

# PRIVATE EQUITY (ESG) FUND INC

FUND INVESTMENT SUMMARY

## WHY INVEST IN THE PRIVATE EQUITY (ESG) FUND INC



**Venture Capital/Private Equity Return.** In The Risk and Return of Venture Capital (NBER Working Paper No. 8066) the average return is almost 700%. About 15% of the companies that go public/are acquired achieve returns greater than 1000%.



**Target Company.** The early-stage private companies asset is Unique, irreplaceable and monopolistically located between the British Museum and the Tate Modern in Central London with access to 45m people within 45 minutes.



**Investment Timeframe.** Initial subscription amount is expected to be fully distributed and returned within 18 months. The Fund term is three (3) years to seven (7) years. Equity holding periods for private equity have averaged 5.4 years in 2020.



**Complementary Asset Class.** Allocations to private equity could prove complementary for investors looking to improve overall portfolio returns and gain exposure to the substantial pool of investment opportunities beyond the stock market.

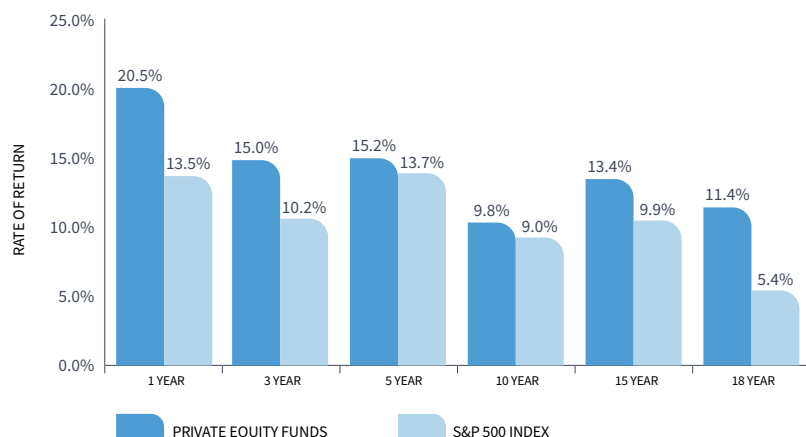


## INVESTMENT OBJECTIVE AND STRATEGY

The Fund's investment objective is to achieve superior capital appreciation through an investment in the "Target Company" which is an early-stage private company that will have a sustainable, environmental and social impact and the company's operations are consistent with a number of government policies specifically related to climate change and education. The "Target Company" is expected to benefit from the economic recovery post Covid-19 and the ongoing economic development and growth of London. The Target Company's corporate board will be diversified and have strong governance policies with independent directors.

## FUND COMPARISON

Comparison performance of private equity funds globally and S&P 500 index in different time periods over the last 18 years.



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## QUICK FACTS\*

Asset Class	Private Equity
Structure	Private Fund
Regulation	Cayman Islands Monetary Authority
Domicile	Cayman
Launch Date	Estimated 01.03.2022
Sub Fund Base Currency	GBP
Share Class Currencies	USD/GBP/EUR
Dealing frequency	Closed Ended
Legal advisor	BGA Law (Cayman) Limited
Investment Advisor	Castlestone Management LLC
Administrator	Bolder Fund Services (Netherlands) B.V.
Auditor	Baker Tilly (Cayman) Ltd
Bank	Northern Trust
Leverage	No
Management Fee	1.75%
Participation Fee	20%

## RISKS

Investment in the Fund carries substantial risk. There can be no assurance that the Fund's investment objective will be achieved, and investment results may vary substantially over time. Investment in the Fund is not intended to be a complete investment programme for any investor. Prospective investors should carefully consider whether an investment in the shares is suitable for them in light of their circumstances and financial resources (see further under "Risk Factors" in the Offering Memorandum). There is a possibility that prospective investors could lose all their investment. If you are in any doubt about the contents of the Offering Memorandum you should consult your professional financial advisor.

## TIMEFRAME (ESTIMATED TARGET)

DATE	ACTION
FEB-APRIL 2022	> SUBSCRIPTIONS
JUNE 2022	> OPTION AGREEMENT TO PURCHASE
AUGUST 2022	> PLANNING APPROVAL PROCESS
JUNE 2023	> COUNCIL PLANNING APPROVAL
OCTOBER 2023	> SERIES 2 RAISING FROM PRIVATE EQUITY FUNDS
NOVEMBER 2023 (18 MONTHS)	> INITIAL SUBSCRIPTION REPAYMENT > FULL INVESTMENT RETAINED
3-7 YEARS	> REALISATION OF FULL INVESTMENT

**The Fund will be registered as a Private Fund (closed-ended fund) with the Cayman Islands Monetary Authority under the Private Funds Act, 2020 of the Cayman Islands. No Cayman Islands authority has commented upon the contents of this Offering Memorandum or the merits of an investment in the Shares. Moreover, the investment activities of the Fund will not be regulated or otherwise overseen by the Cayman Islands Government. The Fund is not required, and does not intend, to register as an investment company under the 1940 Act, in reliance upon an exception available to privately offered investment funds in the United States of America.**

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