

# NZPCF

# Pitch Deck

New Zealand Property Capital Fund delivers efficient investment avenues for premium quality residential projects.



[www.nzpcf.com](http://www.nzpcf.com)

# Investing With NZPCF

## Company Overview

New Zealand Property Capital Fund (NZPCF) is a New Zealand based company with offices in both New Zealand and Singapore. NZPCF's objective is to deliver efficient investment avenues in residential property developments managed by Shorcom Limited. NZPCF have in place advanced risk management and operational transparency mechanisms to protect the interest of stakeholders. NZPCF's lending framework secures wholesale funds at a competitive annual rate, which are used for Shorcom's well-managed projects with a total value of NZD\$143.7M.



# Investment Details

NZPCF investors are presented with the opportunity to invest in premium NZ residential developments managed by Shorcom Ltd.



First mortgage security



Negotiable fixed interest p/a  
paid monthly

## Who is eligible to invest with NZPCF?

NZPCF investment opportunities are open to wholesale investors as defined in clause 3 of Schedule 1 of the Financial Markets Conduct Act 2013.

## What are the details of returns?

NZPCF presents to all wholesale investors a negotiable fixed interest rate return on their investment per annum that is payable monthly once the project is fully subscribed.

## What security is in the investment?

NZPCF will have first mortgage security over property in New Zealand. Each property development project will be owned by a separate project entity.

## How long is the investment?

Each project starts when it has been fully subscribed. Investment is for the duration of the project construction; depending on project size this averages 6-12 months.



# Completed Project

## Pilkington

3 level apartment building  
6 apartments

Current Status	Completed
Completion Date	May 2016
Build Duration	12 Months
Total Cost	\$1,600,000 NZD



# Completed Project

## Dunn

6 level apartment building  
46 apartments

Current Status	Completed
Completion Date	March 2020
Build Duration	12 Months
Total Cost	\$12,300,000 NZD

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# Providing Construction Funding to Shorcom-Managed Residential Projects

