



SPECIALISING IN

- PROPERTY DEVELOPMENT FUNDS
- PROPERTY INCOME FUNDS
- MORTGAGE FUNDS

www.capita.com.au



Capita Asset Management is a specialist funds manager offering a range of property funds and mortgage funds to wholesale and institutional investors.

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Our Vision

Our vision is to be recognised as a pre-eminent provider of managed property investments with a reputation for sound, profitable decision-making, based on an uncompromising investment philosophy.

Our People

Capita's board of directors and senior management provide a wealth of experience in funds management; mortgage lending; real estate; property development; financial planning; accounting and tax; audit and general management.

Investment Philosophy

Capita has a solid track record and enviable reputation for identifying excellent opportunities that can deliver superior returns exclusively to *wholesale and institutional investors including individuals, public and private institutions and superannuation funds.

Capita's investment philosophy is to ensure that the company's interests are consistently aligned with those of our Investors. Capita and its associated entities are subject to annual audits by an external independent auditor.

*wholesale investors are generally defined under the Corporations Act 2001 as investing \$500k or more into any one opportunity or have net assets of more than A\$2.5m or has income of at least A\$250k over the last two financial years.

The Benefits

- Access to a range of exclusive investment opportunities only available to wholesale investors
- No entry or exit fees
- Personalised service provided by your own dedicated Client Manager
- Invitations to private educational seminars and investment updates presented by investment specialists, economists and industry speakers
- Opportunities to meet with our Fund Managers
- Regular investment updates

Corporate Governance

Capita recognises the importance of good corporate governance. Responsibility for corporate governance rests with the board of directors. The board's guiding principle in meeting this responsibility is to act honestly, conscientiously and fairly, in accordance with the law, in the interests of its shareholders (with a view to building sustainable value for them), employees and other stakeholders.

Risk Management

There are risks associated with any investments. Capita has a comprehensive risk management program aimed at the effective identification and ongoing management of day-to-day risk variables. Capita's risk management program is complemented by a strong management team with a diverse range of skills to ensure risks are identified quickly and managed effectively.

- A detailed Information Memorandum will be provided to each investor before your funds are invested.



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Property Development Funds

Capita structures Property Development Funds which acquire properties that have development potential and meet its stringent investment criteria.

Each Property Development Fund is 'property specific' whereby Investors can select in which property they wish to invest.

The properties within the Funds

- are located in areas with good infrastructure
- are positioned in high demand, growth areas with strong demographics
- have 'value add' opportunities within a 1 - 3 year period
- are acquired at or below market value
- have a defined exit strategy
- have the potential to provide premium returns to investors



Property Income Funds

Capita structures Property Income Funds which acquire properties that generate passive income and may also have the potential for capital growth.

Each Property Income Fund is 'property specific' whereby Investors can select in which property they wish to invest.

The properties within the Funds

- generate a regular income from tenants
- are located in high demand, growth areas with strong demographics
- have been identified as having capital growth potential within a 1 - 3 year period
- able to be acquired at or below market value
- have a defined exit strategy
- have the potential to provide premium returns to investors



Mortgage Funds

Capita's Mortgage Funds provide fixed term loans secured by registered mortgages to borrowers for short periods, usually between 1 and 2 years.

Due to the short term nature of these loans, Capita is generally able to receive a greater return for investors.

Each mortgage is 'property specific' whereby Investors can select which loan they wish to invest in.

Distributions are generally made to investors on a monthly or quarterly basis.

Loans are secured by registered mortgages

Call now to discover the investments currently available and to discuss options with our investments specialist on

1300 886 153

• Investment terms are generally for periods between 1 – 3 years

• There are no entry or exit fees



P: **1300 886 153**

F: 1300 886 159

E: info@capita.com.au

A: GPO BOX 2657,
BRISBANE QLD 4001

www.capita.com.au

Disclaimer – Capita Asset Management Ltd (Capita) A.C.N. 115 965 609 holds AFSL No. 293987. Capita is only authorised to deal with and advise wholesale clients as that term is defined in the Corporations Act. The information contained in this document does not take into account individual investment objectives, financial situation or particular needs and we strongly encourage recipients to seek independent financial advice.