

# **Strategic Opportunities (Growth & Income) Fund**

## **Investor Briefing (Handouts / Slide Deck)**

### **General Advice Warning:**

Any information is of a general nature only and does not take into account your objectives, financial situation or needs.

Target returns are estimates only and are not earnings forecasts or guarantees.

Past performance is not a reliable indicator of future performance.

**General Advice Warning:**

This is not an offer or invitation to invest in any financial product but rather an outline for information purposes only. A Product Disclosure Statement will be released for the financial product when it becomes available for investment, issued by Plantation Capital Limited ABN 98 096 059 353, AFSL 339481.

**Strategic Opportunities  
(Growth & Income) Fund**

**Part One:  
Investor Conundrum**

## Investor Equation

- \_\_\_\_\_ money
- \_\_\_\_\_ time
- \_\_\_\_\_ risk
- \_\_\_\_\_ aggravation

## Self Assessment

	A Lot	A Little
Available Time		
Risk Appetite		
Skill Level		
Aggravation Threshold		
Return Expectation		

## **A-Ha**

Is the expectation of my  
investing \_\_\_\_\_  
realistic considering my  
investing \_\_\_\_\_

## **A-Ha**

If the answer is NO, and your  
return expectation is HIGH,  
then expect \_\_\_\_\_.

## **Question**

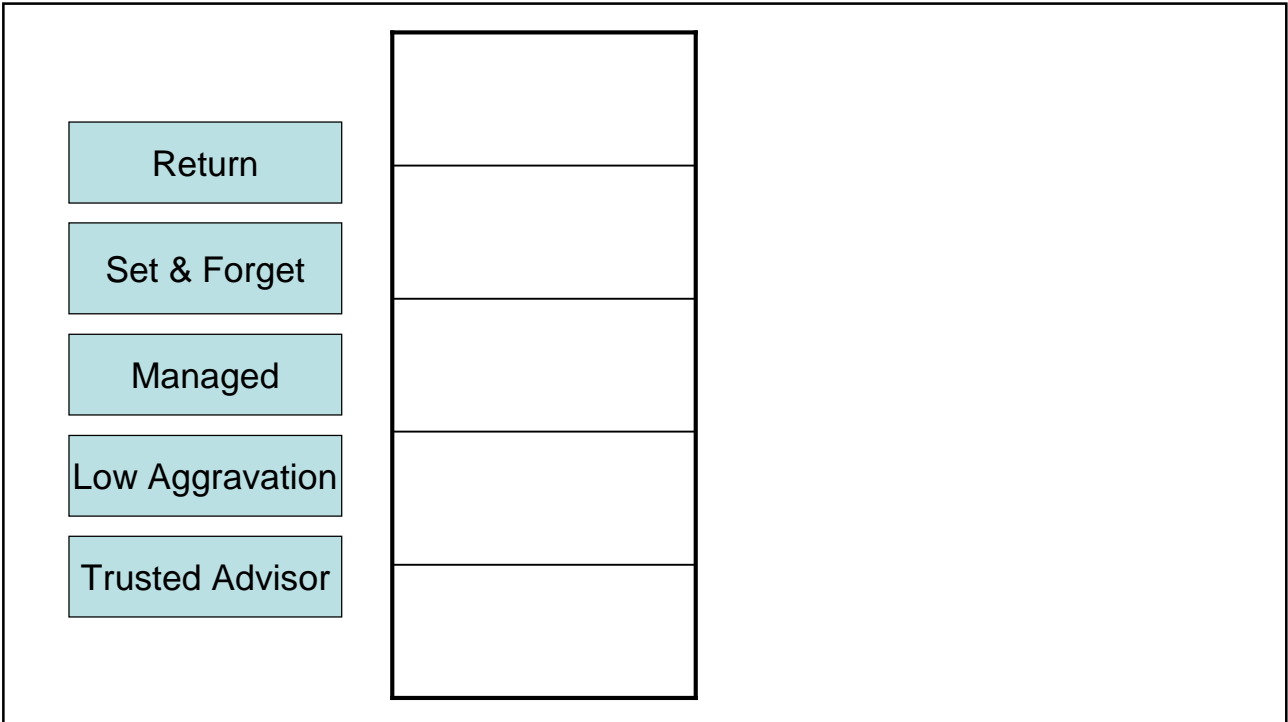
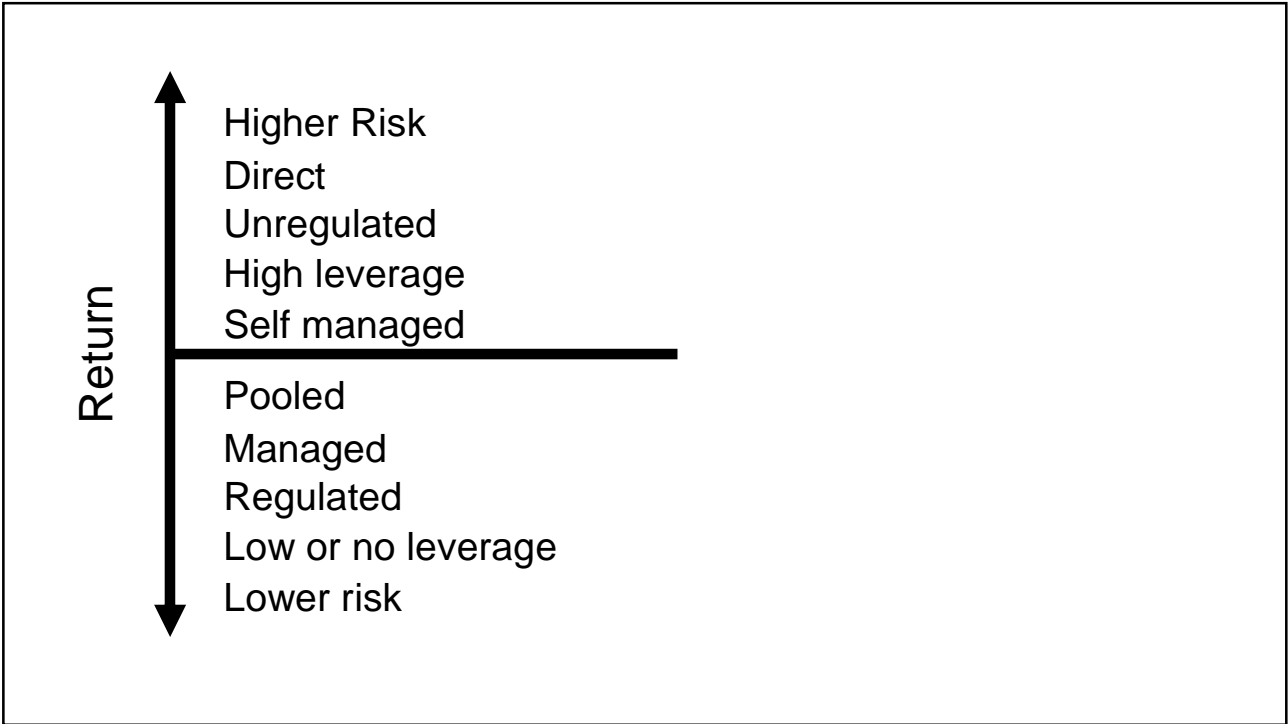
When might it be better to accept a lower than 'max' return?

