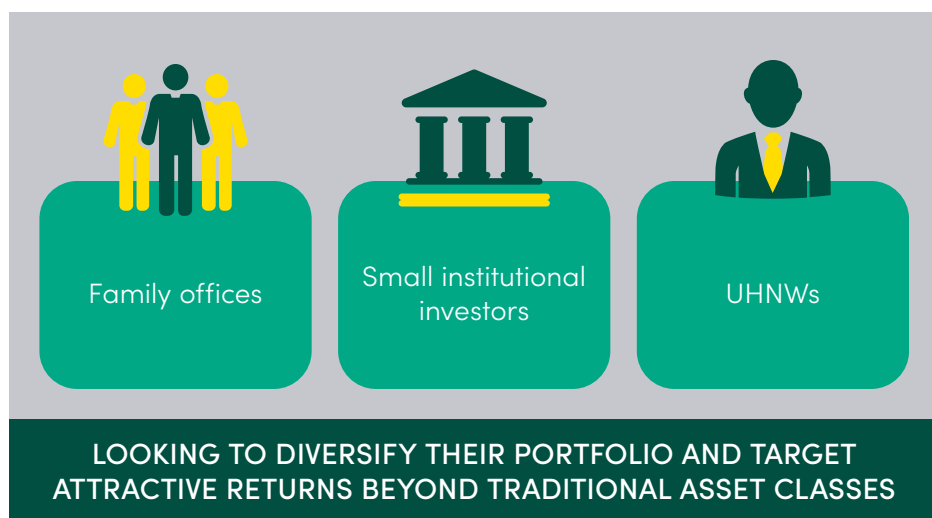


# Specialists in alternative investments

Founded in 2010 and headquartered in London, Connection Capital provides family offices with direct access to deal-by-deal private equity, commercial property and mezzanine finance investments, as well as access to institutional grade, specialist alternative asset funds.

## Typical clients



## How does it work?

- Our specialist team sources, structures and undertakes rigorous due diligence on UK private equity, commercial property and private debt deals, as well as alternative asset funds.
- We look for unique opportunities that are not widely available and present only the very best to our clients. Investments are offered on a deal by deal, self-select basis.
- We actively manage the investments through to exit, providing regular reporting in the interim.

## Our approach to alternative investments: typical characteristics

	Private equity	Commercial property	Private debt	Alternative funds
Area of focus	<ul style="list-style-type: none"> <li>• Later stage established companies</li> <li>• MBO &amp; growth capital</li> </ul>	<ul style="list-style-type: none"> <li>• Quality tenants</li> <li>• Long income</li> </ul>	<ul style="list-style-type: none"> <li>• Flexible funding packages</li> </ul>	<ul style="list-style-type: none"> <li>• Diversified, uncorrelated and specialist strategies ranging from credit to venture style risk/return profiles.</li> </ul>
Annual yield	Up to 10%	c5%	9%-15%	Strategy dependent
Target money multiple/IRR (net of all fees)	3x plus	10%-15%*	1.5x-2.5x	1.5x-3.0x plus
Investment duration	3-5 years	3-5 years	1-5 years	3-8 years

\*Average annual return (net of all fees). This table is provided for illustrative purposes only and its contents are not guaranteed. Each investment opportunity will have its own specific details which will be fully covered in the respective Investment Proposal. 'IRR' or internal rate of return is a cashflow driven measure of return which takes into account reinvestment.

## Selected exits

January 2021

Carter Accommodation



Temporary accommodation for UK infrastructure projects

Trade sale 4x investment return

March 2021

Virgin Wines



Online wine retailer

AIM listing delivered 7.6x investment return

## Selected deal completions

June 2021

DN Capital Fund 5



Tech-focused venture capital fund

Target investment return 3.6x

January 2020

Cargostore



Global specialist transport and storage container business

£24m secondary MBO

May 2021

Bredbury Hall and Country Club



Hotel and Country Club set in seven acres of landscaped gardens

£4.4m senior debt acquisition

## Why join?

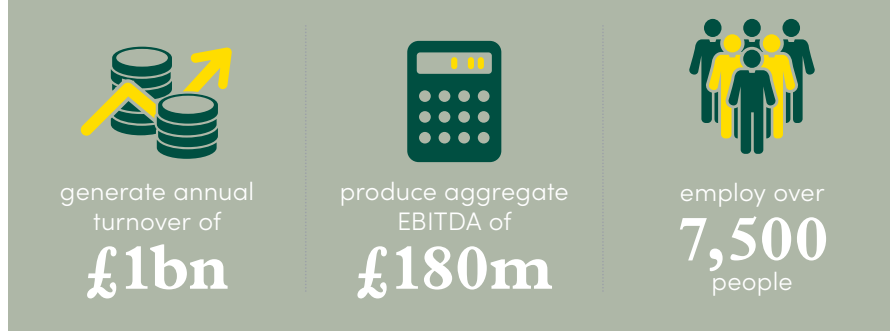
- Target institutional returns (capital growth and income yield) with your capital.
- Access hard-to-find alternative investment opportunities which are sourced, structured and managed by our experienced investment teams.
- Diversify your portfolio beyond traditional asset classes.
- Choice and control: Self select your investments at your discretion. Build your own bespoke alternatives portfolio.

## Vital statistics



All figures accurate as at 31 March 2021. Returns are net of all charges.

### Connection Capital private equity investments:



Data is based on current year expectation of the live portfolio and data at year of sale for exited investments. Data includes lead and syndicated investments. "EBITDA" or earnings before interest, tax, depreciation and amortisation is used as a way of valuing companies.

### Important information:

Connection Capital LLP is authorised and regulated by the Financial Conduct Authority ('FCA'). Connection Capital LLP does not provide investment or tax advice. Capital is at risk. Investment values may go down as well as up. Past performance is not a reliable indicator of future results.

T: 020 3696 4010

E: [hello@connectioncapital.co.uk](mailto:hello@connectioncapital.co.uk)

## Don't miss out

### You must be registered with us to access our investment opportunities.

If you are an experienced investor and would like the opportunity to invest through Connection Capital, we require you to register with us. This is to ensure you qualify as a 'professional client' with sufficient experience to make your own investment decisions, in line with FCA guidance for the types of investments we offer. Registration is free, simply visit [www.connectioncapital.co.uk](http://www.connectioncapital.co.uk) and select 'Register'. Professional clients are not afforded the level of protection a retail client would receive.