

YARMOUTH REAL ESTATE INVESTMENTS CLOSES BRISBANE DEVELOPMENT FUND OVER-SUBSCRIBED

Sydney, 27 January 2016

Yarmouth Real Estate Investments ('Yarmouth REI') has closed its first private real estate trust oversubscribed. The underlying asset of the fund is a \$6 million 13 apartment residential development project in the inner Brisbane growth suburb of Cannon Hill.

The \$1.95 million wholesale fund was over-subscribed within a month and has been backed by a leading Australian family office. The fund is targeted to return a pre-tax IRR of 19.5% to investors over a 12 month term.

The project is being managed by Brisbane's Nielson Properties, a leading Queensland real estate developer and asset manager.

Yarmouth REI is the real estate funds management joint venture between Sydney-based Yarmouth Group and Brisbane-based Nielson. Yarmouth REI combines Yarmouth's seven years' of real estate advisory and capital markets experience with Nielson's 28 years' of real estate development and asset management track record.

Yarmouth REI founder and Managing Director Andrew McNeil said, "the Cannon Hill fund provides our expanding high net worth investor group with a compelling private regulated trust vehicle and a development managed by our extremely experienced leadership team".

Mr McNeil also added "our Cannon Hill project meets the demands of our Sydney, Melbourne and off-shore clients seeking greater exposure to Brisbane residential development assets in a real estate market that we believe still has further to run".

"Recent volatility in equities and near zero returns on the ASX means that our Yarmouth REI fund provides investors with the advantages of a private real estate investment with a low correlation to equities, a reasonably short investment term of 12 months and a targeted IRR of 19.5%".

Combined, the joint venture partners manage over AU\$400 million in real estate assets and have a development pipeline including office, residential, industrial and retail development opportunities.

Yarmouth REI expects to have additional investment opportunities for its existing network of wholesale and self-managed super fund investors available in the first half of 2016.

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ABOUT YARMOUTH REAL ESTATE INVESTMENTS

Yarmouth REI is a real estate funds and investment management company.

We manage real estate investments on behalf of investors to deliver optimal returns and to provide a regulated funds platform for the management of their assets.

These investments are owned directly by the investor or via an externally managed investment vehicle, such as a private real estate investment trust.

We seek out compelling investment opportunities and introduce these opportunities to our group of pre-qualified investors.



ABOUT NIELSON PROPERTIES

Brisbane-based Nielson Properties was established in 1987 and has transacted over AU\$1 billion of real estate. Over the past 28 years Nielson has established its reputation with a proven track record of identifying and securing large-scale real estate assets, financing these assets using third party capital, and developing and executing effective asset improvement and development plans that create value for investors. Nielson is recognised as a real estate investment industry leader.

nielsonproperties.com.au



ABOUT YARMOUTH GROUP

Established in Sydney in 2008, Yarmouth Group is a diversified financial services company that provides services to corporate, wholesale and institutional clients, including:

- corporate advisory;
- real estate advisory; and
- investment management.

Yarmouth uses its expertise, capital and contacts to enhance the value of client assets, businesses and projects.

yarmouthgroup.com