



Capital
Prudential

Capital Prudential Development Equity Fund III

*Equity exposure to mid-scale build to sell
real estate development projects in Australia*

**18.00% IRR (NET)
TARGET RETURN**

**This is a target only and is not guaranteed. Actual returns may differ*



Investment Manager

Capital Prudential Manager Pty Ltd
(ACN 660 087 847)

CAR 001 298 438 of Capital Prudential Funds Management Pty Ltd
(ACN 636 279 082, AFSL 524 725)

Trustee

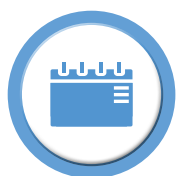
The Trust Company (RE Services) Limited
(ACN 003 278 831; AFSL 253 150)

This communication is current as at 1 May 2025



Key Features

Investment Objective	To provide equity exposure to commercial real estate developments, seeking to deliver risk adjusted capital gains in excess of the Target Return over a 3-5 year period
Target Return	Pre-tax target return of 18.00% IRR p.a. (after fees and expenses, including GST adjustments via RITC) *This is a target only and is not guaranteed. Actual returns may differ
Investment Strategy	The Trust will provide equity, hybrid or subordinated debt instruments to develop mid-scale build to sell commercial, industrial and residential real estate projects in Australia, in either single or multi asset formats
Eligible Investors	Wholesale clients only as set out in the Corporations Acts 2001 (Cth)
Minimum Applications	\$250,000 or lesser amount as agreed by the manager



Key Terms

Fund Structure	Australian domiciled, close-ended, unregistered unit trust
Fund Term	3-5 Years
Target Size	\$10-\$20 million
Investment Manager Participation	Associated entities of the Investment Manager will invest 5% of the total equity commitment in the Trust, up to \$1,000,000
Distributions	Distributions may be paid at the Trustee's discretion
Target Assets	The trust will target up to 5 industrial strata warehouse development projects in Australian major city locations. Target value on completion is anticipated to be \$50-\$80 million

Contact Us

Tim Rogers
Head of Private Capital
0433 118 383
tim.rogers@capitalprudential.com.au

Tim Brown
Head of Funds
0416 925 376
tim.brown@capitalprudential.com.au

DISCLAIMERS: This information has been prepared and issued by Capital Prudential Manager Pty Ltd ACN 660 087 847 (Investment Manager), an authorised representative 001 298 438 of Capital Prudential Funds Management Pty Ltd (ACN 636 279 082, AFSL 524 725), as investment manager of Capital Prudential Development Equity Fund III (Trust) and is only for the use of persons who are wholesale clients within the meaning of section 761G or 761GA of the Corporations Act 2001 (Cth). The Trust Company (RE Services) Limited ACN 003 278 831, AFSL 235 150 (Trustee) is the trustee and issuer of units in the Trust. This information is not available to any person who is a retail client within the meaning of section 761G or 761GA of the Corporations Act 2001 (Cth). It is general information only and is not intended to provide you with financial advice and has been prepared without taking into account your objectives, financial situation or needs. You should consider the information memorandum, available by visiting our website <https://capitalprudential.com.au/wholesale-funds/>, prior to making any investment decisions. If you require financial advice that takes into account your personal objectives, financial situation or needs, you should consult your licensed or authorised financial adviser. This information is only as current as the date indicated, and may be superseded by subsequent market events or for other reasons. To the extent permitted by law, no liability is accepted for any loss or damage as a result of any reliance on this information. All investments contain risk and may lose value. Neither the Investment Manager nor any company in the Perpetual Group (Perpetual Limited ABN 86 000 431 827 and its subsidiaries) guarantees the performance of any fund or the return of an investor's capital. Neither the Investment Manager nor Trustee give any representation or warranty as to the reliability or accuracy of the information contained herein. Any opinions, forecasts, estimates or projections reflect judgments of the investment manager, Capital Prudential Manager Pty Ltd ACN 660 087 847 as at the date of this publication and are subject to change without notice. Rates of return cannot be guaranteed and any forecasts, estimates or projections as to future returns should not be relied on, as they are based on assumptions which may or may not ultimately be correct. Actual returns could differ significantly from any forecasts, estimates or projections provided. Past performance is not indicative of future performance.