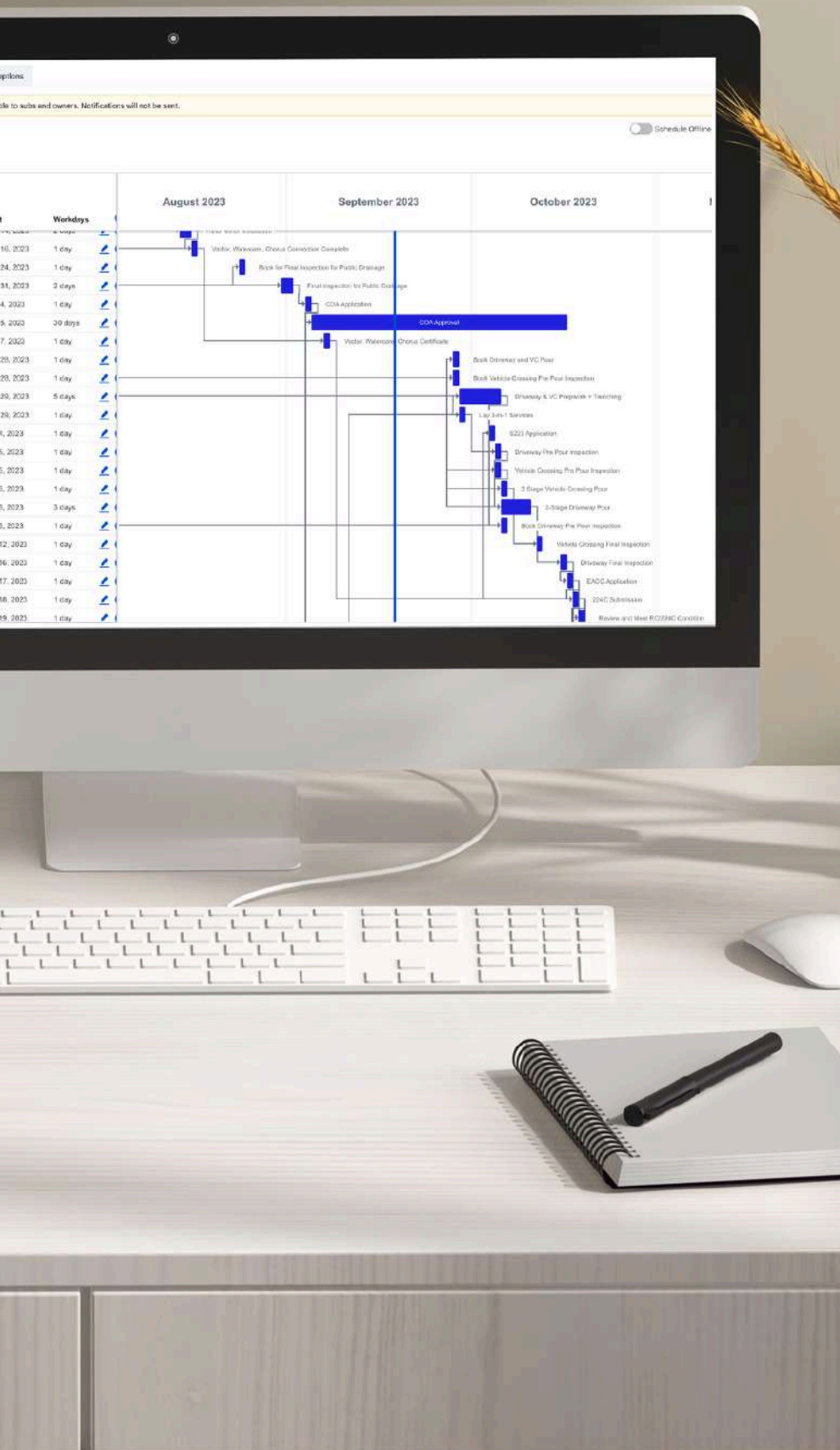
NZPCF acknowledges both social and environmental responsibility and takes action with sustainable practices whilst maximising investment returns.

## Industry Challenges

New Zealand faces a chronic housing shortage as a result of rapid population growth in the past decade and favours timber construction solutions despite there being more efficient and responsible construction system alternatives. NZPCF is a financing vehicle that provides funding to service this chronic housing shortage.

## Managed Investment Solutions

NZPCF provides construction funding to Shorcom managed projects. Shorcom is the sister company to NZPCF and is owned and operated by the NZPCF principles and management team. All funds are directly controlled by NZPCF. There is operational transparency for the investor, sharing project documentation and metrics on fund usage.



# Operational Transparency

All stakeholders have access to project management software Buildertrend. This enables project operational transparency through the following key areas:



## Real-Time Budgets

Tender transparency through metrics reports that detail financial health, project status, and the use of investment funds in real-time.



## Scheduling and Daily Logs

A live schedule of the entire project timeline reflects activity status and upcoming events. Daily project status is documented by a Project Manager.



## Source Document Validation

All operational processes are validated by source documentation for the project, all of which are filed within Buildertrend - visible to stakeholders.



## Site Photos and Live Cameras

Regular site photos are uploaded and archived in Buildertrend. A live security camera monitors the site and provides a live video feed 24/7.



NEW ZEALAND



SINGAPORE

# Marketing Strategy

NZPCF has offices in Singapore and New Zealand and is marketing to wholesale investors from around the world. We use a range of marketing methods, such as:

- Through our known network of brokers and agents in New Zealand and worldwide.
- Engaging key organisations to find wholesale investors such as PWC, Deloitte, KPMG, etc.
- Digital marketing through SEO optimisation
- Social media and professional marketing eg. LinkedIn, Smergers etc.



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# Summary Of Investment Opportunities

The following Shorcom-managed projects accept funding through NZPCF.

