



Asset management
to be proud of.

Alternative investment fund

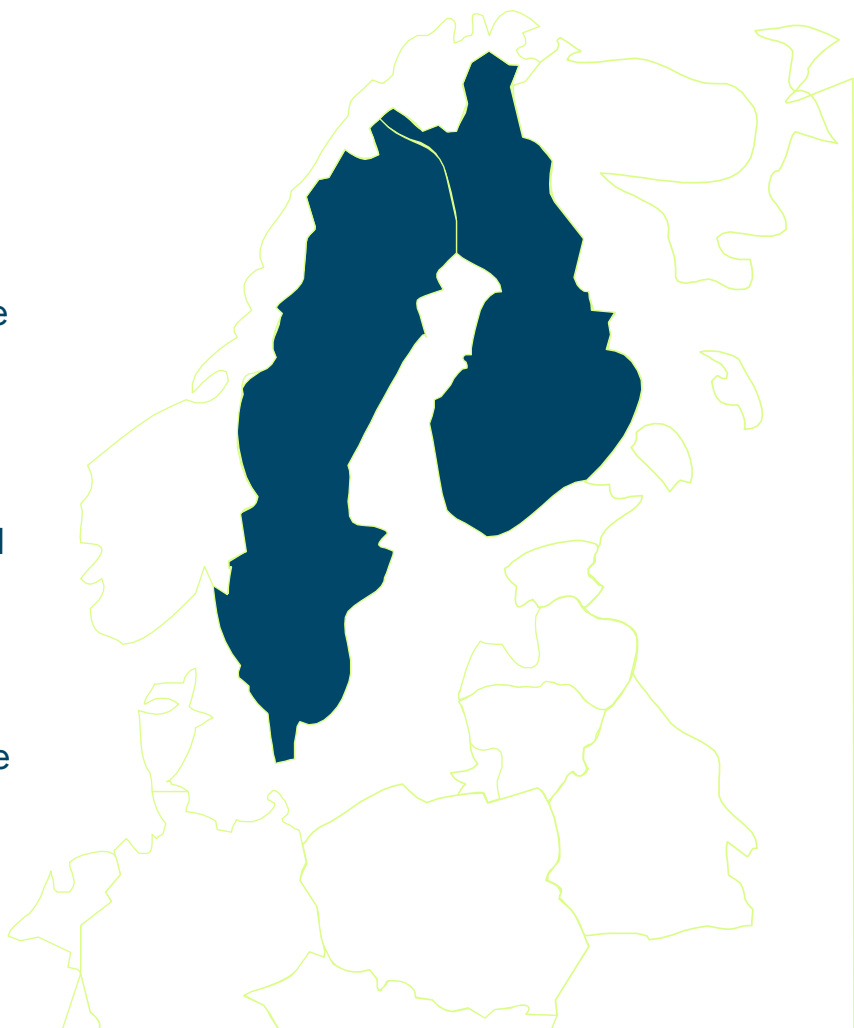
HCP BRICKS

Fund in short

HCP Bricks is real estate investment fund that invests in different purpose properties in growth centers around Finland. The fund is not tied to any specific segment, it evaluates and picks real estate from different segments, markets and areas. For example, apartments, offices or land property all fit into the strategy of the fund.

The annual yield target is 8-10%. The return consists of both rental income and value appreciation. The return is achieved through active real estate management and professional asset management.

At least 75% of the realized return is distributed annually as a profit distribution to the shareholders.



Value creation through cooperation

The foundation of HCP Bricks is cemented by the cooperation of two, experienced firms. Helsinki Capital Partners is in charge of the professional asset management while Cobbleyard Real Estate is responsible for the active real estate management.

Cobbleyard Real Estate has managed properties worth over 300 MEUR and has successfully increased property value through active real estate management. The average annual return on sold properties has been over 40%. Operations include transactions, debt advisory, leasing and project management, as well as development, technical administration and reporting.

Helsinki Capital Partners' three **active funds** have consistently achieved top ranking in investment comparisons. Diverse strategies provide investors with broad security and returns from a wide spectrum of the market.



Helsinki Capital Partners (HCP) provides undisputed investment expertise, transparent pricing and respect for clients.

Our service is aimed at private individuals, institutions, professional athletes, and artists. With us, you can be sure that all our operations aim for the client's best interest, while we simultaneously build a more ethical investment sector together.



Cobbleyard is a real estate management, -development, and -advisory company. Together with capital sponsors, we implement various real estate projects in Finland.

Cobbleyard advises on property selection, transaction management, debt financing, and property management and development.

Success stories?
Read more on our websites

www.hcp.fi

www.cobbleyard.com

Fund name	Alternative Investment Fund HCP Bricks
Alternative Investment Fund (AIF) manager	Helsinki Capital Partners Oy
Real estate management	Cobbleyard Real Estate Oy
Share-classes	A and B
Leverage ratio	0-50 %
Annual yield target	8-10 %
Minimum investment (A/B)	5 000 EUR / 800 000 EUR
Subscription period	4 times a year, Quarterly
Subscription fee (A/B)	2 % / 1 %
Redemption	4 times a year, Quarterly
Redemption fee (A/B)	4-1 % / 4-0 % A: 4 % if fund has been owned for under 1 year, 3 % if under 3 years, 2 % if under 5 years and 1 % if over 5 years/ A: 4 % if fund has been owned for under 1 year, 3 % if under 3 years, 2 % if under 5 years and 0 % if over 5 years
Management fee (A/B)	2,0 % / 1,0 % first three years, after which 2,0 %
Performance fee	20 % of annual return which exceeds 8 % 30 % of annual return which exceeds 10 %

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hcp.fi/hcp-bricks/