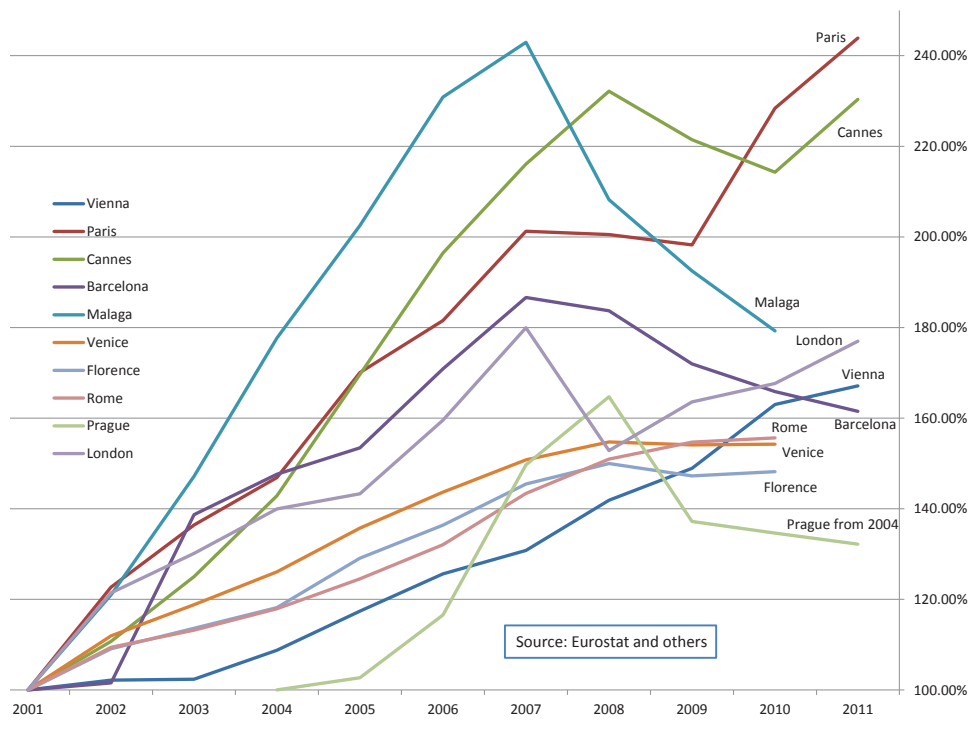


Shared ownership and enjoyment of  
 overseas residential properties

## Prime Property in Central Paris Gains 19.7% in value over 12 months (Source: Paris Notaires)

The colourful, if somewhat ungainly, chart opposite is Rocksure's best effort at collating and presenting the movement in prime property values in central locations in each of the 10 Capital Fund destinations during the last 10 years, based on information obtained from a variety of sources at the destinations themselves.

As everyone knows, property values can go down as well as up, the past is no guide to the future, and our chart must definitely be regarded as indicative not dependable, but we hope that it will nevertheless be helpful.



## Venice Comes Closer

We are glad to report that we have now found an apartment in Venice which ticks all the boxes. It is on the first floor of a good building, with lots of light, and is located just ten minutes' walk from St. Mark's Square. The buying process is under way and we hope that it will belong to the Fund before the end of the year.



# Barcelona is Ready for Shareholders

We are delighted to be able to tell you that Shareholders in the Capital Fund are now able to enjoy their apartment in Barcelona in addition to Paris and Florence. And, next year, so will all other Rocksure Shareholders under the Inter-Fund Programme.

Josie Hemingway, the designer, has done a great job, as the not-quite-finished photographs below will show you. There is a splendid Master Bedroom with a king-size bed (and a small bedroom off it with bunk beds for young children); a twin-bedded room, also with an ensuite bathroom; a spacious sitting room / dining room and library; and a kitchen and guest bathroom. It all adds up to 2,200 sq. ft. (204 sq. mtrs.) which is much larger than promised.



Living room, Barcelona



Master Bedroom, Barcelona



View from apartment



## Recent Shareholder Comments:

**From Florence...** "The apartment was fantastic, the location was spot-on, the views were stunning and we had a great time!"

**From Croatia...** "Please send my regards and compliments to the Rocksure directors on finding such a superb house. The house is absolutely beautiful, Giovanni and Lorian are great and are looking after us very well".

**From Phuket...** "We had an excellent time. The villa is very good and the food was extraordinarily good. The food was genuinely top quality and copious. Great house, great service, hard to complain!"

## A Clarification

Some people have the impression that a Rocksure investment is "locked up" for the life of the particular Fund.

While it is true that no Shareholder has ever asked to exit a fund (which indicates a high level of satisfaction) an Investor can exit at any time on a one-in one-out basis and with no fee.

# More than 100 Partner Properties by next year

## A Huge Increase in Shareholder Choice

Those considering an investment in one of the open Rocksure funds should be aware of the huge expansion of the Partner Properties Programme taking place now and over the coming months and years.

Every Rocksure Shareholder receives an allowance of Rocksure Pounds (*aka* points) each year which they can use as they wish: to enjoy their own properties, to stay at properties belonging to all the other Rocksure funds through the Inter-Fund Programme (paying half the cost in Rocksure Pounds), or to visit one of the Partner Properties on the same terms.

