

Annual General Meeting

November 19, 2021

2:00pm

FY 2020 - 2021



GLOBAL CAPITAL
PROPERTY FUND

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AGENDA

Welcome

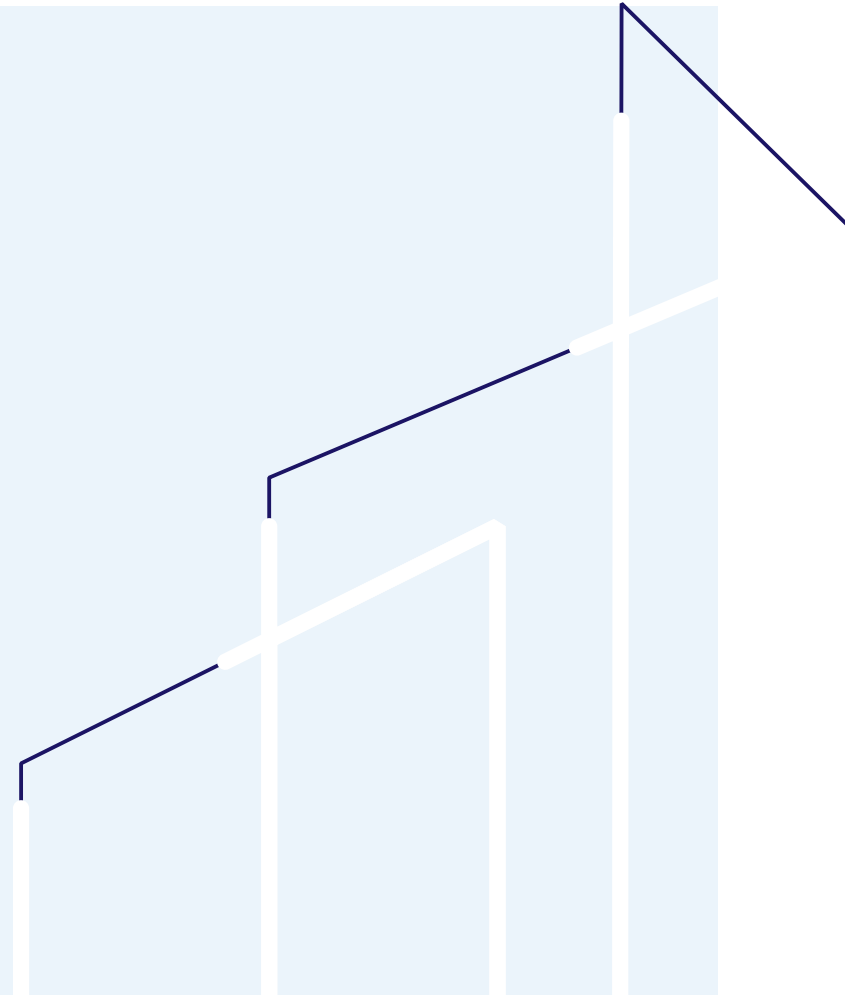
Attendance

Financial Report

Question Time

Next Meeting

Close



FINANCIAL POSITION

Balance Sheet

Assets

Total Bank	\$10,451,037.93
Project Investments	\$39,196,589.51
Deferred Assets	\$618,608.55
Total Assets	\$50,266,235.99

Liabilities

Total Current Liabilities	\$301,382.12
Total Non-current Liabilities	\$844,554.53
Total Liabilities	\$1,145,936.65

NET ASSETS	\$49,120,299.34
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NET ASSETS

