



VM WEALTH PROPERTY FUND

An Individual Fund of VM Wealth Funds Limited, a company incorporated under the Companies Act, Cap. 308 of the laws of Barbados and licensed as a mutual fund under the Mutual Funds Act, Cap. 320B of the laws of Barbados.

An Individual Fund Supplement to the Prospectus

Continuous Offering

Issue/Publication Date: January 24, 2024

VM WEALTH PROPERTY FUND (Class D Redeemable Shares)

This Individual Fund Supplement sets out the specific details for the VM Wealth Property Fund, a class of non-voting redeemable shares in the capital of VM Wealth Funds Limited (also referred to as the “Fund”, the “Company”, the “Offeror” or the “Issuer”). This Individual Fund Supplement is supplemental to the Prospectus [dated January 24, 2024](#) (the “Prospectus”) and must be read in conjunction with the Prospectus.

SUMMARY

Capitalised terms used in this Individual Fund Supplement shall have the meanings assigned thereto in the Prospectus unless stated otherwise below.

Administrator and Investment Manager	VM Wealth Management Limited Regus, One Welches Welches, St. Thomas, Barbados
Annual Management Fee	1.75% of the Total Assets
Class D Redeemable Shares	Non-voting redeemable Shares without nominal or par value in the capital of the Company.
Custodian Trustee Fee	A fee, not exceeding 0.20% per annum of the Net Asset Value, is payable to BCSDI Custodian Trust Services Inc. Barbados Stock Exchange Building, 8 th Avenue Belleville, St. Michael, Barbados.
Fees and Expenses	<p>The Annual Management Fee, the Custodian Trustee Fee, the Sales Charge and the Redemption Fee as indicated in this Individual Fund Supplement (if applicable).</p> <p>The VM Wealth Property Fund will bear the cost of other expenses including administration, audit, legal, advertising, printing and stationery costs applicable to the VM Wealth Property Fund.</p> <p>The commission that will be paid to the Investment Manager is 100% of the Sales Charge.</p>
Investment Amount	The total amount paid for the Subscription of Shares in an Individual Fund.
Investment Objectives	The investment objective of the VM Wealth Property Fund is to provide long term capital appreciation generally through investment in real estate both in the commercial and residential markets. No dividends will be paid by this fund, as all income will be reinvested.
Investment Restrictions	Persons under 16 years of age cannot own mutual funds.
Minimum Initial Investment Amount	BDS\$5,000.00

Minimum Additional Investment Amount	Multiples of BDS\$1,000.00
Minimum Account Balance	500 shares
Net Asset Value	The fair market value of the Shares comprised in an Individual Fund less the current liabilities owed by that Individual Fund. The Net Asset Value will usually be calculated weekly on the Valuation Day as set by the Fund and settlement for all Class D Redeemable Shares tendered for Redemption will be made in Barbados currency.
Net Asset Value per Share	The amount realized when the Net Asset Value of an Individual Fund is divided by the number of issued and outstanding Shares in that Individual Fund.
Redemption	<p>The Class D Redeemable Shares may, subject to the Articles and By-laws, be tendered for Redemption at any time at the option of the holders thereof.</p> <p>If the Company is made aware that any Class D Redeemable Shares are being held by or on behalf of non-eligible investors, or held by any person in breach of the law or any other reason which the Company believes in its sole discretion could impact negatively on the integrity of the Fund, then the Company may upon giving the Shareholder 30 days' notice compulsorily redeem such Shares by paying to the holders thereof the Net Asset Value per Share at the Redemption Day.</p> <p>The Company may in its discretion, upon resolution of the directors, effect a Redemption of the Class D Redeemable Shares at the Net Asset Value in respect of the Shareholder whose account, due to Redemptions by the Shareholder, have at the date of such resolution, a value of less than BDS \$200.00.</p>
Redemption Day	Any Business Day on which a Redemption Request is processed.
Redemption Fee	<p>1% of the value of any the VM Wealth Property Fund shares redeemed within twelve (12) months of the date of the issue of the said Shares.</p> <p>There shall be no Redemption Fee for any VM Wealth Property Fund Shares at any time after one (1) year from the date of the issue of the said Shares.</p>
Redemption Price	The Redemption Price of the Class D Redeemable Shares shall be the Net Asset Value less any Redemption Fee.
VM Wealth Property Fund	The Class D Redeemable Shares, the net subscription proceeds from the subscribers and/or holders of such Shares, and the pool of investments purchased from the proceeds of the Subscriptions made by such Shareholders.
Sales Charge	
Subscription Price	2% of the Investment Amount, this may be waived from time to time.

The Subscription Price is the Net Asset Value plus any applicable front-end load.

Total Assets

All of the assets from time to time comprised in the VM Wealth Property Fund.

Valuation Day

Any Business Day on which the Net Asset Value per Share is calculated for Subscriptions and/or Redemptions. The Valuation Day is currently the last Business Day of each week; however, the Investment Manager reserves the right to revise this at its discretion.

VM WEALTH PROPERTY FUND

INVESTMENT OBJECTIVE:

The investment objective of the VM Wealth Property Fund is to provide long term capital appreciation generally through investment in real estate both in the commercial and residential markets. No dividends will be paid by this fund, as all income will be reinvested.

The VM Property Fund's portfolio includes investments in government securities; real estate; convertible and debt securities issued by companies with principal offices in Barbados, the wider Caribbean and North America.

SUBSCRIPTION METHODS:

1. Lump Sum Investment
2. Monthly Standing Order
3. Direct Debit

The description of the above Subscription methods is outlined in the Prospectus.

VALUATION / REDEMPTION: Weekly

DIVIDEND POLICY

The VM Wealth Property Fund does not pay dividends.

RESTRICTIONS ON INVESTMENT POLICY

The Investment Manager may not enter into any derivative transaction and/or foreign currency transaction for speculative purposes.

The Investment Manager will make investments in accordance with the VM Wealth Management Limited investment policies and procedures as outlined in the Prospectus. The Investment Manager may invest no more than ten percent (10%) of the assets of any one Individual Fund in either (a) securities issued by any one company, or (b) securities that are not quoted or regularly traded, unless approved by the Board of Directors of VM Wealth Management Limited. This limitation does not apply to investments in securities of sovereign states.

RISKS

Investing in mutual funds may expose investors to risks which can cause the value and marketability of their investment to decline or to fluctuate. Such risks include liquidity risks, credit risk, default risk, currency risks; interest rate risks; changes in government policies; shifts in the economy; changes in applicable laws and regulations; and changes in the underlying securities which make up the portfolio of VM Wealth Funds securities. The small sizes and relative illiquidity of Caribbean stock markets, which are emerging markets and tend to be exposed to more risk and volatility than established markets, add to the risks of investment.