



Capability Statement

Caprock Property delivering quality Direct Property investment solutions through:

- Property Funds Management
- Specialist Commercial Property Development

Property Funds Management

Caprock Property Pty Limited (“CPL”) is a boutique property development and investment group that specializes in Commercial Property. The parent Caprock Limited was formed in 2001 and provides capital growth and investment solutions to the direct property market. The Management Team and the Board has significant property experience across many other direct property sectors including Retail, Industrial, Residential and Retirement.

Commercial Property Development

Being a specialist Commercial Property developer CPL has a distinct competitive advantage over its peers by being directly involved in the construction of property developments. This capacity together with the ability to deliver development projects on time and on budget, are compelling reasons to follow their lead when it comes to Direct Property investment.

CPL’s ability to call upon valued leasing connections to provide quality tenants post development ensures premium outcomes for astute investors.



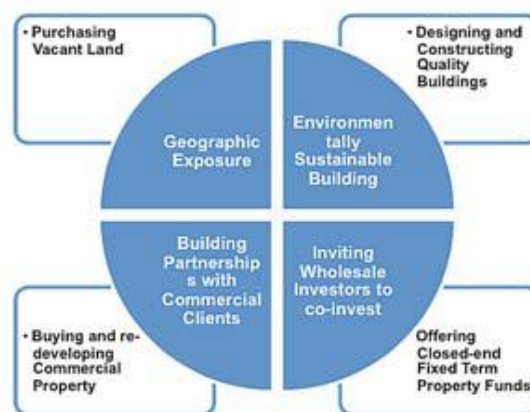


Property Funds Management

CPL has extensive Direct Property investment knowledge of and is in the process of rolling out a range of Wholesale Direct Property Investment products for Professional and Sophisticated investors. These products will be in the form of closed end Trusts with specific geographic exposure seeking to provide capital growth and income from the direct commercial property opportunities in the marketplace.



Capturing the Property Cycle



Wholesale Property Funds are designed to meet investors risk appetite:



Commercial Property Development

Caprock Property specialises in Commercial Property and seeks diversification both geographically and by industry sector with investment focused on environmental sustainability combined with premium quality development in exceptional locations.

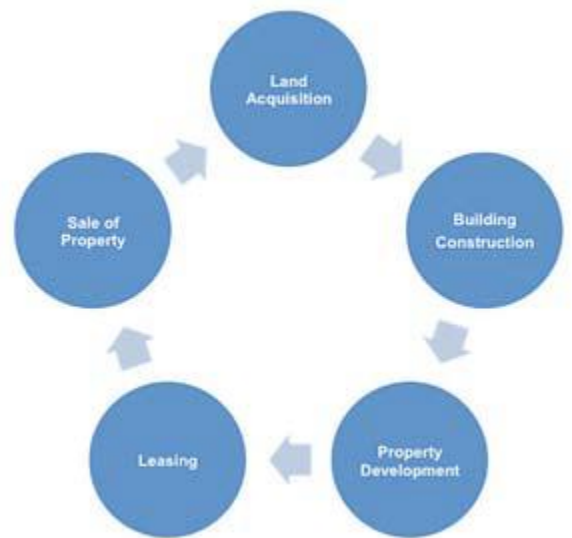
CPL has invested in Norwest C3 (a 16,000m² project) within one of Australia's newest and most advanced commercial business infrastructure – Norwest Business Park.

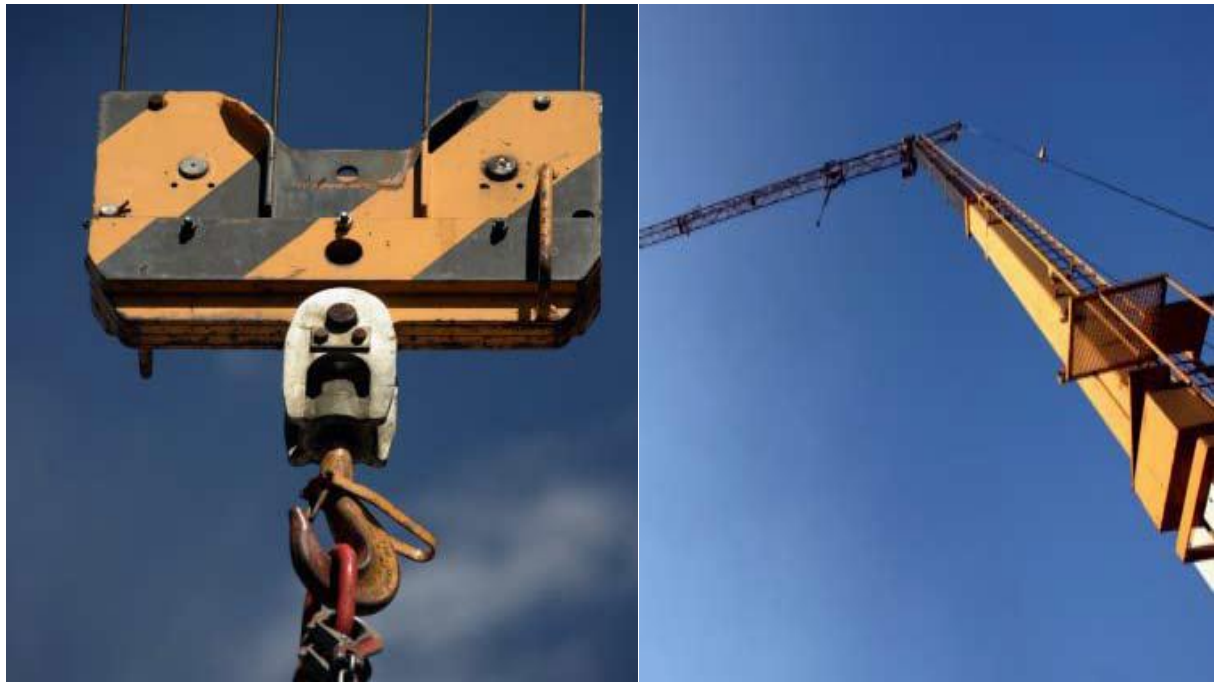
Commercial Property projects are designed to capture growth opportunities.

