



DUNADD

---

ASSET MANAGEMENT LTD



Ronald M Kennedy – Chairman



Peter A Wylie – Chief Executive



Alan M MacDonald – Deputy Chief Executive



Alan C Burton – Non Executive

*Dunadd Asset Management Limited is the Authorised Corporate Director (ACD) of the Open Ended Investment Company (OEIC) Dunadd Capital Growth Fund (the 'Fund') (FSA Registration Number 460783).*

*Dunadd Asset Management Limited is one of the first companies to recognise the benefits of investing in commercial property development through an OEIC.*

#### THE TEAM

The directors of Dunadd Asset Management Limited also act as the Fund managers of the Dunadd Capital Growth Fund (the 'fund managers') and offer a unique combination of disciplines and talent that delivers an imaginative, dynamic approach to commercial property development and fund management.

#### DUNADD CAPITAL GROWTH FUND

The Dunadd Capital Growth Fund is the first of the funds to be launched by Dunadd Asset Management Limited.

This ground breaking approach offers many advantages to the experienced class of investor such as

- experienced and knowledgeable individuals
- professional clients
- asset managers
- pension fund managers

The investment objectives of the Fund are to acquire properties that have potential for investment growth, primarily by the acquisition of underdeveloped sites and arranging for their development over a variety of timescales. In addition, the Dunadd Capital Growth Fund is structured to mitigate market trends since it focuses on performance from the added value secured from development of sites. Because it invests primarily in immovable property there should always be an intrinsic asset value. More information on planned property developments is available from the ACD.

#### WHO IS THE FUND SUITABLE FOR?

Professional and experienced investors who are –

- Seeking investment access to commercial property development
- Looking for portfolio diversification
- Able to invest a minimum of £20,000
- Focused on medium to long term growth prospects
- Seeking a tax efficient investment
- Looking for an experienced highly motivated team to manage their property investment

#### WHAT ARE THE BENEFITS OF INVESTING IN THE DUNADD CAPITAL GROWTH FUND OEIC?

##### FISCAL CONTROL

The Dunadd Capital Growth Fund has been authorised by and is regulated by the FSA bringing a high level of accountability to the investor. A condition of authorisation by the FSA is that the investor's property in the scheme is held by an independent third party, the depository. HSBC Bank has been appointed to act in this capacity.

##### MANAGEMENT TEAM

The directors of the ACD enjoy a wealth of experience of the financial services and property market which offers the investor the prospect of attractive capital investment returns from direct property development.

##### TAX FREE GROWTH

Capital growth within the OEIC is exempt from CGT and investors will be liable to the new lower rate of CGT on redemption of the shares.

##### TAX PLANNING

The Fund offers investors direct access to their investment by the sale of shares in whole or in part, thereby providing tax planning opportunities on the redemption of shares. Details of the notice period is provided in the Prospectus.

##### BENEFITS OF THE OEIC STRUCTURE

The OEIC offers the flexibility and simplicity of a well understood investment vehicle. It also provides single pricing based on NAV and clear transparent charging.

##### DOCUMENTATION

A prospective investor's IFA or professional adviser must ensure that the client complies with the Anti Money Laundering Regulations and is an eligible investor in a QIS (COLL 8 Annex 1R).

The completed application form, accompanied by the investment should be submitted to the Administrators, Smith & Williamson well in advance of the quarterly dealing date.

## DUNADD – THE PLACE

*A few miles north of Lochgilphead and south of Kilmartin on the banks of the River Add lies Dunadd.*

*It used to be one of the most important places in Scotland, steeped in history and imagery. It was believed to be the capital of the Kingdom of Dalriada and is where the original Scots kings were anointed.*

*It is from these historic impressions and creative inspiration we have taken our brand—Dunadd Asset Management Limited.*



## IMPORTANT NOTICE

This document has been produced for the sole purpose of constituting a communication made to (a) persons who have professional experience of participating in unregulated schemes and who are investment professionals as specified in Article 14(5) of the Financial Services and Markets Act 2000 (Promotion of CIS) (Exemptions) Order 2001 (the "Order"); or (b) persons falling within Article 23(1) of the Order ("certified sophisticated investors") (collectively known as "Relevant Persons")

This document is therefore being communicated on the basis that it is exempt from the general restriction on the communication of invitations to enter into investment activity and its contents have therefore not been approved by an authorised person within the meaning of the Financial Services and Markets Act 2000. This is on the grounds that this document is being made to Relevant Persons only and these Relevant Persons being persons having professional experience in matters relating to investments or persons to whom it may lawfully be promoted. Please be minded that anyone who does not fall within one of the above categories of investor should not take any action in reliance upon this document.

A "Certified Sophisticated Investor" is a person who has a current certificate from an authorised person other than Dunadd Asset Management Limited and dated no earlier than 36 months preceding the date of receipt of this document stating that he is sufficiently knowledgeable to be able to understand the risks associated with participating in unregulated schemes. The person must also have signed a statement in the terms in article 23(1)(b) of the Order. This statement must have been signed within twelve months of the date on which the individual has received this document.

This document must not be distributed or passed on, directly or indirectly, to any person who does not fall within type (a) or (b) above. This material is being supplied to you exclusively for your information and may not be reproduced, forwarded to any other person or published, in whole or in part, for any purpose.

Please note that buying units in a scheme to which this communication relates may expose an individual to a significant risk of losing all of the property or other assets invested.

If you are in any doubt about the investment to which this document relates you should consult a person authorised under the Financial Services and Markets Act 2000 who specialises in advising on investments of the kind described in this document.

The information in this promotion is directed only at persons resident in the UK. It does not constitute an open invitation to buy or sell in any jurisdiction other than the UK. In particular, the distribution of the information contained in this promotion in certain jurisdictions may be restricted by law.

The firm does not give investment advice and anyone thinking of investing must take advice from an authorised advisor.

This document does not constitute a prospectus in the United Kingdom for the purpose of section 85 of the United Kingdom Financial Services and Markets Act 2000.

The information contained in this promotion is published in good faith but no representation or warranty, expressed or implied is made as to its accuracy or completeness and no information on this website constitutes investment, tax, legal or other advice.

## FURTHER INFORMATION

Further information is contained in the Information Memorandum and the Prospectus, both of which are available on request from the ACD.

Advisers are welcome to speak directly to the Fund managers on 0141 887 7341 or, please contact Ron Kennedy on 0141 887 7341 or email [rkennedy@dunadd.org](mailto:rkennedy@dunadd.org)

Dunadd Asset Management Limited, 26 New Street, Paisley PA1 1YB  
Telephone – 0141 887 7341 [www.dunadd.org](http://www.dunadd.org)

Authorised and regulated by the Financial Services Authority – number 460783  
Registered in Scotland – number SC 283417.