## **Answer**

If that return can be accessed:

- \_\_\_\_\_; and /or with
- Less risk; and / or with
- \_\_\_\_\_ aggravation.

**Strategic Opportunities (Growth & Income) Fund**



## Self Assessment

	Important	Neutral	Not Important
Return			
Low Risk			
Passive Nature			
Low Aggravation			
Trustworthy			

## Self Assessment

Risk	Medium-High	Medium-Low
Passive	Low	High
Aggravation	High	Low
Skill Needed	High	Low
Regulated	Unregulated	Regulated
Return	High-Medium	Medium-Low

## Target Return

Base Return (risk free)		%
Risk tolerance	+/-	%
Expertise / skill	+/-	%
Managed	+/-	%
Regulated	+/-	%
<b>Expected Return</b>	<b>=</b>	<b>%</b>

## Conclusion

You should expect a higher return

- \_\_\_\_\_ (not paying manager)
- \_\_\_\_\_ (not paying for compliance)
- \_\_\_\_\_ (higher risk)



## **Conclusion**

You should expect a lower return

- Pooled (mngt fees)
- Regulated (compliance costs)
- Low skill
- Low risk

## **Strategic Opportunities (Growth & Income) Fund**

### **Part Two: Efficient & Inefficient Markets**

## **Efficient Market Hypothesis**

Efficient asset prices reflect  
all information and consistent  
'beating of the market' (alpha  
generation) is \_\_\_\_\_.