[Request More Information >](#)

- Three Kings
- Torbay
- Massey
- Glen Eden
- Papatoetoe
- Te Atatu South
- Henderson
- Otara
- Remuera

## Three Kings

3 level townhouses  
10 units

Interest	Negotiable % p.a, 1st mortgage
Interest Payments	Monthly
LVR	56% LVR, finished value of \$13.5M
Maturity	September 2024
Total Loan Facility	\$7,500,000 NZD
Finished Value	\$13,500,000 NZD
Current Status	Construction underway



## Torbay

2 level townhouses  
6 units

Interest	Negotiable % p.a, 1st mortgage
Interest Payments	Monthly
LVR	50% LVR, finished value of \$9M
Maturity	October 2024
Total Loan Facility	\$4,500,000 NZD
Finished Value	\$9,000,000 NZD
Current Status	Construction underway



## Massey

2 level townhouses  
8 units

Interest	Negotiable % p.a, 1st mortgage
Interest Payments	Monthly
LVR	66% LVR, finished value of \$6.8M
Maturity	January 2025
Total Loan Facility	\$4,500,000 NZD
Finished Value	\$6,800,000 NZD
Current Status	Ready to start construction



## Glen Eden

2 level townhouses  
8 units

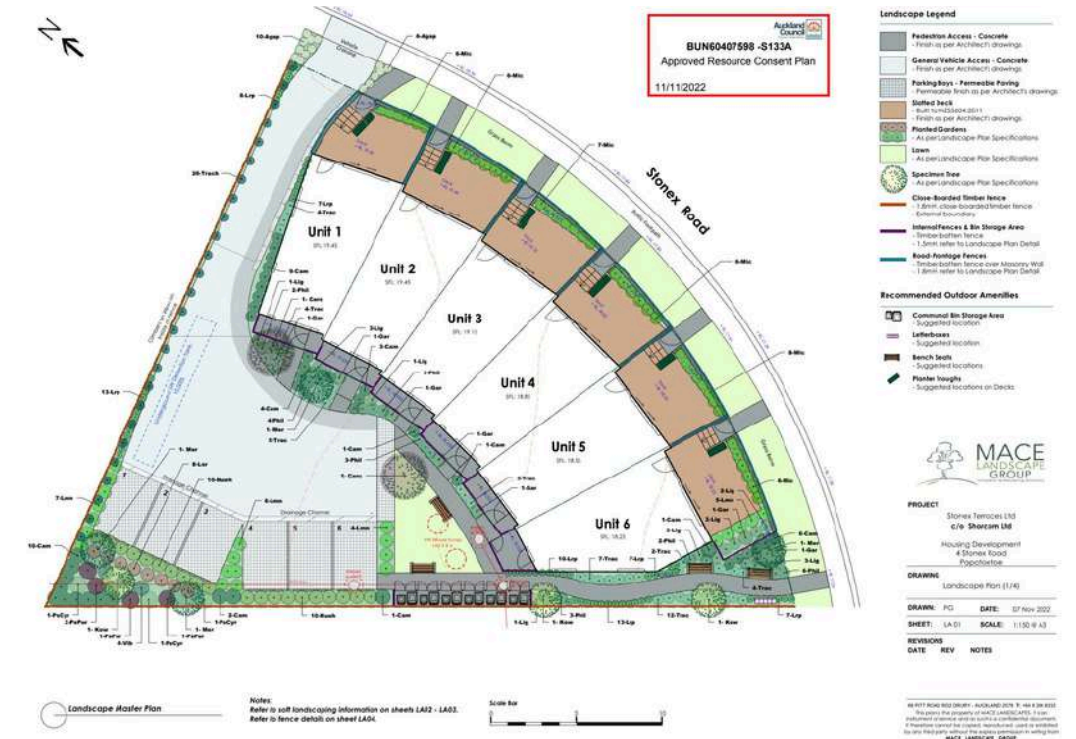
Interest	Negotiable % p.a, 1st mortgage
Interest Payments	Monthly
LVR	63% LVR, finished value of \$8M
Maturity	August 2024
Total Loan Facility	\$5,000,000 NZD
Finished Value	\$8,000,000 NZD
Current Status	Construction underway



