

INVESTMENT OVERVIEW

KINGSWOOD ESTATES

“The acquisition offers our shareholders exposure to a unique opportunity not readily accessible to retail investors within the real estate industry. The investment represents an acquisition of a strong cash flow-generating property, with consistently high occupancy rates. With better management, property improvements and unit upgrades the investment offers significant upside potential.”



In January 2008, C.A. Bancorp, through a newly formed limited partnership, acquired a majority interest in the Kingswood Estates in Kitchener, Ontario.

The Kingswood Estates consists of eight garden-style apartment buildings with approximately 360 units. The property is strategically located in the south end of Kitchener with excellent access to major malls, the downtown area and major highways. The buildings are comprised of one- and two-bedroom units, and are presently over 96% leased. The Kingswood Estates will be managed by Centurion Property Asset Management, a property management company. The property management company is related to Centurion L.P., an experienced real estate developer and property manager who currently owns more than 800 units in 23 locations across southern Ontario, and has a 10% interest in the Kingswood Limited Partnership.

- ASSET CLASS → Real estate
- OVERVIEW → \$6 million investment in a newly formed limited partnership with Centurion Apartment Properties Limited Partnership, an experienced real estate developer and property manager
- INVESTMENT HIGHLIGHTS
 - Low-risk investment with no construction risk and an established history of occupancy
 - Significant upside potential upon completion of property improvements and upgrades
 - Excellent opportunity to partner with an experienced multi-resident real estate manager

GROWTH THROUGH ALTERNATIVE ASSETS



C.A. BANCORP INC.

(TSX: BKP) is a publicly traded alternative asset manager that invests directly in privately owned companies and other alternative assets with strong growth prospects. The company is focused on investments in small- and mid-cap companies in the industrials, real estate, infrastructure and financial services sectors – four areas that offer strong cash flows, tangible assets and some of the most dynamic investment opportunities.

■ INDUSTRIALS

We select industrial companies that generate stable and growing cash flows, are led by a proven management team and operate within a strategic niche.

■ INFRASTRUCTURE

We target infrastructure opportunities with significant barriers to competition, tangible assets, sustainable cash flows and predictable long-term rates of return.

■ REAL ESTATE

We invest in well-located real estate assets in the industrial, commercial, healthcare, hospitality, multi-residential and retail sectors.

■ FINANCIAL SERVICES

We seek Canadian and international financial services businesses that offer the potential for above-average rates of growth and income.

This document may contain forward-looking statements relating to anticipated future events, results, circumstances, performance or expectations that are not historical facts but instead represent our beliefs regarding future events.

By their nature, forward-looking statements require us to make assumptions and are subject to inherent risks and uncertainties. There is significant risk that predictions and other forward-looking statements will not prove to be accurate.

We caution readers of this document not to place undue reliance on forward-looking statements as a number of factors could cause actual future results, conditions, actions or events to differ materially from the targets, expectations, estimates or intentions expressed or implied in the forward-looking statements. C.A. Bancorp does not undertake, and specifically disclaims, any intention or obligation to update or revise any forward looking statements, whether as a result of new information, future events or otherwise, unless required by applicable law.