site in the suburb of Newstead, in Brisbane QLD. The development is a mixture of 1, 2 and 3 bedroom architecturally designed apartments and retail complex. An overall programme of 25 months is targeted. The development offers affordable price apartments, strategically located in a thriving suburb less than 3 kms to the Brisbane CBD, walking distance to public transport and a wide range of local amenities.

Trustee

HCAP Asset Management is the trustee for HCAP Newstead Single Asset 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

Place (www.eplace.com.au) continues to be one of the most recognised and prominent real estate brands in Queensland, and one of the state's leading agencies. Place is honoured to be named the Real Estate Institute of Queensland's Large Real Estate Agency of the Year for 2009, 2010, 2011 & 2012. No one has won this award four times in the history of the awards. Place was the "most-clicked on" Queensland real estate agency on realestate.com.au in 2009, 2010 and 2011, leading to more buyer enquiries than any other agency in Queensland.

Trust Information

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|---------------------------|--------------------------|
| Base Currency: | AUD |
| Domicile: | Australia |
| Investment Type: | Unit Trust |
| Net Annual Target Return: | 15.5% p.a. |
| Management Fee: | 1.7% p.a. |
| Administration Fee: | 1.3% p.a. |
| Launch Date: | 17 March 2015 |
| Offer Close Date: | 13 April 2015 |
| Automatic Redemptions: | Upon project completion |
| Income Distributions: | Upon project completion |
| Minimum Investment: | AUD 100,000 |
| Administrator: | Precision Fund Services |
| Developer: | HCAP Developments |
| Project Manager: | Marquee Projects |
| Architect: | Cottee Parker Architects |
| Builder: | ICON CO |
| Sales and Marketing: | Place |
| Quantity Surveyor: | Gray Robinson Cottrell |
| Valuer: | Jones Lang Lasalle |

Trustee

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