



# CARLTON JAMES

GLOBAL INVESTMENT GROUP

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**DAF** | Diversified Alpha  
Fund

# ABOUT CARLTON JAMES GROUP

- Founded in **2012** as a private investment group
- **Proactive approach** to investing
- Funds raised across the group **exceed \$125m USD**
- Executive leadership **receive requests for commentary** regarding investing, business and economics worldwide



# MARKET EXPERTS



**Simon Calton**  
Founder & CEO

- Co-founder Carlton James Group (202)
- Over 17 years of industry experience
- Successfully sourced and packaged deals in both the US and the UK
- Contributed to numerous publications on property and global economic investment including Forbes, Wealthmanagement.com and Bloomberg



**Bob Pain**  
Chairman

- Over 30 years of total industry experience in international investment & life insurance
- 20+ years with Friends Provident International; numerous senior management positions including being a member of the Board
- Previously MD and Chairman of the Board of Investors Trust, an international insurance company licensed & regulated by the Cayman Island Monetary Authority



**Chris Phillips**  
Commercial Real Estate Advisory

- Over 40 years experience in UK & International corporate finance and real estate
- Chairman of London & Newcastle – a mixed use developer in residential locations across London
- Chairman of Places for People – a regeneration real estate group with \$4bn USD in assets
- Non-exec Chairman – Triple Point Social Housing REIT plc



**Graeme Alfille-Cook**  
Investment Debt Specialist

- Highly experienced financier and business leader
- Previous MD of Lloyds Bank Real Estate Development
- Subsequent roles at Apex Airspace and Urban Exposure in asset and product strategy
- Delivered structured innovative financing solutions for numerous large scale, high-worth, developments

# REGULAR ECONOMIC CRASHES



Nov 1973 – Mar 1975  
End of Gold Standard



Oct 1987 – Sep 1989  
Black Monday



Jul 1990 – Mar 1991  
Savings and Loan Crisis



Mar 2001 – Nov 2001  
Dot Com Bubble



Dec 2007 – Jun 2009  
Subprime Mortgage Crisis



Dec 2019 – present  
Present Coronavirus Pandemic

# DAF FUND OVERVIEW



Cayman Island  
regulated mutual  
fund



Invest in carefully  
selected venture  
debt  
opportunities



The DAF fund is  
USD currency and  
is monthly traded



An international  
fund available  
through multiple  
leading platforms

# DAF FUND OBJECTIVES



Protect capital  
against excessive  
market volatility



Deliver targeted  
core net return of  
8% per annum

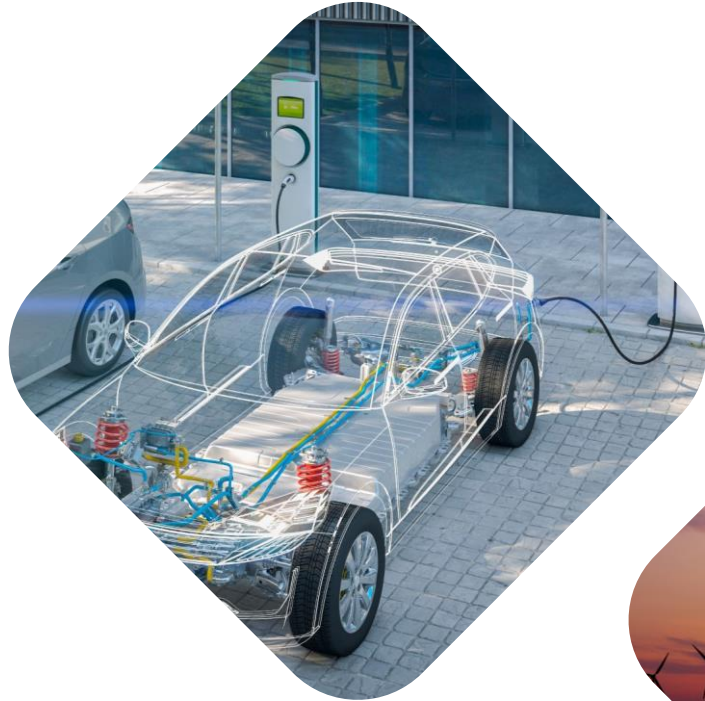


Additional 'Alpha  
Strategy' for potential  
of greater returns



Plan and prepare  
for all market  
conditions

# DAF: SECTORS



**TECHNOLOGY**

**ENERGY &  
RENEWABLES**



**SPORTS, MEDIA  
& ENTERTAINMENT**

**COMMERCIAL  
REAL ESTATE**



*“Delivered over all stages of the economic cycle”*

# DAF: SECTORS

## TECHNOLOGY

- DAF makes loans for ‘Complimentary’ technologies – easy to deploy into the existing market
- Technology enables cost saving and promotes efficiency for companies and people, usually gaining more traction in an economic downturn
- DAF typically lends to technology companies working in its other key target sectors

*“Delivered over all stages of the economic cycle”*



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# DAF: SECTORS

## SPORTS, MEDIA & ENTERTAINMENT

- Media – defensive sector, Sport ‘speeding bullet’ for growth
- Historically strong returns across all stages of the economic cycle
- Gives the fund great opportunity for alpha returns over and above the 8% target



