



QUARTERLY FACTSHEET

- Q3 2020 -

greatcapitalpartners.com

FACTSHEET - Unless otherwise stated, Performance Information as of 30 September 2020.
For professional investors only. Participation in the fund is offered on an invitation-only basis.

FUND OVERVIEW

Great Capital Partners is an investment fund focused on investing in under market valued properties in the international residential real estate market. Properties are locally sourced by our Sourcing Partners at 35-50% under fair market value. To realize this, Great Capital Partners makes use of a unique in-house developed online application, Proranq®. Proranq® performs calculations, data processing and automated reasoning tasks to rank properties with the highest yield first. The input of these high yield properties are provided by a vast network of well-trained preferred Sourcing Partners. By making use of this application, Great Capital Partners acquires the assets with the highest yield first.

COMMENTARY

The third quarter of 2020 was a calm quarter for Great Capital Partners. We were only able to buy one property in the quarter due to delays caused by Covid-19. Notaries, estate agents, property viewings all took more time than we originally expected. Also delay in discussions with the banks in the United Kingdom to refinance the purchased properties, an unfavorable pound exchange rate development due to Brexit discussions. These are the main reasons why the numbers show a lower IRR for this quarter. We have planned to buy four to five properties in the last quarter of 2020. Now with employees in the UK and a fantastic cash position (almost one million euro in cash) we can react fast to the market supply. The report for Q4 will show a more realistic insight of your investment development when those properties are added to the portfolio.

Our property purchase strategy for 2020 remains to diversify away from the United Kingdom and focus on expanding into The Netherlands and Germany. As mentioned earlier due the Covid-19 developments this is all taking some more time than originally anticipated. During Q3 we were able to add a beautiful full rented property into our portfolio. We expect to buy another four or five properties in the 4th quarter. A lot of the properties in our portfolio are ready to hit the market because their refurbishment is done, or a sales agent is instructed to put the property on the market in this case by rent.

FUND SPECIFICS

Great Capital Partners' office is centrally located at the Apollolaan 153 in Amsterdam, the Netherlands. Our three partners and office team operate from there if not on the road, meeting new meeting sourcing partners, investors, or analyzing residential property deals.

Over the last months we structured our fund, erected the legal entities, and organized our bank accounts. Opening a bank account for an open ended real estate fund is not that easy in the current banking environment. But after months of trying we are now all set to go. Our sourcing partners in the Netherlands and UK are actively sourcing properties based on the buying position we are developing. The number of below market valued properties is impressive, far beyond the volume we can fund at the moment.

The fund structure as a tax-transparent fund for joint account (fonds voor gemene rekening) under the law of the Netherlands, is ideal for Box 3 investors. Great Capital Investment Fund is listed under the AFM light regime, therefore complies to a minimal investment of €100.000,- per participation.

KEY FACTS

Fund: Great Capital Investment Fund
Domicile: The Netherlands
Tax Status: Tax transparent
Fund Launch: October 2018
Currency: EUR
Management Fee: 0.5% quarterly
Performance Fee: 20.00%
Fund Administrator: Finance Anders + IQ-EQ

DAY OF REAL ESTATE FINANCING.



NEW TEAM MEMBERS

In Q3 we have added two new members to our team. Barry Waters will be applying his knowledge of local sourcing partners, financing properties in the United Kingdom and refurbishing properties for the fund. With his experience we can respond faster to the markets supply and buy more and faster properties for the portfolio. Besides Barry Waters in the UK, Jurre van Dijk has joined the team in the Netherlands as analyst and will be responsible for supporting all daily operational activities.

EUROPEAN HEAD OFFICE



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Attention! This investment falls outside AFM supervision. No license and no prospectus required for this activity.

Disclaimer: Past performance is not a guide to future performance and should not be the sole factor of consideration when selecting a financial product. All financial investments involve an element of risk. Therefore, the value of your investment and derived income may vary.

Let op!
U belegt buiten AFM-toezicht.
Geen vergunningplicht voor deze activiteit.