

Real estate crowdfunding platforms

| CROWDFUNDING PLATFORM | CoAssets | FundPlaces | DomaCom |
|------------------------------|---|--|--|
| Founder(s) | Getty Goh & Seh Huan Kiat | Tan Kok Keong & Brian Wee | Arthur Naoumidis |
| Targeted investors | SME bosses and high net worth individuals (not necessarily accredited) | Accredited investors* only | Financial advisory firms, wealth management firms, private banks (who in turn advise their accredited investor clients) |
| Types of investments | Mostly development projects | Development and income-yielding assets | Land banks, development projects, completed properties (student accommodation, hotel suites, condotels are most popular) |
| Usual investment bracket | S\$10,000 to S\$50,000 | S\$50,000 to S\$200,000 | <ul style="list-style-type: none"> ■ Australian retail investors: min A\$20,000 ■ Singapore accredited investors: min S\$200,000 |
| Usual total quantum | S\$100,000 to S\$1.5 million | S\$10 million and below | <ul style="list-style-type: none"> ■ Australian retail investors: A\$300,000 to A\$1 million ■ Singapore accredited investors: S\$1 million to S\$30 million |
| Returns | 5-15% pa | 8-20% pa, depending on asset class and development stage | Varies according to property, eg 3-4% rental yield + 6-8% capital gains (on disposal) for Australian residential properties |
| Location of properties | South-east Asia and Australia | Key cities in Asia and Australia | Australia |
| Business model | <ul style="list-style-type: none"> ■ Success fees (5% of amount raised) ■ Advertisements ■ Publications ■ Events | (Declines to provide) | Fund management fees of 0.88% pa |
| Due diligence/ authorisation | <ul style="list-style-type: none"> ■ Ensures developers have a Singapore office and local director (who will be held liable in a default) ■ Ensures complete documentation ■ Other Acra checks including substantial paid-up capital | Requires developers to provide the necessary due diligence documents for inspection by prospective investors | Fund is registered with MAS in Singapore. In Australia, it is approved by ASIC and backed by Perpetual Trust Services |

*Accredited individuals are those whose net personal assets exceed S\$2 million (with conditions) or whose income in the preceding 12 months is at least S\$300,000.

Accredited corporations are those with net assets of more than S\$10 million.