

# RIO PROPERTY GROUP LIMITED



1 January 2022

## MANAGER COMMENTS

RIO Property Group closed the fourth quarter with a gain of 0.97%. Since launch this investment has remained on target and has posted net returns to date of 18.75%. This is another investment that has outperformed, recording seven consecutive gaining quarters, much to the satisfaction of the members who are invested. I visited two of our four projects during December and am happy to report that both are now firmly on target, this despite December storm damage, lockdowns, material shortages and delivery issues. The team have continued to deliver what can only be described as a considerable effort to overcome these issues and ensure that projects remain on schedule.

While rising inflation is currently grabbing the headlines, the direct effect on pricing could be minimal as property values have a much stronger link with economic growth. The number of households in the UK are forecast to increase by 160,000 a year over the next seven years. This would be equal to the average number of properties built each year between 2010 and 2019. In conclusion, this would indicate that the imbalance between demand and supply will persist. The average UK house price continued its rise in 2021.

## INVESTMENT OBJECTIVE

The investment objective is to provide capital appreciation from a combination of renovation and development projects.

The projects are UK based and predominantly in prime city locations.

RIO has secured a select parcel of commercial properties that will immediately benefit from a change of use from commercial to residential. Importantly all properties within the portfolio are owned outright, there are no mortgage or leases utilised to purchase land or buildings and the redevelopment cost are also financed in cash terms.

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.

## INFORMATION

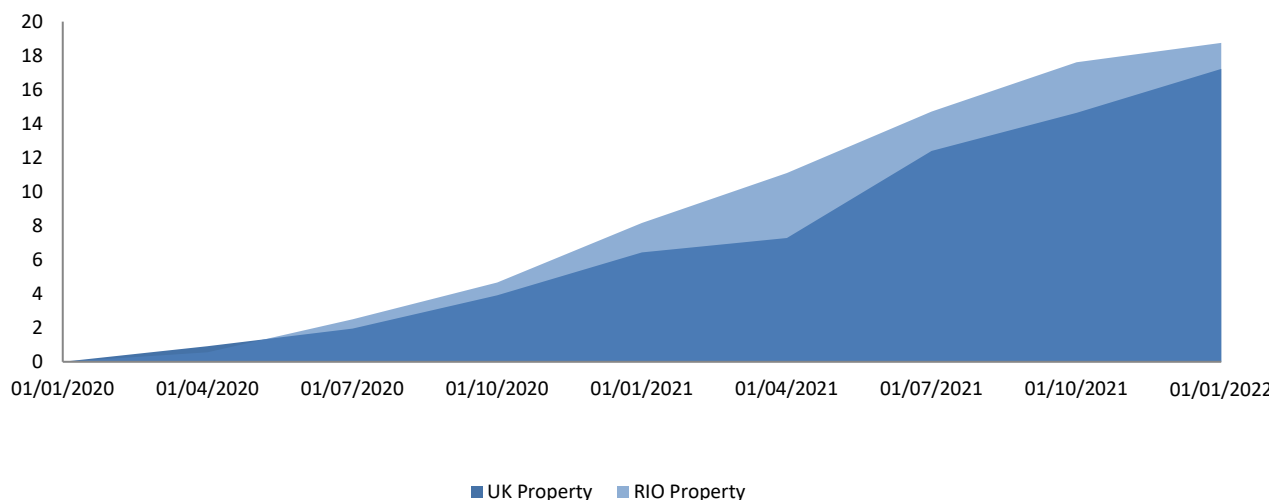
NAV	118.75
Launch Date	January 2020
Investment Manager	William Gray
Currency	GBP
Minimum Investment	25,000
Establishment Charge	1.00%
Annual Management Fee	0.00%
Administration Fee	0.00%
Dealing Frequency	Quarterly

## INVESTMENT MANAGER

RIO's Investment Manager has vast experience having designed, launched and managed several Government licensed mutual funds over the past two decades. He has actively traded stocks, bonds, currencies and commodities with some degree of accuracy. A proven track record combined with all the advantages of an experienced multi asset fund manager.

