

# RED RIBBON STRATEGIC FUND

## Short Term Property



This Fund aims to deliver returns by exploiting short-term opportunities instead of a 'buy and hold' strategy

**RED RIBBON**  
FUND MANAGEMENT  
MANAGING WEALTH. RESPONSIBLY.

### Investment Objective

The Fund seeks to achieve capital growth through direct and indirect investment in property development with an emphasis on short term opportunities.

### Investor Profile

The Fund is appropriate for investors looking to have exposure to the property sector where the focus is to deliver capital growth through short term opportunities.

### Fund Manager

Red Ribbon Fund Management Limited is the Investment Director to Red Ribbon Strategic Fund, which has separate sub-funds for investment in bonds, equities, property and private equity. It is a subsidiary of Red Ribbon Asset Management Plc, UK, which is an Impact Investment company with a strong focus on growth markets such as India. Its management team comprises managers with several decades of investment experience.

### Fund Commentary

This Fund will directly or indirectly invest in property development projects consisting of refurbishment and new build opportunities. The Fund Manager has a strong pipeline of projects arising from the extensive network and long-term experience and relationship in this sector.

In the case of refurbishment projects, the Fund will buy property at suitable locations, add value with refurbishment and optimisation of space through smart design changes and then sell. In the case of new build properties, the Fund will buy land with planning permission, build using steel modular technology, which is a proven offsite construction technology offering high quality buildings very fast and on a fixed cost and time guarantee and sell. Adopting offsite construction technology mitigates development risk of cost and time overruns that is normally attributed to traditional construction.

By either building new properties or re-furbishing old properties this Fund is less reliant on property prices having to continue to rise in order to deliver a positive return. This Fund thus may offer both the ability to benefit from these gains and also a degree of defence against falls in property prices in general.

### Fund's Distinctive Features

The Fund offers a distinct opportunity to participate in property development projects, which would otherwise be restricted to professionals in this sector. By not following a 'buy and hold' strategy, the Fund has a better insulation against medium-term corrections in the property market.

### Fund Team

#### Raymond Shad – Managing Director

Raymond's career spans over 35 years. After holding senior positions at Citicorp and Robert Fleming he went to the LIFFE markets and traded as a principal in European bonds and futures. He has many years of experience trading in derivatives, options, futures, forex and ETFs. He has consulted companies in the financial services sector, setting up a fund management business for a medium-size IFA with AUM of £800 million. He has been a private investor in property projects across London and instrumental in assessing and implementing special situation strategies for property unit trusts, consortiums and family offices. He has a distinct understanding of the UK property market and an extensive network of stakeholders in this sector. He has directly been involved or advised substantial property projects and is currently on the board of a property company.



#### Glyn Williams – Portfolio Manager

The investment manager for this fund is Glyn Williams who has over three decades of experience in running funds and portfolios, formulating investments and specialist strategies. His key area of expertise is to optimise the returns available by thoughtfully and mathematically structuring just how best to assemble portfolios. His hallmark is to always seek good and acceptable cash returns regardless of relative instability in the equity markets and protecting the capital. He has written for and been quoted in many financial and technical journals over the years, including local magazines, Taxation magazine (where he provided tax and investment advice for senior editorial staff), a regular column in the Schmidt Report (a tax magazine), Pensions Management, Professional Pensions, Financial Adviser and the Investors Chronicle.



#### John Sheath – Non-Executive Director

John is an internationally experienced Chartered Director and independent non-executive director (NED). John focuses on Risk & Corporate Governance, Business Development and Business Improvement, having served several blue chip clients in these areas as well as an NED for a variety of regulated businesses. Whilst maintaining an extensive contact database with significant benefit to his roles, he is also known for creating the only Isle of Man (IoM) independent register for NEDs, serving the island as a philanthropic venture. His wide experience both locally and internationally gives John an insight that allows him to add great value, whether as a Board member or consultant. John is resident in the Isle of Man and as a NED represents regulated businesses and listed funds and is also passionate about technology.



#### FUND FACTS

Minimum subscription	None
Redemptions	Quarterly with 3 months' notice and 10% gate
Valuation	Quarterly
Eligibility	Experienced Investor
Domicile	Gibraltar
Currency	GBP
Inception Date	15 July 2016
Administrator	Helvetic Fund Administration Limited
Depository	Turicum Private Bank Limited
Listed Exchange	Gibraltar Stock Exchange
Listing Member	Helvetic Fund Administration Limited
Auditor	PWC
Legal Counsel	Triay & Triay

#### FEES OF FUND MANAGER

AMC	1%								
Hurdle	Minimum 10% per annum								
Performance Fees	<table><tr><td>Return</td><td>Fees</td></tr><tr><td>&gt;10%</td><td>10%</td></tr><tr><td>&gt;25%</td><td>20%</td></tr><tr><td>&gt;50%</td><td>50%</td></tr></table>	Return	Fees	>10%	10%	>25%	20%	>50%	50%
Return	Fees								
>10%	10%								
>25%	20%								
>50%	50%								

