



CAPSTONE  
ASSET MANAGEMENT™

CAPSTONE  
KINVEST IMPACT FUND I LP



# CAPSTONE KINVEST IMPACT FUND

The Capstone Kinvest Impact Fund I Limited Partnership is an African agriculture fund that invests in Rwanda with the objective of helping entrepreneurs learn, develop, and cultivate farmland for the purpose of global food distribution and to achieve a sustainable economy for the local community.

During its lifecycle the Fund plans to provide workers with farming expertise, an ongoing income and ultimately the opportunity to receive ownership of the farm providing a lifelong economic engine for themselves and their local community.

The Fund has two core principles driving its strategy. It seeks to unlock maximum human potential and create generational economic change through local ownership. It invests in emerging rural economies in Rwanda to generate long term returns for investors and create financial assets through local ownership.

Capstone is partnering with Kinvest Venture Partners to leverage their expertise of working in Africa and to provide professional oversight of the Fund's farmland, along with the training and development of the workers.

In partnership with Kinvest the Fund strives to see poverty reduced through sustainable wealth generation in local ownership.

## WHY INVEST IN AFRICA?

Africa is on a unique growth trajectory. By 2050 the continent will have over 2 billion people, with 1 billion living in rural areas. By 2100, 13 of the largest 20 cities in the world will be in Africa. Over the next 100 years, Africa will present significant investment opportunities.

Africa is the only continent with the majority of its population still residing in rural areas. In absolute numbers, the rural population will continue to grow for the next 30 years.

Africa is young. The average age is under 20 years, whereas Canada's average age is over 40. As the youth of Africa enter the workforce, there is a demographic dividend that if managed properly, can create huge growth in economies and well being. Agriculture and related industries are the most immediate opportunities from which to create large numbers of jobs for the youth population. The Fund's model is to create this income through good, stable jobs and eventually dividends, as employees vest ownership in the farms.

## THE WORLD NEEDS AFRICAN AGRICULTURE?

- › Africa currently holds 60% of the world's uncultivated arable land.
- › Average yields in Africa are less than 50% of the global average.
- › Africa has the potential to feed 60% of the world's population by 2050 with improvements in farming techniques.

THE FUND AIMS TO DEVELOP 500 TO 600 HECTARES OF FARMLAND TO CREATE 10X THE REVENUE PER HECTARE OF TRADITIONAL RWANDAN FARMING IN ORDER TO GENERATE MARKET RETURNS FOR INVESTORS AND GENERATIONAL CHANGE FOR EMPLOYEES.

# THE FUND MANAGER

Established in 2004 and headquartered in Langley, British Columbia, Capstone Asset Management serves a broad client base including private clients, foundations, and institutions. Through Pooled Funds and Limited Partnerships, Capstone provides investors with effective portfolio diversification by offering a broad array of investments within and outside traditional markets.

Capstone is the Fund Manager and Portfolio Manager of the Capstone Kinvest Impact Fund. Upon the identification of an investment opportunity Capstone's Investment Management Team will perform its own due diligence, along with the due diligence from Kinvest, to make a final investment decision.

## ACCESSING THE POOL FUND

The Capstone Kinvest Impact Fund is a closed end Fund that can be accessed as a standalone investment, subject to certain conditions. It is also available to institutional investors.

## HOW RISKY IS IT?

Capstone has rated this fund as high risk. Please see the Information Memorandum for further information on the specific risks of this Fund.

## WHAT IS THE TARGET RATE OF RETURN?

The Fund seeks to provide a long-term annualized rate of return in excess of 12%.

## DISTRIBUTIONS

- › As available
- › Distributed as cash
- › Will be either return of capital, interest, dividend, or capital gain.

## BENEFITS

- › Fund structure enables funding of multiple farm opportunities thereby reducing overall risk
- › Quarterly valuations
- › Impact offering focused on providing a sustainable economic engine for communities, and reduced poverty through long term local ownership.





Capstone Asset Management Inc. is a Portfolio Manager, Investment Fund Manager and Exempt Market Dealer active in British Columbia, Alberta, Saskatchewan, Manitoba, Ontario, Quebec, New Brunswick, Nova Scotia and Newfoundland & Labrador.

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