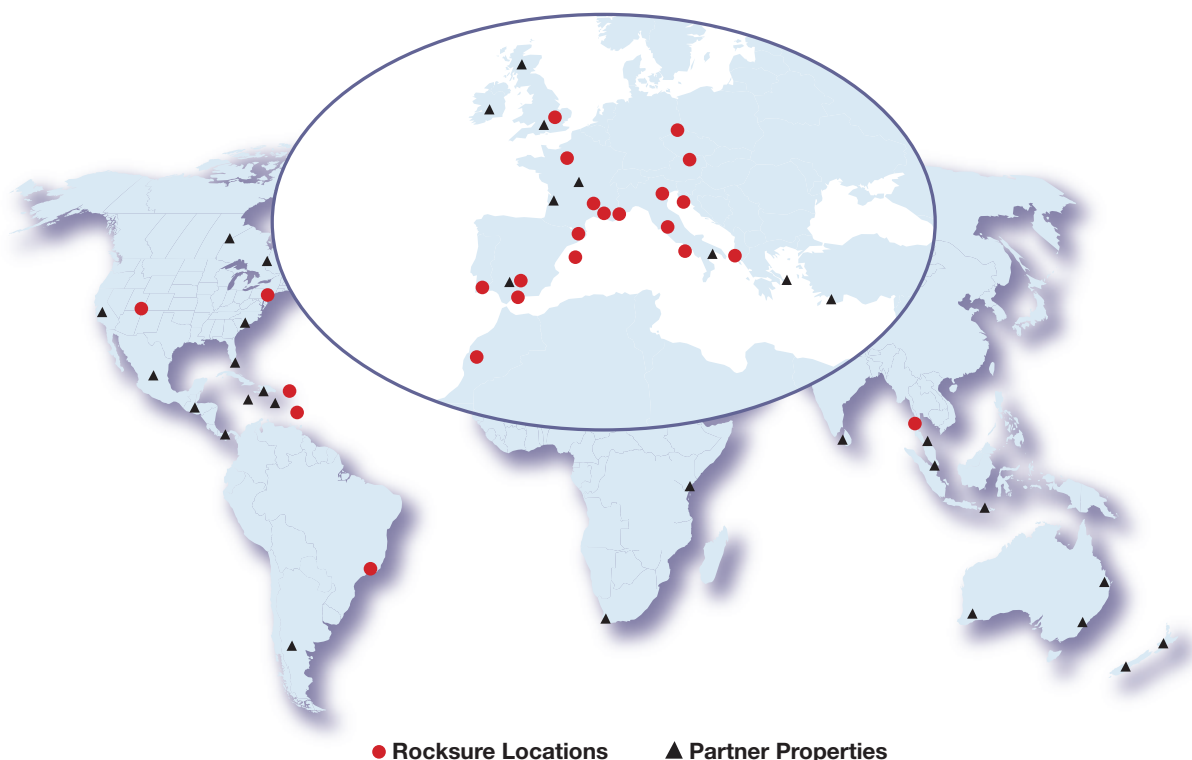
However successful Rocksure becomes, it will never own a beautiful house in every attractive holiday destination around the world. Since we want Rocksure

Shareholders to be able to use their Rocksure Pounds as widely as possible, we are assembling a portfolio of privately-owned houses and apartments of a similar standard where owners have all agreed to accept Rocksure Pounds for half the rent and there is no restriction on how far ahead a booking can be made.

New Investors can receive an allowance of Rocksure Pounds as soon as their subscription has been accepted so will be free to use a great range of properties while their own are being purchased.

We expect there to be 300 or more by the end of 2012.

The map below will be out-of-date as soon as it is printed, but it will give you an idea of the range.



Andalucia



Apartment in Sydney



Spain



France

# The Crystal Fund to Buy in Provence

Provence in Southern France is blessed by the sun, offers delicious food and wine in markets and restaurants, boasts magnificent monuments of ancient Rome, and has towns, villages and countryside which charmed the Impressionists. What a place to have a home!

And what about the sea? Well, there's a stretch of coastline near Toulon (just east of Marseilles) which is very attractive. It is only 70 kilometres from St. Tropez, and 60 minutes' drive from the stunningly beautiful town of Aix en Provence and the picturesque Luberon hills beyond.

This is where we are searching for the best property at the best price.

**Next in line will be the lovely Caribbean island of St. Lucia**



Beach near Toulon



St. Lucia

## Comparison of Buying Abroad

### Buying your own Villa

*(1 house)*

#### Capital Cost

<i>(including transaction fees and furniture)</i>	£1,400,000
Deposit of	£226,000
Mortgage of	£1,174,000

#### Annual Cost

Interest (at 5%)	£58,700
Utilities	£10,000
Upkeep	£20,000
Management	£10,000

**Total Annual Outlay £98,700**

### Investing in the Crystal Fund

*(6 houses)*

#### Capital Cost

<i>(including transaction fees and furniture)</i>	£226,000
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#### Annual Cost

Annual Management and Maintenance Charge	£4,800
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**Total Annual Outlay £4,800**

## Questions and Answers

### Q. Why is Rocksure the best way to invest in overseas residential property right now?

A. The amounts of money are small in property terms, the risks are spread over different countries (and sometimes currencies), no long-term borrowings, all the properties are managed, staffed and maintained by Rocksure funds, there is a planned exit after 7-10 years, and there is a guaranteed and tax-free annual income in the form of the market value of the weeks of enjoyment of the houses and apartments.

### Q. Why invest now when the global economy is in such disarray?

A. As Warren Buffett says: "When everyone is selling, buy". NOW should be the time to buy when prices are low, to turn cash into appreciating assets, to decide whether there's a better chance of doubling one's money in overseas property than in the up-and-down stock market (where any income is heavily taxed, too) and to buy future holidays forward as a hedge against inflation.

[www.rocksure.com](http://www.rocksure.com)

Rocksure's professional advisers:

**Principal Bankers** - RBS Coutts

**Accountants** - Grant Thornton

**Lawyers** - Ogier, Grand Cayman  
Cummings, London

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