UP \$41,209,268

Since June 30, 2020



FINANCIAL PERFORMANCE

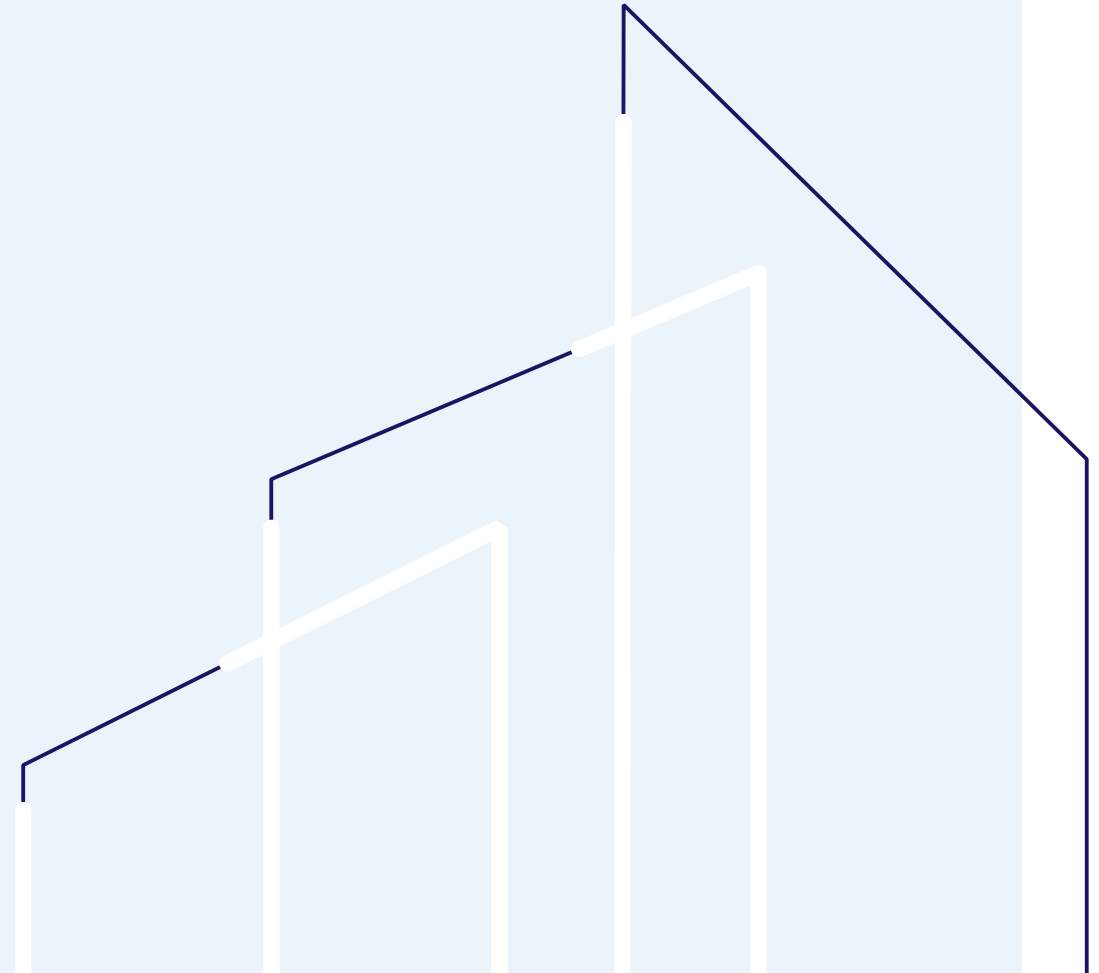
Profit / Loss

	June 30, 2020	June 30, 2021
Revenue	\$0.00	\$5,015,294
Expenses	\$12,909	\$332,306
Profit (Before Income Tax)	(\$12,909)	\$4,682,988

