

## **Structure**

RIO Property Group Limited is a company incorporated in the British Virgin Islands during July 1997, (IBC Number 239109) with limited liability under the provisions of the British Virgin Islands International Business Companies Act (CAD 291).

RIO closed its previous property investment in October 2018 returning profits of 69.43% in under five years. The reason for early closure was the continuing failure of the UK government to secure any clear solution to Brexit. By September 2018 RIO correctly predicted that such failure would weigh heavily on UK property values, which it did.

Today the political uncertainty which had plagued the market has already begun to dissipate. The result of the general election held in December 2019; a landslide victory for the Conservatives, will almost certainly lead to stability for the UK property market.

RIO tracked the market throughout 2019 and has identified a select group of commercial and residential properties which are undervalued and would benefit from redevelopment. Upon completion they would all offer the potential to deliver returns in line with our target of 55-60% within the 5 year period.

RIO Property seeks to secure land and/or buildings which would benefit from upgrading or redevelopment. All properties within the portfolio will be owned outright and be free of any liens and no mortgage facilities will be used. The monies required to both purchase and redevelop the holdings will be generated by the issue of shares in RIO Property Group Ltd.

The investment is to be structured as low risk and offers an attractive alternative to the normal low risk low return paradigm. It should be noted that shares in RIO Property Group Limited are not available or promoted to members of the general public.

The minimum investment is £25,000.00



**RIO Property Group Limited**

## *Terms and Conditions*

### **Issue of Certificates**

When participating shares are issued, the holder will be entered in the register of members and a certificate will be issued. For the avoidance of doubt, certificates shall not be issued until the subscription monies have been received in terms of the payment instructions set out in the application form.

### **Redemption**

The Redemption Price shall be paid within 45 days after the maturity date on which such shares are redeemed. Requests for redemption on a maturity date will be honoured only if they are received by the Company at least 45 days prior to such a maturity date and if all conditions as to the validity of the redemption request have been fulfilled.

The Company will impose a fee of 5.00% on the amount realised.

The Company reserves the right to reinvest the proceeds of any shares should a maturity notice not be received within a reasonable timeframe.

Share holders wishing to redeem their investment prior to the maturity date, may do so after a period of 24 months, although the Company shall have the right to impose an additional fee:

(a) of 4% of the Redemption Price in respect of shares redeemed after 24 months but within 36 months of their issue.; and

(b) of 3% of the Redemption Price in respect of shares redeemed after 36 months but within 48 months of their issue.

## **Procedure**

A share holder may only affect a redemption by forwarding to the Company a redemption application, or signed notification, which must be received by the Company at least 45 calendar days prior to the maturity date on which the application is to be effected.

The redemption application must indicate the number of shares to be redeemed as well as all useful references to facilitate settlement of the redemption such as the name in which the shares to be redeemed are registered and details of the person to whom payment is to be made.

Except in extraordinary circumstances such as, for example, an inability to liquidate existing assets, or the default or delay in payments due to the Company from brokers, banks or other persons, payment of redemptions will be made within a reasonable time and normally within forty-five calendar days following the maturity date, provided the Company has received all the documents required for redemption.

### **Compulsory Redemption**

Participating shares may be compulsorily redeemed if in the opinion of the Directors, the subscription for, or holding of, the participating shares is, or was, or may be unlawful or detrimental to the interest or well being of the Company, or is in breach of any law or regulation of a relevant country.

### **Term**

RIO Property Group Limited has a fixed term of 5 (five) years from the date of inception for 'B' shares.

### **Charges**

Establishment Charge – 1%

Annual Management - Nil

Administration Fee – Nil

Redemption Charge – 5%