#### CONTACT DETAILS

Telephone	+44 20 7183 3710
Email	rrsf@redribbon.co

**Important Notice for investors in the United Kingdom:** This Document is issued by Red Ribbon Asset Management Plc ('Red Ribbon'), for the purposes of promoting Red Ribbon Strategic Fund PCC Limited ('Fund'). It is being issued in the United Kingdom on the basis that it is an exempt financial promotion under the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the 'FPO') by virtue of it being made by Red Ribbon acting as an appointed representative as provided under article 16(2) of the FPO. Red Ribbon advises all persons seeking to place reliance on the content of this document that notwithstanding Red Ribbon's issue of this document as a financial promotion, no formal verification of the content of this document has been carried out by Red Ribbon. Investors are warned that they are expected to conduct such due diligence of their own prior to investing. No representation is made that, whether at the time of issue or at any time thereafter, the factual representations in this document are correct, the statements of opinion are reasonably held by any person mentioned herein, or such parts of the content as are sourced from third parties have been verified as being correct. More especially, nothing in this document or in the Private Placement Memorandum ('PPM') of the Fund or the process of subscription for the Shares renders Red Ribbon liable to treat any investor in the Fund as its client for the purposes of the UK Financial Conduct Authority's ('FCA') rules. Nothing in this document is to be construed as investment, financial, tax, legal or other professional advice to any person. It is the responsibility of each person considering an investment in the Fund to seek such independent financial or professional advice as he or she thinks fit, prior to investing. Red Ribbon is an appointed representative of Stargate Capital Management Limited which is regulated by the FCA under FRN: 191763. Shareholders are advised that because this is an exempt Financial Promotion they will not be entitled to raise a complaint with the Financial Ombudsman in the UK, or in the event of a default by the Fund or by Red Ribbon, to claim under the Financial Services Compensation Scheme. The Fund is an umbrella fund comprising of four sub-funds. This document represents one of the four sub-funds, which is referred to as Cell C in the PPM dated 15 July 2016. The term Fund Manager is to be interpreted as the Investment Director as defined in the PPM. There is no guarantee of trading performance and past or projected performance is not necessarily a guide to future performance. This is an Experienced Investor Fund and carries a degree of higher risk and the value of an investment and the income from it can fall as well as rise as a result of currency and market fluctuations and you may not get back the original amount invested. The Short Term Property Cell (Cell C) is an open-ended protected cell of the Fund, a protected cell company registered with limited liability in Gibraltar with registration number 113403. The Fund is a self-managed scheme which is managed by its board of directors, James Neave and Tim Ireton (who are both approved by the Gibraltar Financial Services Commission) and RRFM. The Fund is administered by Helvetic Fund Administration Ltd (Administrator), a company incorporated in Gibraltar with limited liability. This document does not constitute a prospectus, offer, invitation or solicitation for the sale of shares in the Fund. It is not intended to provide the sole basis for any evaluation of the Fund or any other instrument, which may be discussed in it and investors should read the PPM (in particular the 'Risk Factors' section) and the Subscription Agreement. Subscriptions for any class of shares in the Fund can only be made by completing the subscription agreement for the relevant shares and after having been provided the offering documents as described in the Subscription Agreement in the PPM. The PPM can be obtained from RRFM or the Administrator. This document has been issued for information purposes only and although information in this document has been obtained from sources believed to be reliable, no guarantee, representation or warranty is being made by the RRFM, Administrator, the Fund or its directors as to the accuracy or completeness of the information contained in this document and such information may be incomplete or condensed. This document has not been approved by the Fund or its Directors. This document is not directed at any person in any jurisdiction where (by reason of that person's nationality, residence or otherwise) the document or availability of this document is prohibited. The promotion and sale of unregulated collective investment schemes may be restricted in your jurisdiction. Persons in respect of whom such prohibitions apply must disregard all matters and information in this document. Those who act upon information in this document do so on their own initiative and are responsible for compliance with applicable local laws and regulations. Recipients who are in any doubt should obtain appropriate legal and/or regulatory advice. The Fund may not be offered or sold in the United States or to U.S. persons at any time (as defined in Regulations under the U.S. Securities Act of 1933 or the U.S. Internal Revenue Code). In purchasing the Fund, you represent and warrant that you are neither located in the United States nor a U.S. person and that you are not purchasing for the account or benefit of any such person. The Fund may not be offered, sold, transferred or delivered without compliance with all applicable securities laws and regulations. The Fund was launched as a Gibraltar Experienced Investor Fund in accordance with the Gibraltar Financial Services (Experienced Investor Funds) Regulations 2012 and the applicable provisions of the Gibraltar Financial Services (Collective Investment Schemes) Act 2011 and has its registered office at 209 Neptune House, Marina Bay, Gibraltar. Issue date: 05 August 2016.