# Papatoetoe

2 level townhouses  
6 units

Interest	Negotiable % p.a, 1st mortgage
Interest Payments	Monthly
LVR	56% LVR, finished value of \$5.4M
Maturity	April 2025
Total Loan Facility	\$3,000,000 NZD
Finished Value	\$5,400,000 NZD
Current Status	Ready to start construction



# Te Atatu South

2 level townhouses  
14 units

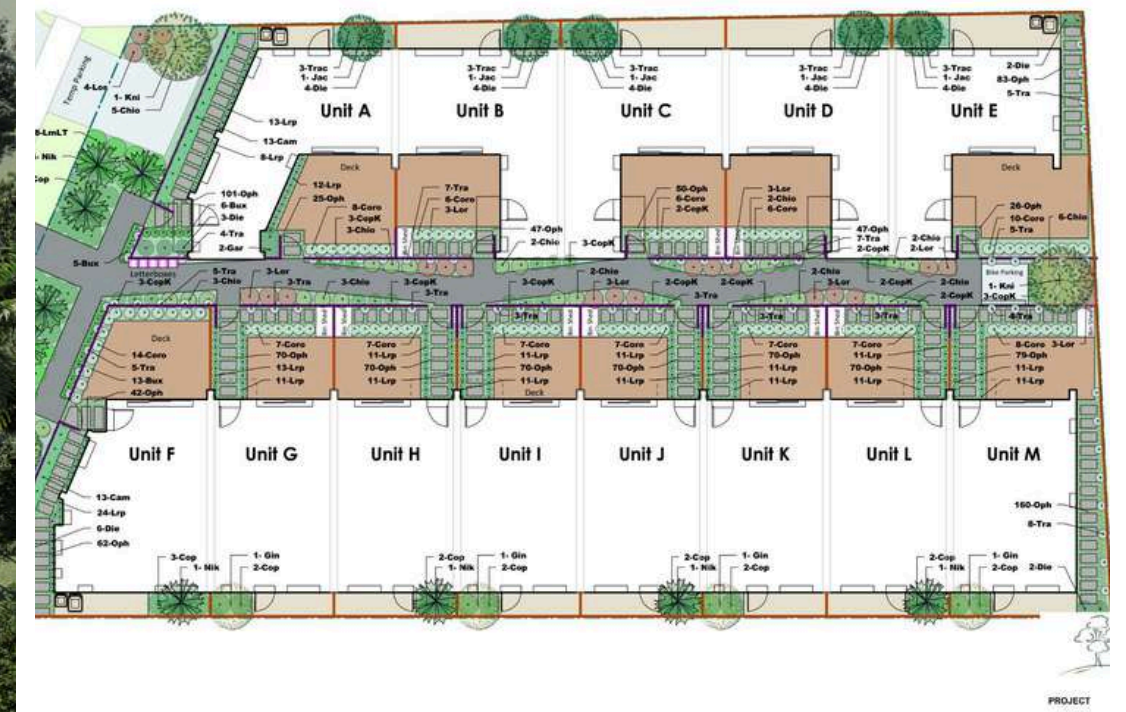
Interest	Negotiable % p.a, 1st mortgage
Interest Payments	Monthly
LVR	56% LVR, finished value of \$12.6M
Maturity	January 2025
Total Loan Facility	\$7,000,000 NZD
Finished Value	\$12,600,000 NZD
Current Status	Ready to start construction



