



MONTREUX CARE HOME FUND

Asset Fundamentals

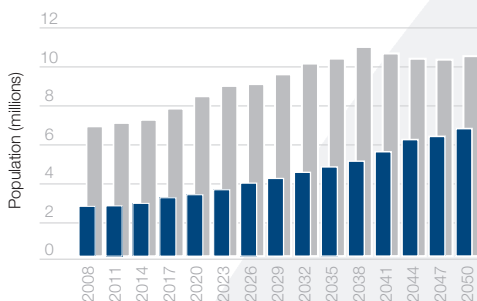
- Access to the residential care sector - an uncorrelated and growing asset class with low volatility and demonstrably strong fundamentals;
 - Rising UK demographics.
 - Growing private sector.
 - High occupancy levels.
 - Consistent high yields.
 - Opportunities for development discounts.
- Valuations of Care Homes in the UK are based on a multiple of EBITDAR* as opposed to just bricks and mortar. This ensures low volatility within the asset class as valuation models are determined by secure and regular income streams.

* Earnings Before Interest, Taxes, Depreciation, Amortisation and Rent.

UK Elderly Population Projections 2008-2050.

Source: Eurostat

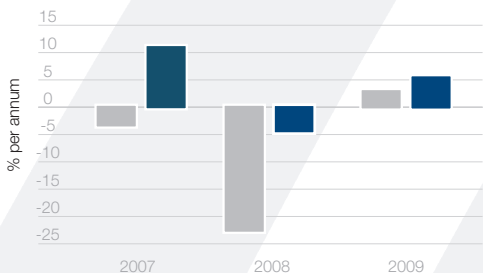
■ Age 80+ ■ Over 65



Historical sector performance total return - %pa.

Source: IPD

■ All Healthcare Property ■ All Property



Montreux Care Home Fund is established as a SICAV SIF.

The Fund is restricted to Institutional and other 'well informed' investors.

The Montreux Care Home Fund is a Dedicated Fund of KMG SICAV – SIF, a Luxembourg-registered "Société d'Investissement à Capital Variable" organised under Luxembourg Law of 13th February 2007 relating to specialised investment funds (SICAV-SIF). The KMG SICAV-SIF is domiciled in Luxembourg. The Luxembourg regulator is "Commission de Surveillance du Secteur Financier" (CSSF). In accordance with the risks associated with the Montreux Care Home Fund, the shareholders have to be "well-informed",

"institutional/professional" investors. No guarantee is given or intended as to the completeness, timeliness, or adequacy of the information provided herewith. Past performance of any investment is not always indicative of future performance and investments are subject to fluctuations in exchange rates. The value of the fund and its share classes are calculated without taking into account any placement or redemption fees and assuming constant reinvestments of dividends. The information given on this page does not constitute an offer nor a product recommendation, it is provided for individual information purposes only. This is not a fund offering as specified by law. Such a document is obtainable free of charge at the registered office of KMG SICAV – SIF.

Fund details

- Fund will purchase and manage high-end residential care homes in the UK. The homes will already have high occupancy levels and may be purchased below current values, thereby offering an immediate return to the Fund.
- Target returns 10-12% and derived from secure income streams and capital discounts on initial purchases.
- Fund NAV's are calculated in Luxembourg independently of management team. Secure Fund structure regulated in Luxembourg by the CSSF.
- Fund advised by King Sturge LLP, Healthcare property specialists.
- Strong liquidity strategy more appropriate to current market conditions.
- Availability via Portfolio Bonds and other wrappers, providing access to well-informed investors.
- Available in GBP, USD and EURO. Each share class has its own independently calculated NAV.
- Launch 1 July 2011.

Montreux Capital Management is a specialist Swiss investment firm with a global institutional and private client base. Established in 2010, we aim to provide a platform of uncorrelated and regulated funds, with a strong emphasis on discipline in the investment process.

It is our aim to offer our investors an investment management environment that consistently generates superior returns by limiting risk and volatility with little or no correlation to traditional markets.

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