Capital Prudential

Target Asset 1



Project Overview

Name	The Foundry
Type	Industrial Strata Warehouse
Address	53 Sunshine Avenue, St Albans, VIC 3021
Site Area	3,700sqm
Building Area (NSA)	2,077sqm
Warehouse Units	12
Planning Zone	Mixed-use retail
Due Diligence Expiry	May 2025
Land Settlement	June 2025

Location

St Albans is emerging as a promising location for small-format strata warehouses, driven by rising demand for flexible, modern industrial spaces in Melbourne's western growth corridor. With Melbourne's western industrial vacancy rates at historic lows and land values rising in core hubs, St Albans offers a competitive alternative for investors and businesses alike.

Market Demand

Demand for small-format strata warehouses has surged as e-commerce businesses, trade services, and small-scale operators seek cost-effective solutions with strong connectivity. These warehouses, typically ranging from 100m² to 300m², cater to businesses seeking adaptable storage, light manufacturing, or trade showrooms.

Capital Growth Potential

Melbourne's west continues to be one of the strongest-performing industrial markets, with low vacancy rates, strong rental demand, and rising property values. Investors are showing significant interest in high-quality industrial assets, and with limited to no availability in the St Albans area, the site presents opportunity for purchasers seeking long-term capital growth and strong rental returns.

Connectivity & Infrastructure

Close proximity to major transport routes such as the Western Ring Road, Calder Freeway, and other major arterial road further enhances connectivity for the site and provides seamless access to Melbourne's CBD, ports, and airport. This connectivity already makes it an ideal business park for logistics, warehousing, and trade businesses looking for efficient transport and distribution capabilities.

The surge in demand for last-mile logistics, e-commerce fulfillment, and small-to-mid-sized industrial spaces has fueled the need for strategically located warehouses and commercial-industrial properties.

Great Neighbours

Adding to the appeal of the project is the presence of global brands such as McDonald's, Starbucks, 7-Eleven, Zambrero, and El Jannah, which will anchor the neighbouring development and increase visibility, foot traffic, and long-term commercial viability of the site as a whole. The inclusion of these internationally recognised retailers further reinforce the prestige and strategic importance of this location.



Indicative Project Cost and Returns

Revenue	
Gross Revenue	\$10,390,000
Costs	
Acquisition	\$3,980,000
Construction	\$3,940,000
Selling	\$700,000
Financing	\$350,000
Other Costs & Fees	\$420,000
TOTAL COSTS	\$9,390,000
Returns	
Net Project Profit	\$1,000,000
Project IRR	18.5%

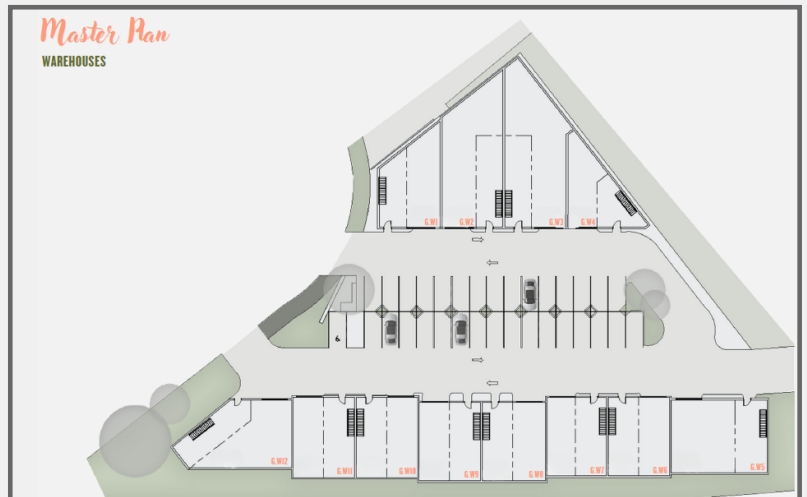
*Estimate only. This is a target only and is not guaranteed. Actual returns may differ

Highlights	
Council Approved	✓
Builder Tendered	✓
Pre Sales	4 reservations received prior to marketing commencing

Concept



Site Map



Site Map

