

## Overview - 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 which property(s) in which they wish to invest.

The properties with 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

Most Property Development Funds are reliant upon sales of the completed properties to generate income, therefore this type of investment generally suits investors that are seeking a premium return and do not require regular cash flow.