

# STRESS FREE INVESTMENT CLUB INVESTMENTS PERFORMANCE REPORT



## AGM 2022





# Who We Are

Stress Free is a private Investment Club operating on the principles of integrity, good governance and transparency. Our membership comprises of people of diverse professions sharing a common goal of pooling together resources and expertise to make financially sound investments both in the short and long run. We strive to financially empower our members but also create a platform where they can learn, socially interact with like-minded people and gain experience in accelerated investments

## Vision

To financially empower ourselves through savings eventually venturing into investment opportunities. To purchase a condominium for each member of the club to own an apartment by the year 2025

## Mission

We are dedicated to be transparent, accountable, committed while still guaranteeing the value for our savings

## Values

Honesty Resilience Teamwork

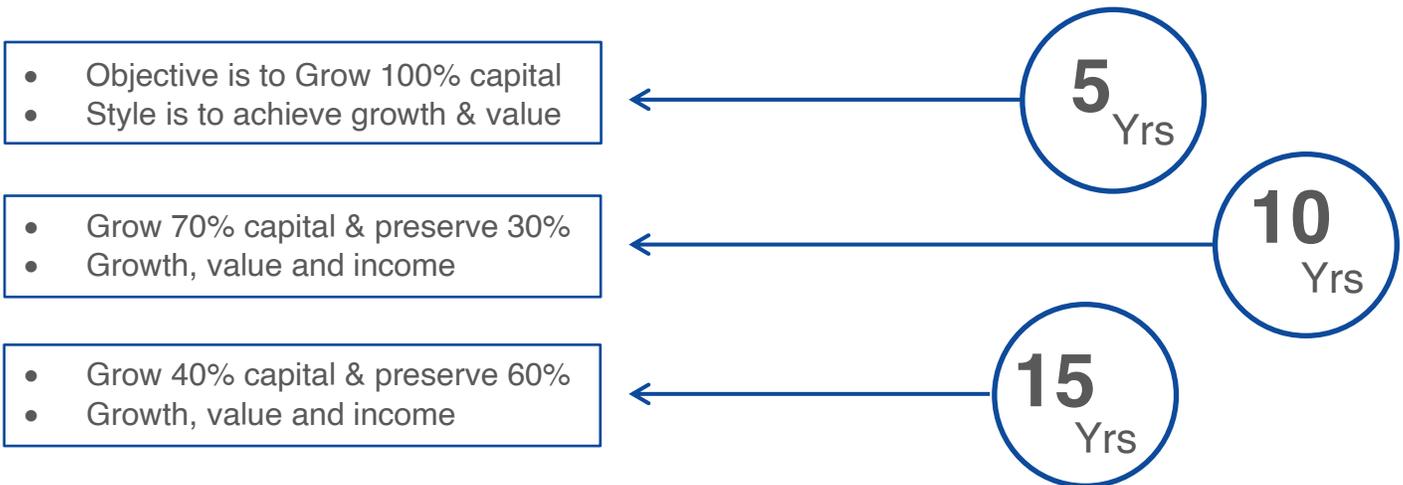
## OBJECTIVES OF THE CLUB

- 1) To mobilize savings from its members by way of monthly contributions to the investment club fund and to encourage members to raise funds for savings in every possible way.
- 2) To invest the club funds in such ways as are financially profitable be it in trust funds and/or other related ventures that will give interest to the funds of the subscribed members.
- 3) For the realization of the above objectives the club may do all acts and things permissible under regulations there under these by-laws or any enactment of Parliament.
- 4) Political interference shall be kept out of the investment club but members of all political leanings can be members if they fulfill the required qualifications for membership.
- 5) To do all such other things as are incidental or conducive to the attainment of the investment club objectives or any of them or the performance of its functions.
- 6) Fostering unity, cooperation and development among the members

## INVESTMENT OBJECTIVE

- The investment objective is to generate an average return of 12% per annum over the long term, after expenses.
- The overall investment goal is to accumulate a net worth of USD 500,000 in the space of 5 years, enough to start addressing the investment club's main objective of building a condominium for each member

## INVESTMENT PLAN



## RISK MANAGEMENT

The Club will monitor the risks on an annual basis. According to the risks highlighted as of June 30, 2021, the highest risks to the club funds were: reinvestment risk, payout risk and the Covid -19 risk. These are further explained below

**Re-investment risk:** This is the risk that falling interest rates will affect the cash flow and profits of the club as maturing treasury bills and bonds are reinvested at lower interest rates. All through the year 2020/2021, interest rates on government securities dropped at both the short end (less than one year) and long end (greater than 5 years) of the yield curve. This may lead to a decline in interest earned by the club and thus affect its growth. The club is managing this risk by investing in longer term securities in line with the strategic allocation limits prescribed by the Investment Policy.