## **Efficient Market Hypothesis**

Efficient assets \_\_\_\_\_ trade  
at their fair value on exchanges,  
making it \_\_\_\_\_ for investors  
to purchase undervalued stocks  
or sell stocks for inflated prices.

## Efficient Market Hypothesis

It should be \_\_\_\_\_

\_\_\_\_\_ the overall

market through expert stock

selection or market timing.

## Efficient Market Hypothesis

The only way an investor

can obtain \_\_\_\_\_

is by purchasing \_\_\_\_\_

(i.e. not efficient) \_\_\_\_\_.

## Risk & Return

- Risk and return are \_\_\_\_\_
- \_\_\_\_\_ return = \_\_\_\_\_ risk
- Higher risk can be managed, mitigated and moderated through \_\_\_\_\_ and \_\_\_\_\_

## Conclusions

1. You can't consistently 'beat the market' buying \_\_\_\_\_ assets
2. Higher returns necessitate investing in \_\_\_\_\_ assets
3. Inefficient assets have \_\_\_\_\_ risk that can be managed and moderated with skill and expertise

# **Strategic Opportunities (Growth & Income) Fund**

## **Part Three: The Opportunity**

### **My Motivation**

- \_\_\_\_\_ (for you)
- \_\_\_\_\_ (for me)
- \_\_\_\_\_ (for us)

## What We Aren't...

- Promising massive \_\_\_\_\_
- Promising fast or easy \_\_\_\_\_
- Have a \_\_\_\_\_ solution
- Cowboys with a “risk on” mentality
- Using your money to build our brand

## What We Are...

- Realistic
- Accountable
- \_\_\_\_\_
- Communicative
- Pro active

## **Our Goal**

1. Managed by someone you can trust
2. Investing in something you can trust
3. Target a \_\_\_\_\_ return
4. Use skills to manage and mitigate risk
5. Operate in a **regulated** environment

## **Fund Goal (What?)**

An unlisted (managed) fund

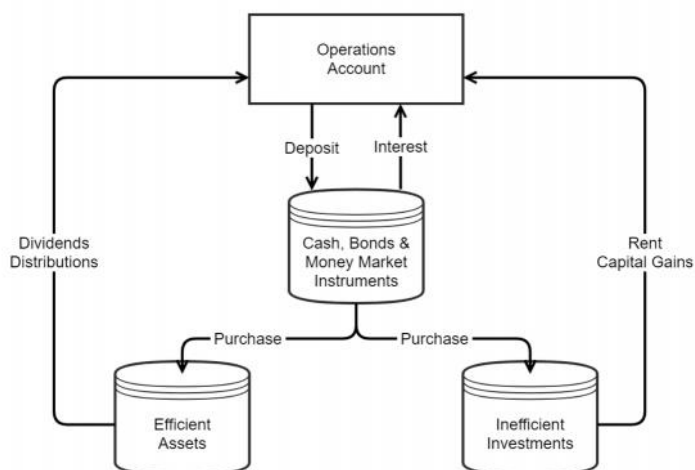
that seeks to generate

\_\_\_\_\_ and \_\_\_\_\_ returns

## **Fund Goal (How?)**

Investing in a \_\_\_\_\_ portfolio of

- cash, money market instruments & bonds
- strategic \_\_\_\_\_ assets; and
- entrepreneurial \_\_\_\_\_ investment opportunities.





## **Philosophy**

Cash, MM, Bonds	Not yet Deployed Defensive / Baseline return
Efficient Assets	Efficient assets Market return
Inefficient Assets	Inefficient assets Risk appropriate return

## **Long-Term Target Annual Returns (as much as, before fees and costs)**

Cash, MM, Bonds	RBA + ___%
Efficient Assets	___%
Inefficient Assets	___%

## Long-Term Asset Allocation Ranges

Cash, MM, Bonds	Up to ____%
Efficient Assets	____% to ____%
Inefficient Assets	____% to ____%

## Ideal Investor

- Passive and \_\_\_\_\_ aggravation
- Seeking \_\_\_\_\_ and fair returns
- Medium to long-term timeframe
- Willing to invest in ‘managed’  
medium to high-risk assets