# Henderson

2 level townhouses  
13 units

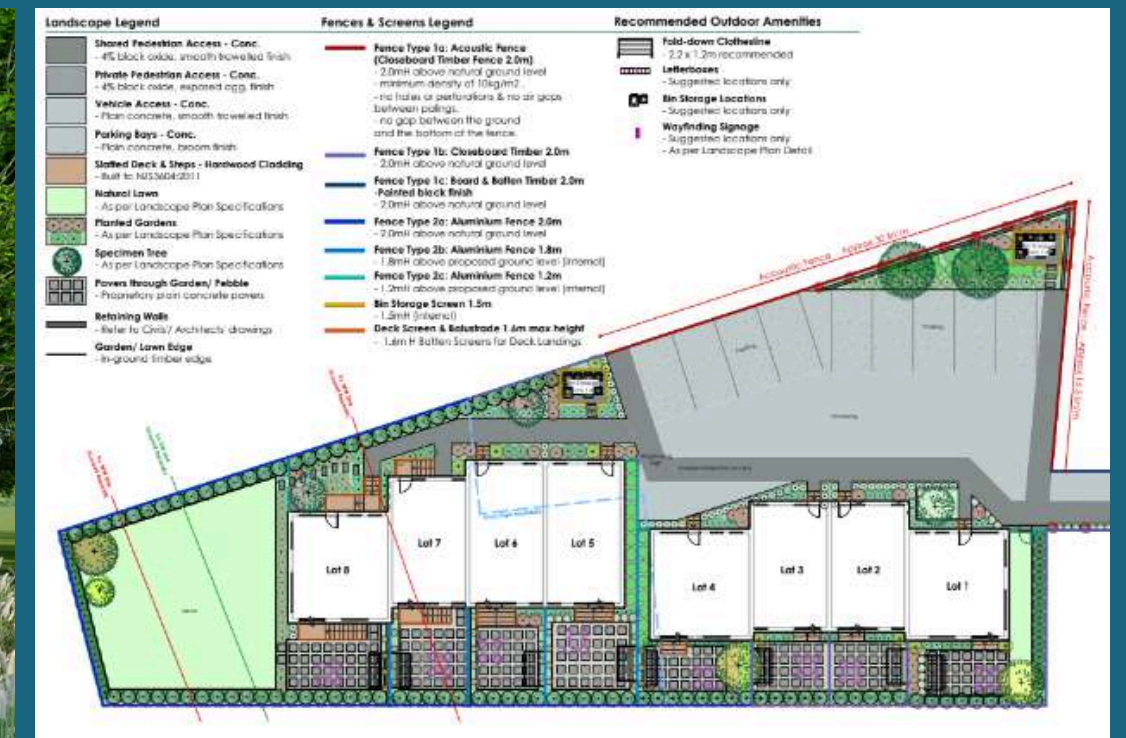
Interest	Negotiable % p.a, 1st mortgage
Interest Payments	Monthly
LVR	59% LVR, finished value of \$11.05M
Maturity	January 2025
Total Loan Facility	\$6,500,000 NZD
Finished Value	\$11,050,000 NZD
Current Status	Ready to start construction



# Otara

2 level townhouses  
8 units

Interest	Negotiable % p.a, 1st mortgage
Interest Payments	Monthly
LVR	57% LVR, finished value of \$6.8M
Maturity	January 2025
Total Loan Facility	\$3,900,000 NZD
Finished Value	\$6,800,000 NZD
Current Status	Ready to start construction



# Remuera

47 apartments

Interest	Negotiable % p.a, 1st mortgage
Interest Payments	Monthly
LVR	52% LVR, finished value of \$63.78M
Maturity	January 2026
Total Loan Facility	\$33,000,000 NZD
Finished Value	\$63,776,000 NZD
Current Status	Construction underway



View investment opportunity  
details on our website:

[View More ►](#)

# Meet The NZPCF Team

The New Zealand based NZPCF team is a group of property experts who are dedicated toward managing your investment with care. NZPCF's mission is to create value not only for our investors but also for the communities we serve, fostering positive change through responsible and impactful ethical investment.



**Anthony Corin**  
Chief Executive Operator



**Brett La Hood**  
Technical Manager



**Dean Drever**  
Sales Manager



**Ammar Bakrolwala**  
Logistics



**Adrian Brown**  
Senior Legal Counsel



**Dr. Damien Mather**  
Senior Lecturer



**Michael Prasad**  
Specialist Chartered Accountant



# Contact Us

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