**Pay out risk:** the risk that the club may not be able to pay off all the members in the short run without terminating all its investments. The club has developed a stringent member exit policy and adopted long term investment in bonds with coupon payments that provide liquidity in the short run.

Other risks the club is analyzing include: interest rate risk, inflationary risk, liquidity risk, management risk, people risk, reputational risk, legal risk, IT risk, strategic risk.

## PORTFOLIO SUMMARY AND ASSET ALLOCATION

	Portfolio Value	Percentage
Unit Trust deposits	271,174,252	
Unit trust int. re-investment	24,483,458	
Total trust deposit	295,657,710	62%
10 year bond(face value)	160,000,000	34%
Cash equivalents(cash at bank)	13,696,810	4%
		<b>100%</b>
Sub-Total	469,354,520	
Total int. on trust deposit	30,827,711	
Total interest on int. re-invest	1,575,318	501,757,549
Premium expense on 10 year bond	(31,872,000)	

## PORTFOLIO CHANGES

Portfolio value on 25th Aug'22	501,757,549
Outflows	(31,872,000)
Market fluctuations	0
Dividends	0
Advisory fees	0
Portfolio as at 25/08/22	469,354,520

**Portfolio value at 25th Aug 469,885,549 Including interest earned.**

The portfolio value as at 25th Aug 2022 excludes all other expenses incurred by the club in its activities. These are maintained in the accountant's report. Total interest on Trust( interest on deposit + int. on re-investment 30,827,711 + 1,575,318 = 30,403,029). Int. on Int re-invested has been excluded