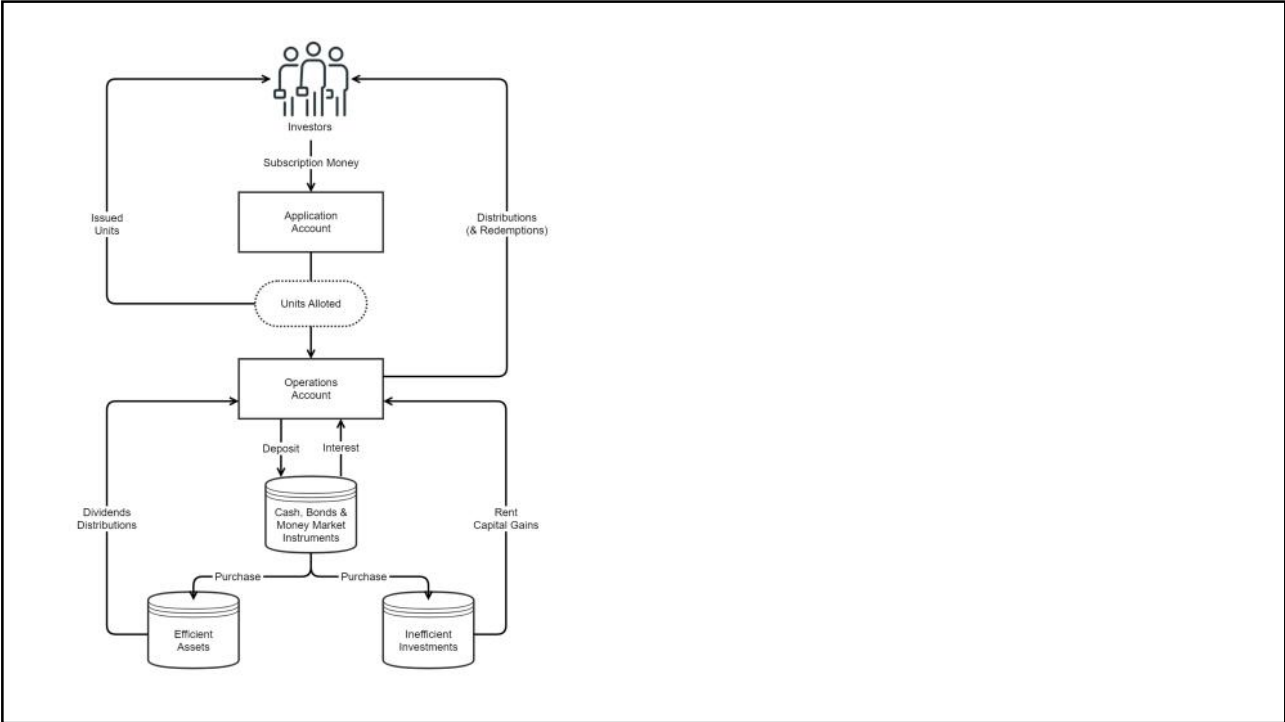
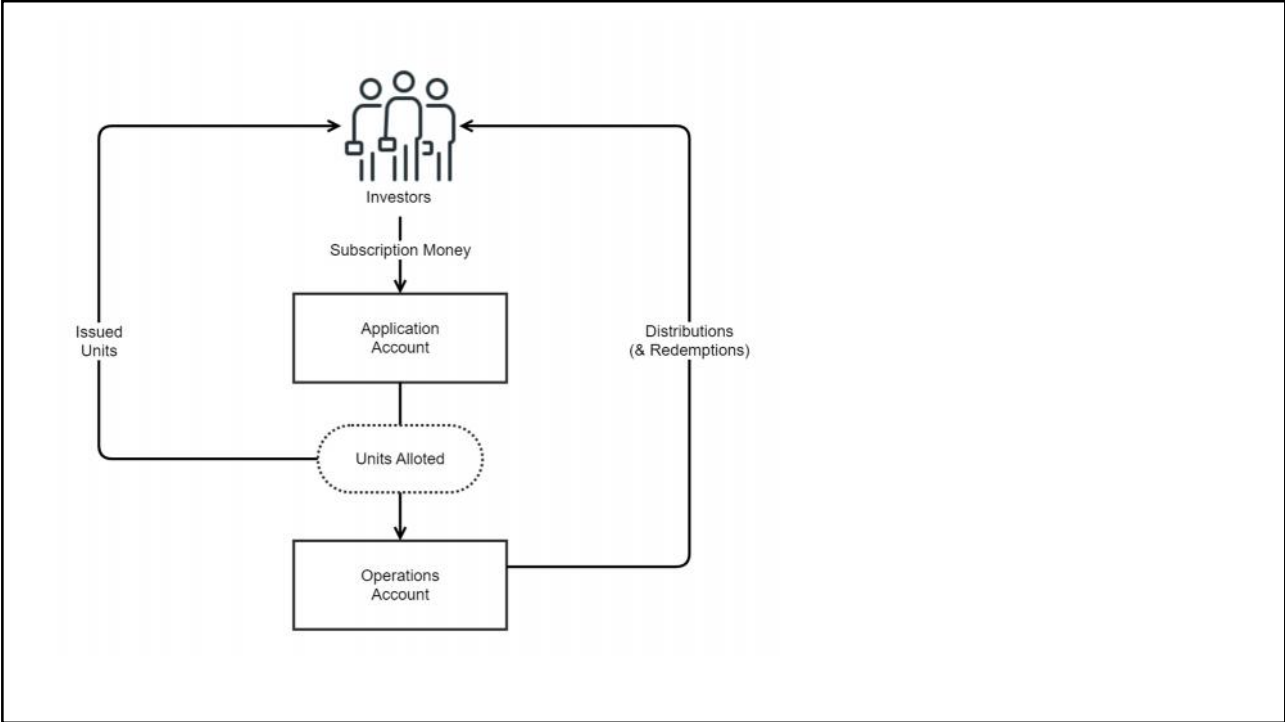
## **Why Not Someone Else?**