The Norwest development is in keeping with CPL's philosophy of capturing premium development opportunities in the commercial sector.

Commercial Property Development projects are designed to meet the investment needs of the Funds Management business and private investors.

Capturing the Development Cycle

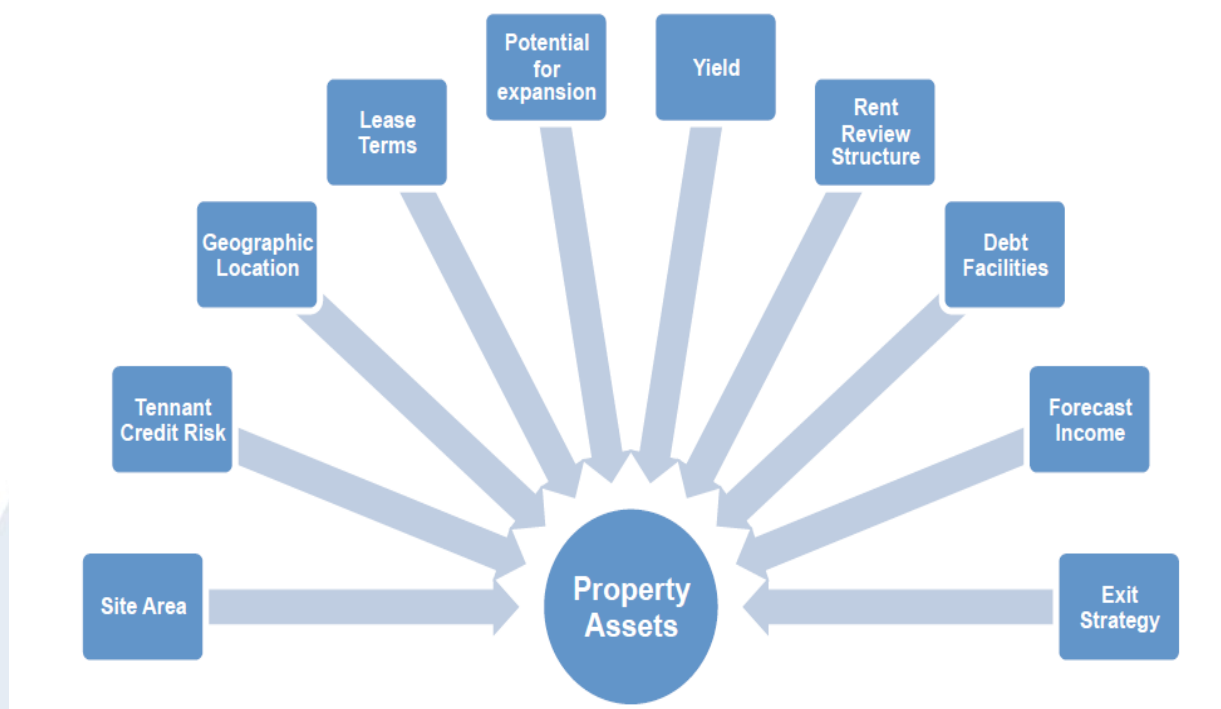




Disciplined Property Process. Experience counts.

To ensure the highest level of quality control, Caprock Property has implemented various processes to guide its business procedures. We have established an extensive resource network with many reputable property advisors, and developed sophisticated cost control systems to ensure every project is operated within standard budget allowances.

We have also developed our own Inspection and Test Plan procedures for our clients in order to ensure delivery of the highest quality.



Property Expertise in Industry Sectors

The Directors of CPL have a proven track record in many industry sectors for successful development projects.

Our expertise is in the management of projects across a wide range of categories both locally and internationally.

Our experience covers but is not limited to the following industry sectors:

Industrial

Real estate used and/or capable of being used for the purpose of manufacturing, processing or warehousing goods.

Retail

Premises used to:

- (a) sell goods by retail, or by retail and wholesale; (b) sell services; or
- (c) hire goods.

Land

Englobo land that is strategically acquired with the intention of rezoning, then subdivided into smaller lots and sold in the market place.

Residential

Low, medium and high density developments across the broad spectrum; from affordable housing to luxury waterfront apartments.

Aged Care

Self care retirement living developments for people over the age of 55 years.





Commercial property: Preferred partners

International Connections

Caprock Property has an affiliation with Capital partners who act for a number of European private investors and has allocated some \$1.5 Billion dollars to real estate investment (Financing and co-ownership structures) in Asia-Pacific. Caprock Property is their exclusive partner in Australia.

How Caprock Property operates In Australia

Caprock Property engages the DMA Group under a Development Management Agreement to deliver its projects and in doing so acts as a client representative in all aspects of each development. This is the case for all local and international developments.

Advisory Services

Since 1991 John Elvy and Peter Yassa have been advising Clients directly for high net worth individuals or via the Board of Directors for property trusts. CPL is able to offer assistance and strategic advice governing the establishment and formation of each property trust when required.



Corporate Governance

CPL places a high level of importance on the need to establish and maintain corporate governance policies and practices which meet the requirements of the market regulator, participants and anyone who deals with the Caprock Group.

The Board

The Caprock Board consists of a team of highly experienced and skilled property professionals, each of whom believes that sincerity and integrity are vital to establishing and maintaining exceptional relationships within the investment community.