Accrual Basis



\$4,695,897



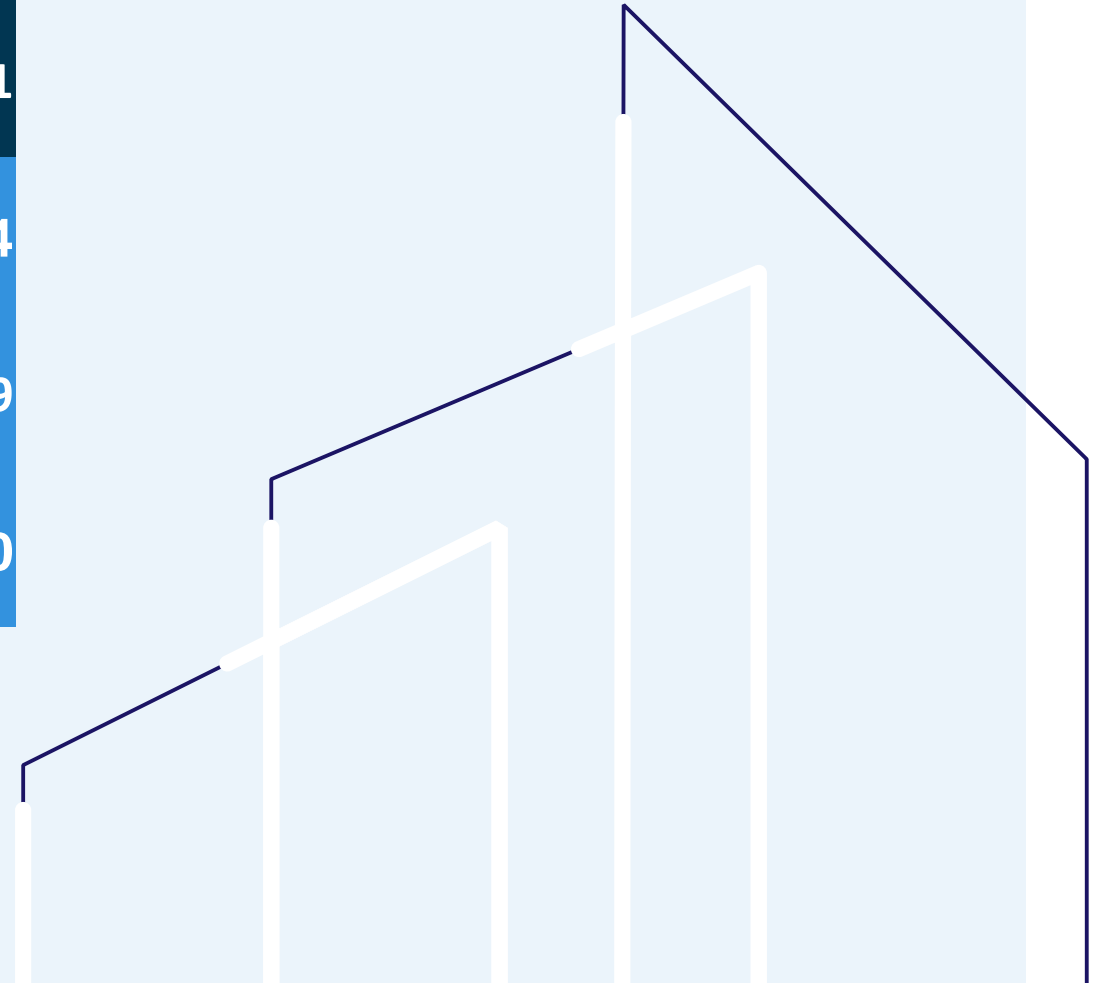
FINANCIAL PERFORMANCE

Equity Movement

	June 30, 2020	June 30, 2021
NAV	\$7,911,030.99	\$49,120,299.34
Shares on Issue	8,455,548	46,960,109
NAV per Share	\$0.9356	\$1.0460