*“Delivered over all stages of the economic cycle”*

# DAF: SECTORS

## COMMERCIAL REAL ESTATE

- Marketplace is cyclical - follows general economic health
- Mass data makes CRE easier to prepare for in all stages of the economic cycle
- DAF makes secured lending facilities against all developer assets, not against a specific site

*“Delivered over all stages of the economic cycle”*



# FUND SERVICE PARTNERS

## Administrators



- 20 years established with \$574bn AUM
- Global offices worldwide with in multiple jurisdictions

## Auditors



- Top 10 accounting firm

## Due Diligence



- 200 years
- 90% Fortune 500

# DAF: INVESTMENT DEAL FLOW

## Partnership

- Seat on the board
- Proactive involvement

## Lending

- Senior debt
- \$150 thousand-\$5 million
- 12-24 month tranches
- Secondary Business Plans with milestones
- Securities against lending

## Company

## Due Diligence

- Continued demand
- Internal 9 point scoring system
- External DD & Feasibility with D&B

## Loan Repayment

- Core return: 9-12%

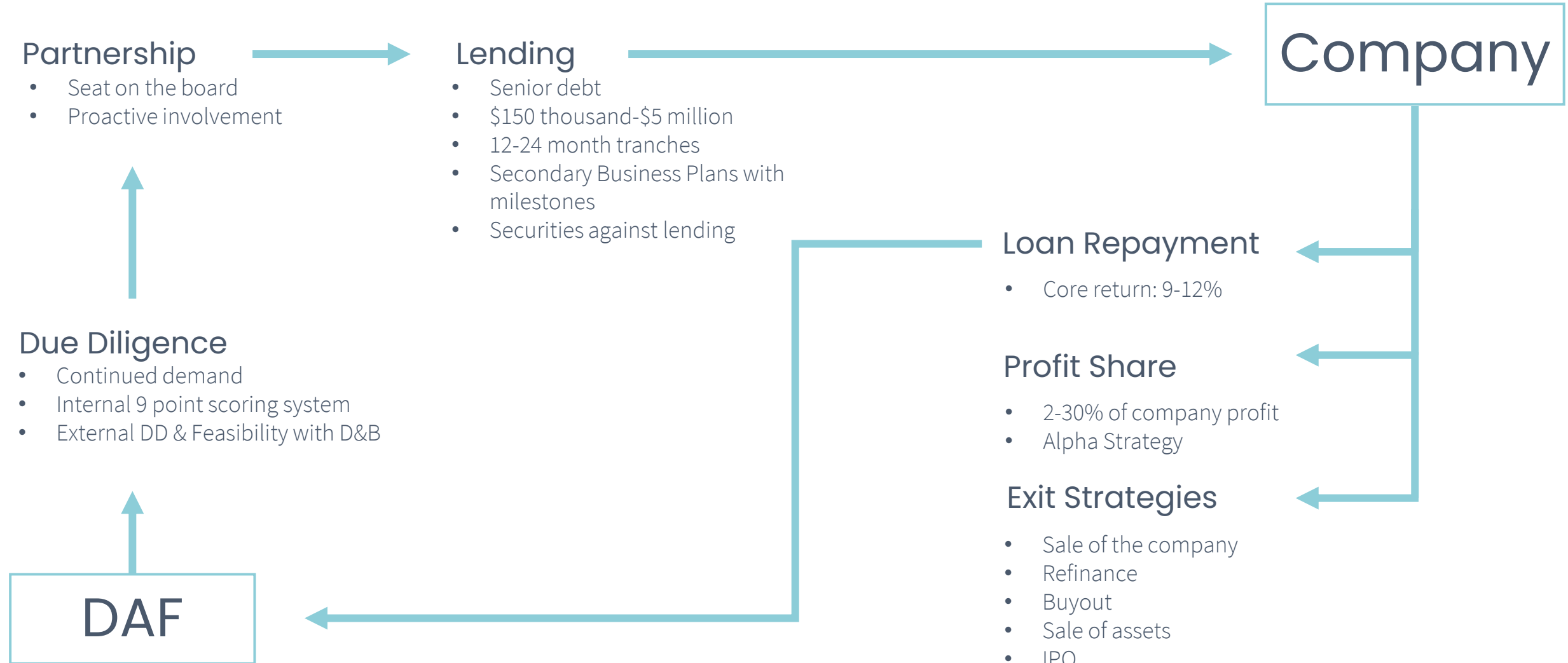
## Profit Share

- 2-30% of company profit
- Alpha Strategy

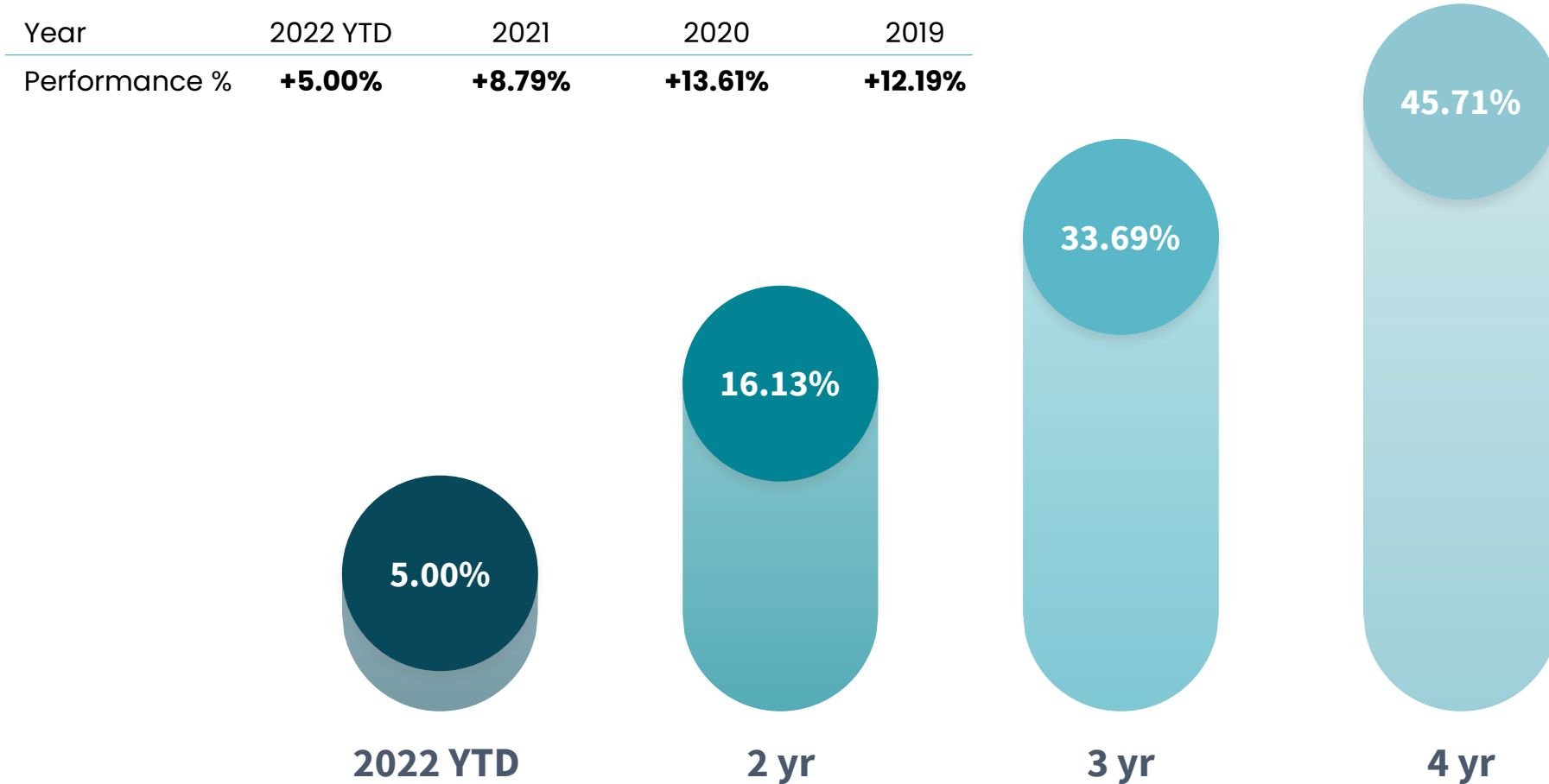
## Exit Strategies

- Sale of the company
- Refinance
- Buyout
- Sale of assets
- IPO

DAF



# DAF: CUMULATIVE FUND PERFORMANCE



\*USD Share Class 1 Performance shown. Data correct as of September 2022.

# WHY CHOOSE DAF



Carefully managed long term risk strategy



Exceeded targeted net return year on year



Targeted core return of 8% plus potential of higher returns



Platform availability and Easy investment process



Executive leadership renowned for their macroeconomic knowledge



Strict internal & external due diligence process to validate any investment decisions



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## Q&A

### Disclaimer

Carlton James Group portfolio weightings change on a monthly basis. The percentages are rounded to 2 decimal places, as a result, total weightings may not equal 100. The views expressed in this report are not intended as an offer or solicitation for the purchase or sale of any investment or financial instrument. The views reflect the views of the Carlton James Group at the date of this document and, whilst the opinions stated are honestly held, they are not guarantees and should not be relied upon and may be subject to change without notice. The information contained in this document does not constitute investment advice and should not be used as the basis of any investment decision. References to specific securities are included for the purposes of illustration only and should not be construed as a recommendation to buy or sell these securities. The Carlton James Group has not considered the suitability of this fund against any specific investor's needs and/or risk tolerance. If you are in any doubt, please speak to your financial adviser. The fund data displayed is designed only to provide summary information and the report does not explain the risks involved in investing in the fund. Past fund performance is no guarantee of future fund performance. Any decision to invest must be based solely on the information contained in the Prospectus, Key Investor Information Document and the latest report and accounts. The fund's prospectus and key investor information documents are provided in English and available on request. Please note that the Carlton James Diversified Alpha Fund is a regulated Cayman fund.