- Professional owner-investors,  
not just employees on the \_\_\_\_\_
- You're a client, not a number (and we mean it)
- Retail fund but access to wholesale opportunities
- Upside from inefficient assets
- Transparent and \_\_\_\_\_ relationship  
(part of a community)

## **Strategic Opportunities (Growth & Income) Fund**

### **Part Four: The Mechanics**

# Strategic Opportunities (Growth & Income) Fund



## **Who Can Invest**

- Individuals
  - Joint accounts, Minors
- Trusts (Incl. SMSF)
- Companies
- Partnerships

## **Investment Sums**

Initial application	\$10,000+
Non-recurrent top ups	\$1,000+
Recurrent top ups	AIP DRP

## **AIP**

- Encourage auto-investing
- Direct debit agreement
- Monthly deduction  
(\$\_\_\_\_ minimum)
- Will always remain open

## **DRP**

- Reinvest for more units
- Small discount to issue price
- No contribution fee
- Will remain open

## **Quarterly Distributions**

- Income  
(Interest, Dividends,  
Rent, Capital Gains)
- Tax deferred
- Capital returns

## **Unit Price**

- Function of NTA
- As the value of Fund  
assets increase, so too  
will the unit price

## **Redemptions**

### **This is not a short-term investment**

- Not until after 31/12/2024
- Twice each year
- Up to the nominated amount

## **Capital Structure**

- Open-ended
- Will open and close
- First tranche: \$\_\_\_\_\_ min subscription
- Once min sub is reached unit price goes to floating



## Interest On Sub Money

- Subscription capital will be invested in interest-earning ADI deposits
- Interest distributed and reinvested into extra units

## Steve's Involvement

- **Significant** investor
- Remain on the executive (RM, KP, Director & Chairperson)
- Transition out of operations, compliance and administration
- Focus on inefficient real estate acquisitions
- Remain available and \_\_\_\_\_

## **Fund Life**

- No formal end date
- All going to plan I expect to transition into the background (involved but not integral)
- Could be acquired but if so then investors would be offered a redemption opportunity

## **Strategic Opportunities (Growth & Income) Fund**

### **Part Five: Fee Structure**

## Fair Fee Policy

- We only win if you win first
- **No fee** for negative operational performance
- No chiselling from churn

## Contribution Fee

Fee for making the opportunity available	
Standard	___%
Discounted (Foundation)	___%
US Investors	___%

Fees are plus GST

## Management Fee

Recurrent management fee for managing the portfolio	
Base Fee	_____
Performance	Up to a _____ of performance

Fees are plus GST

## Protection Mechanism

Any negative performance must first be \_\_\_\_\_ from future performance before a future performance fee is payable

## Inefficient Asset Purchase / Sale

Finding, negotiating, due diligence, etc. on inefficient assets	
Acquisitions	_____ %
Disposals	_____ %

Fees are plus GST

## Strategic Opportunities (Growth & Income) Fund

### Part Six: Next Steps

## **Next Steps**

- PDS typeset and verified
- Website built
- “Onboarding” tested
- Launch... ??15 May??