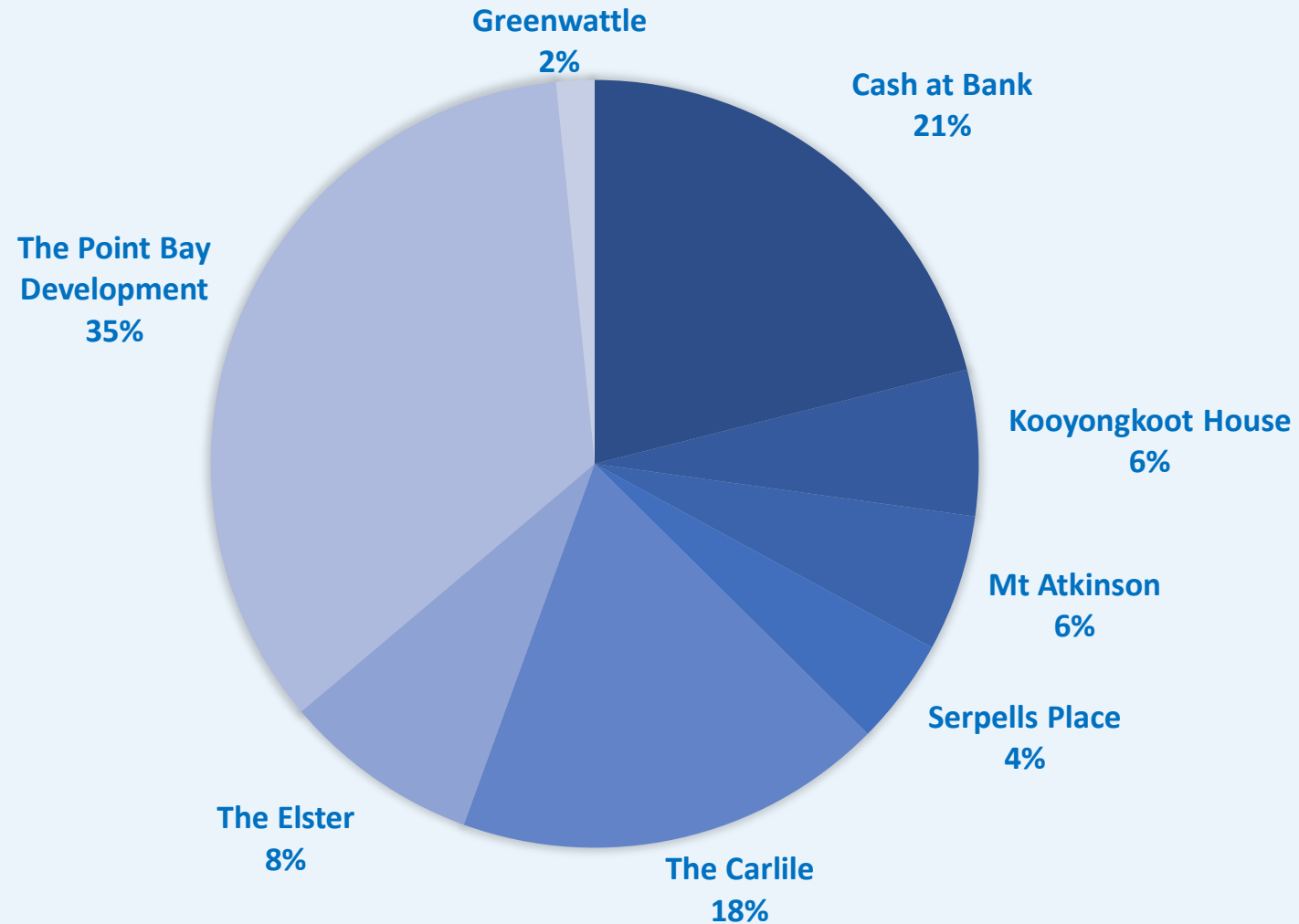


11.04%



ASSET ALLOCATION

At June 30, 2021

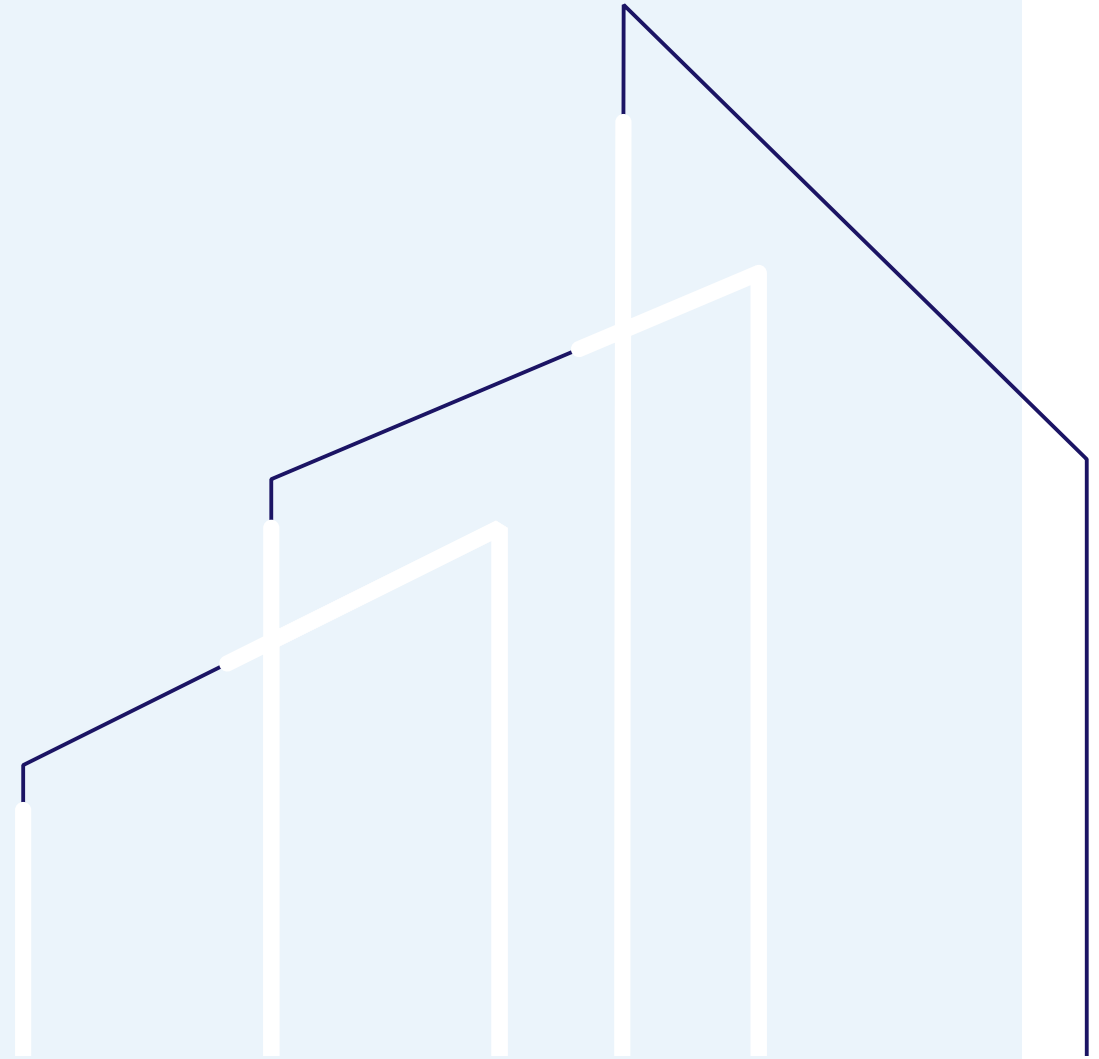


PERFORMANCE FACTORS

	July 1, 2020 – June 30, 2021
Share Capital Costs	\$2,243,020
Establishment Fees	\$1,729,909
Variance	\$513,111

Potential Impact on Performance:

NAV per Share $-\$0.0109$ (1.045%)