PERFORMANCE	YTD	3m	6m	1Yr	2Yr	3Yr	5Yr	S/L
RIO Property Group	9.79	0.97	3.51	9.79	18.75	-	-	18.75
UK Property Market	10.14	2.25	4.29	10.14	17.22	-	-	17.22

## CUMMULATIVE PERFORMANCE (Since Launch)



The performance of the UK Property Market (the benchmark) is provided for comparative purposes only.

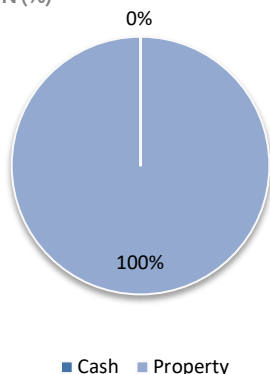
This document is not an offer of investment. Subscriptions for shares in the RIO Property Group Ltd can only be made on the basis of the current literature and The RIO Club operates strictly on a referral only basis. Past performance is not a guide to future performance and there can be no assurance that the investment objective(s) will be met. The value of investments and the income from them can fall as well as rise and is not guaranteed. Investors may not get back the full amount invested. Changes in the rates of exchange between currencies may cause the value of investments to diminish or increase. Current tax levels and reliefs may change and depending on individual circumstances this may affect the investment return. For further information please refer to the terms and conditions.

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## ASSET ALLOCATION (%)



## VOLATILITY & RISK (Since Launch)

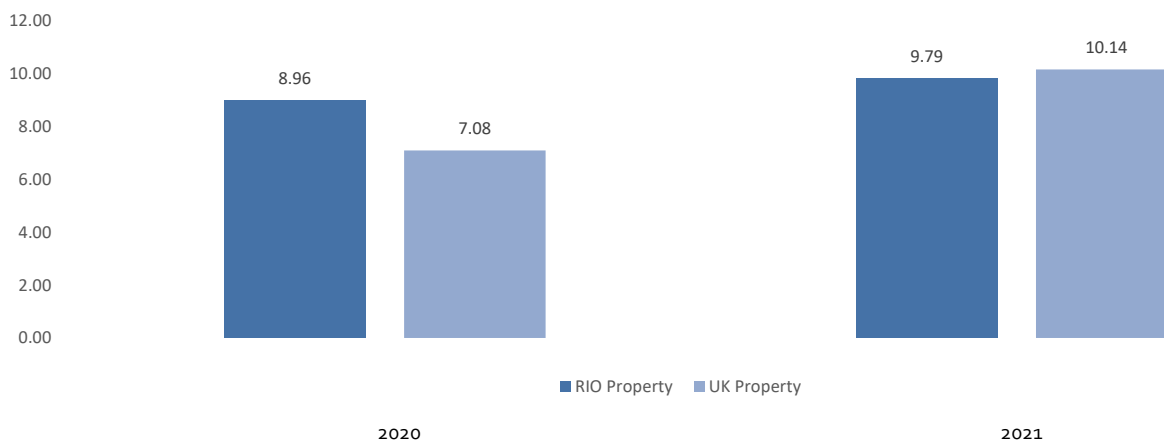
	RIO Property	UK Property
Annualised Volatility	3.99%	2.74%
Return for Period	18.75%	17.22%
Best Quarterly Return	3.34%	4.78%
Worst Quarterly Return	0.56%	0.79%
Risk / Reward Ratio	18.75:1	17.22:1

The risk/reward calculation is a division of net profit (the reward) by the price of your maximum risk. Any investor should determine their acceptable risk, but it is always best to be more conservative with risk than aggressive with reward.

## MONTHLY PERFORMANCE FIGURES (%)

	2020	2021	2022
January		3.34	0.97
February	-	-	
March	-	-	
April	0.56	2.72	
May	-	-	
June	-	-	
July	1.93	3.26	
August	-	-	
September	-	-	
October	2.10	2.52	
November	-		
December	-		

## PERFORMANCE FOR CALENDER YEARS (%)



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