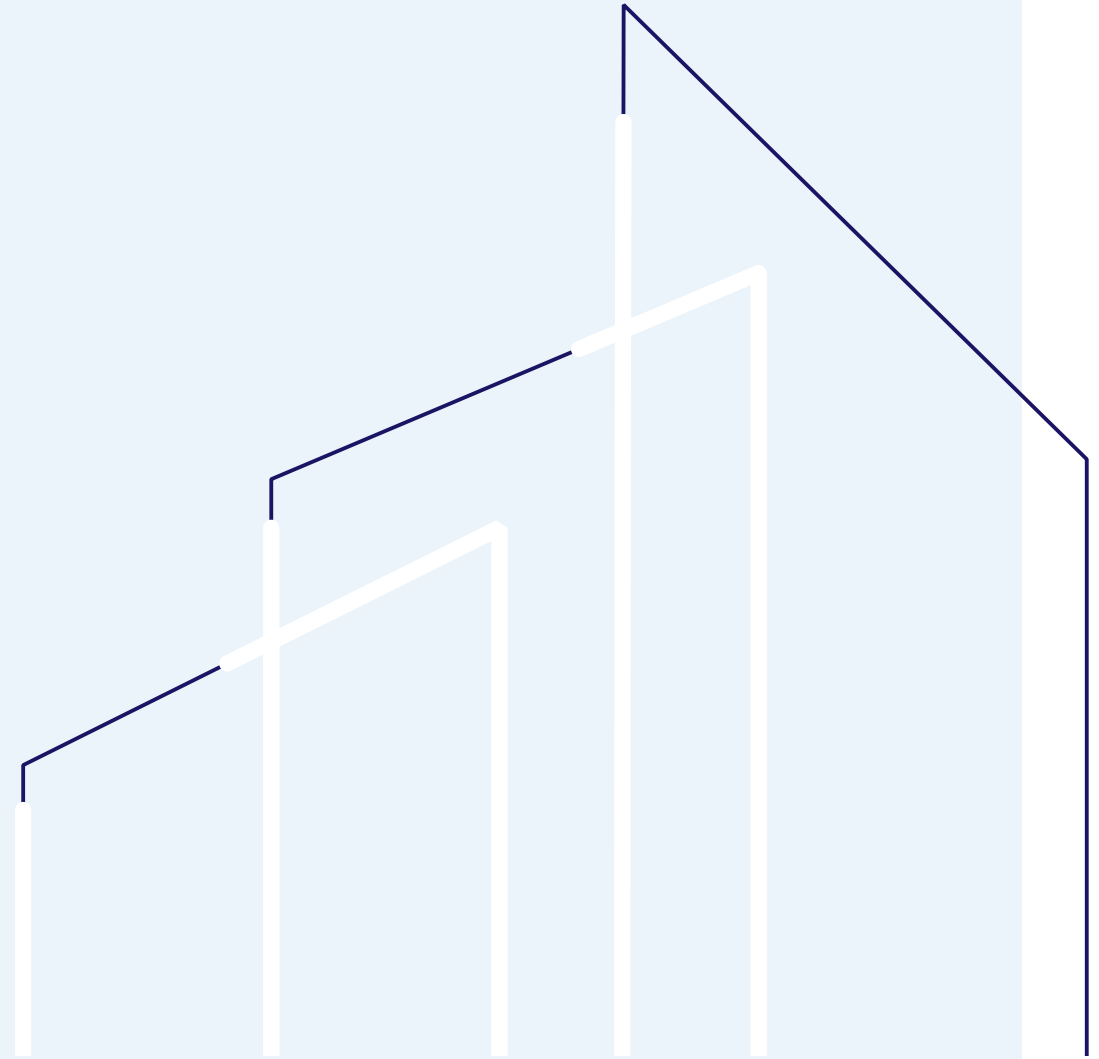
PERFORMANCE FACTORS

	July 1, 2020 – June 30, 2021
Cash Holding	\$10,451,037
Potential Lost Returns	*\$630,000

Potential Impact on Performance:

NAV per Share $-\$0.0134$ (1.283%)

*Based on 1/3rd invested for full year @18%



COVID-19 IMPACT

Low Interest Rates:

RBA Cash Rate

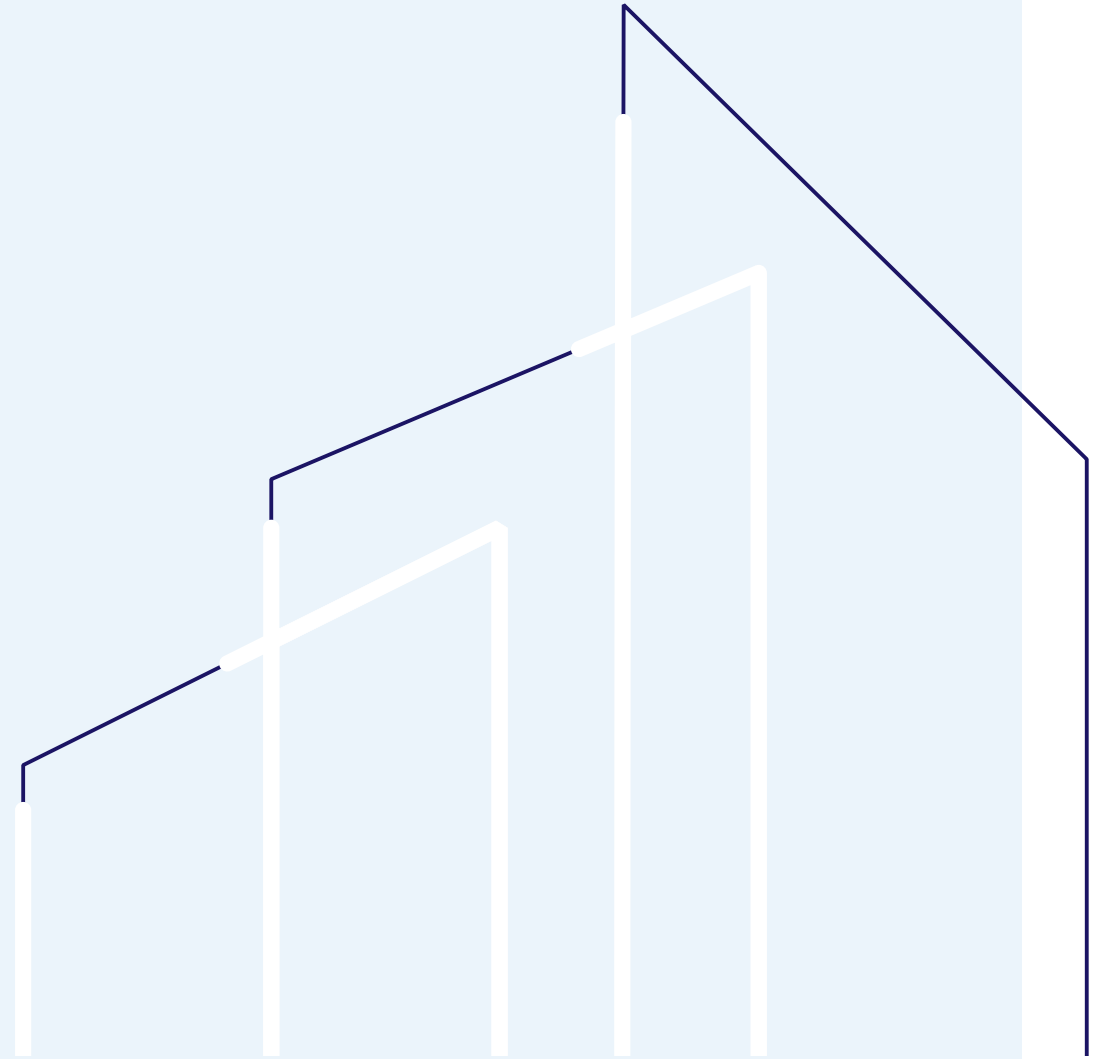
Home Loans from 1.80%

Property Value Growth:

National Residential Property Value up 21.6%

Building Costs Rising:

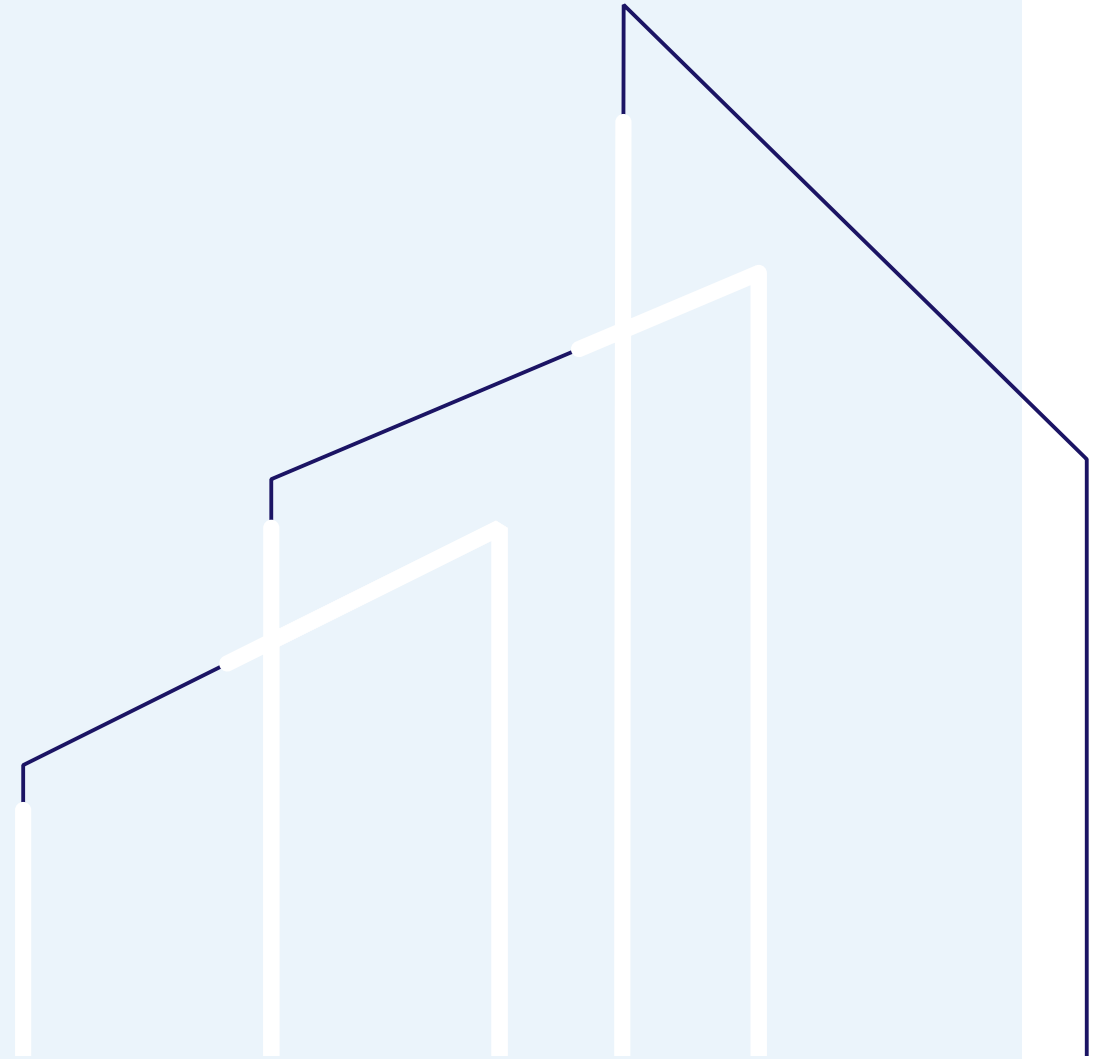
Up 4% for Qtr

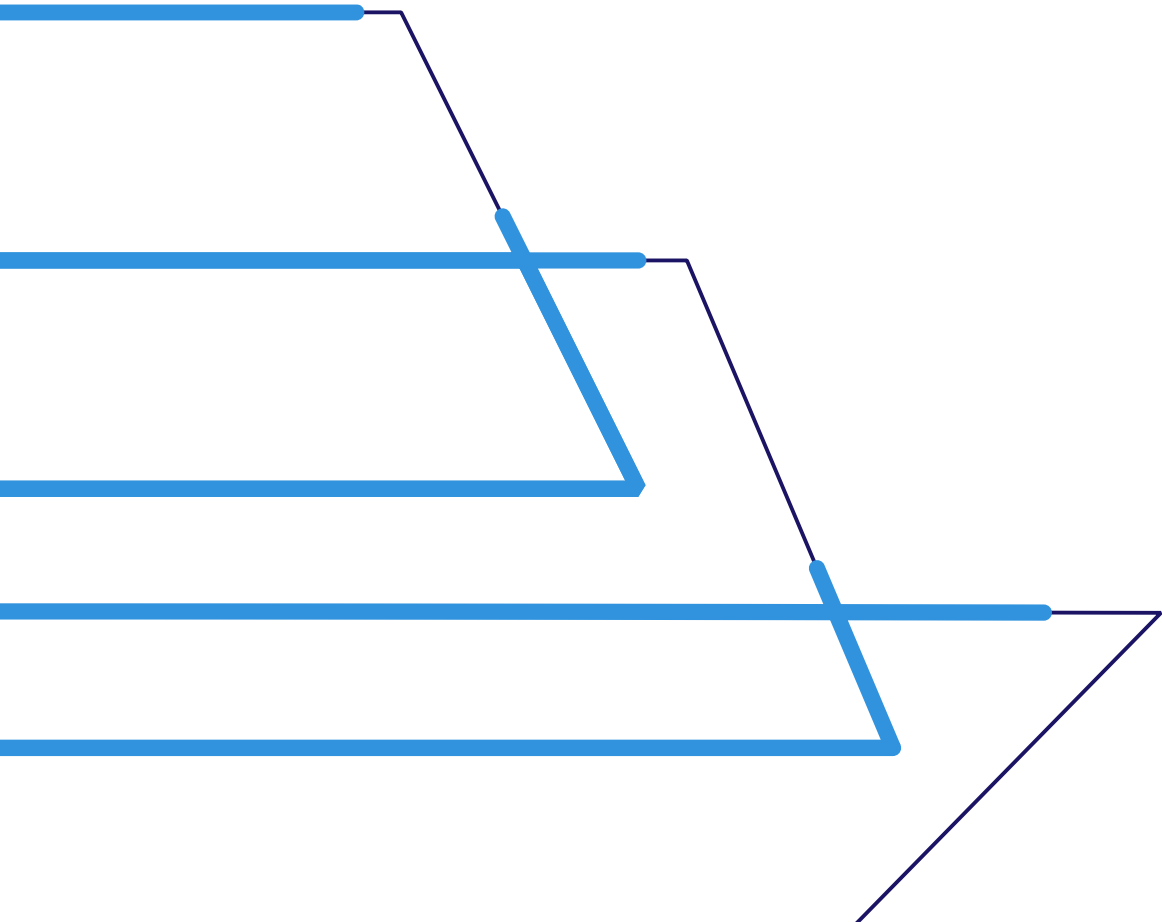


FUTURE OPPORTUNITIES

6 Investments Under Review

- NDIS
- Aged Care
- Commercial
- Further Residential





Thank You