# PERFORMANCE ANALYSIS

## Funds in the unit Trust with UAP ( Member savings with Club)

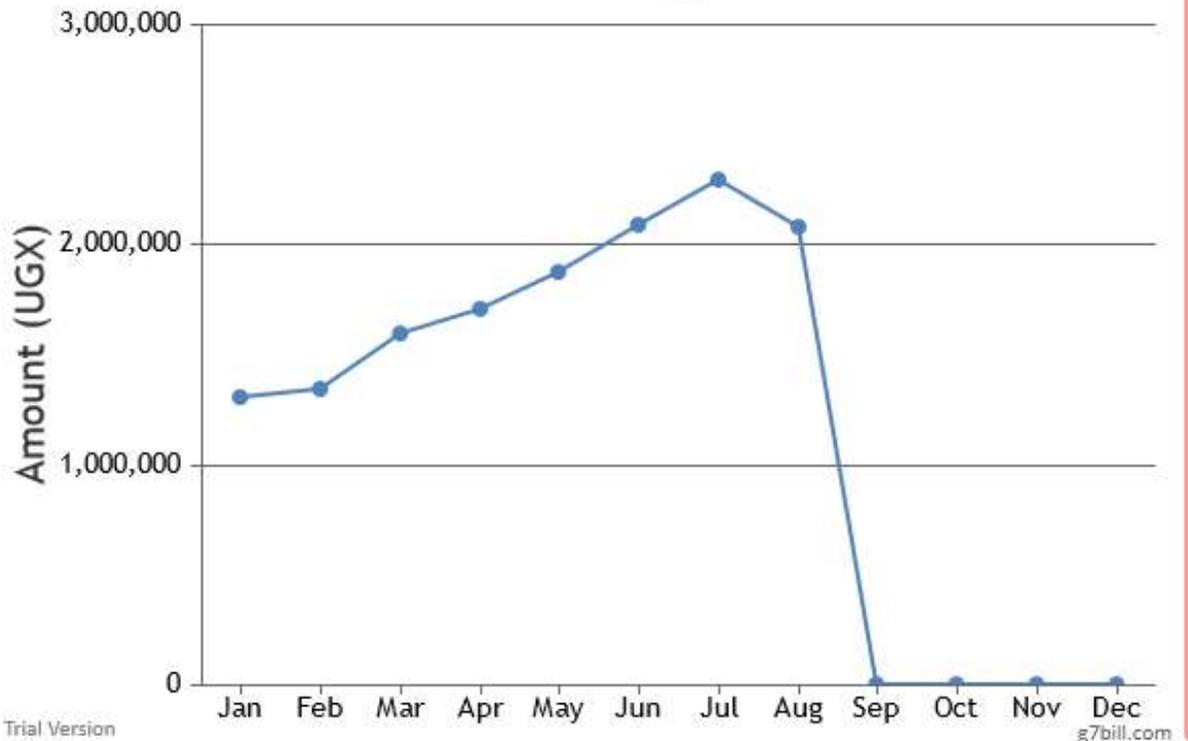
My Investments

Here-in below find and manage all your Investments



Investments Income as of Aug 26, 2022, 11:39 am

### Interest Earnings - 2022



Trial Version

g7bill.com

# PERFORMANCE ANALYSIS

## Funds in the unit Trust with UAP ( re-invested interest from bond coupon)

My Investments

Here-in below find and manage all your Investments

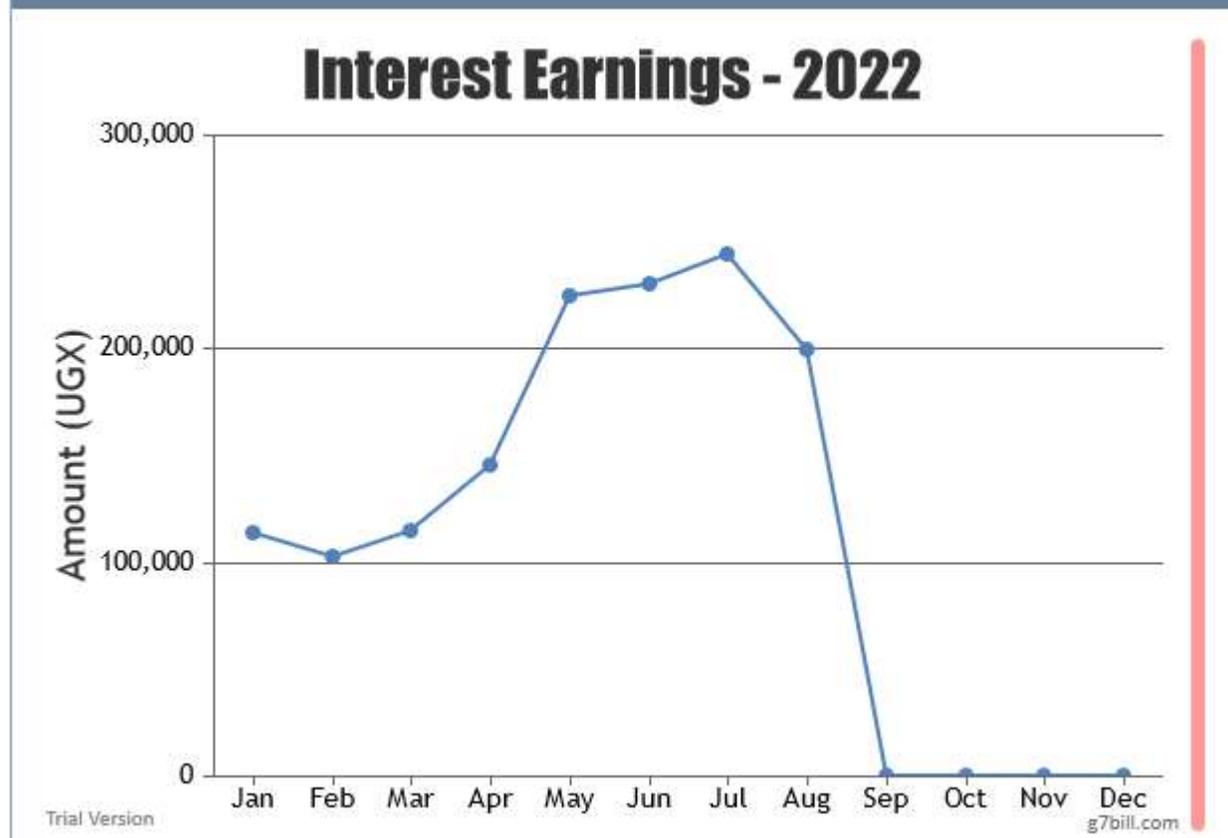
UGX 26,058,776  
Running Investments  
...as of Aug 26, 2022, 10:35 am

UGX 1,575,318  
Earned Interest  
...as of Aug 26, 2022, 10:35 am

UGX 24,483,458  
Total Deposits  
...as of Aug 26, 2022, 10:35 am

UGX 0  
Total Withdrawals  
...as of Aug 26, 2022, 10:35 am

Investments Income as of Aug 26, 2022, 10:35 am



# PERFORMANCE ANALYSIS ON BOND

10 year Bond asset – 1 interest installment received as at 4/12/2021.

	Face Value	Tenor (Yrs)	Price (cost) for 100s	Total COST	PREMIUM EXPENSE	Maturity Date	Coupon rate
SF INV CLUB	160,000,000	10YR	119.92	191,872,000	(31,872,000)	3-Apr-31	17%
	<b>Gross Coupon Interest</b>	<b>WHT @ 10%</b>	<b>Net Interest every six mo</b>	<b>Total Interest Over the Year</b>	<b>Interest Less Premium Cost</b>	<b>Investment Date</b>	<b>1st Coupon Date</b>
Every six Months	13,600,000	1,360,000	12,240,000	244,800,000	212,928,000	11-Jun-21	14-Oct-21

Below is the Listing of CashFlows for Monitoring Purposes

INTEREST PAYMENT	Gross	WHT(10%)	NET Interest EVERY 6 MONTHS
10/14/2021	13,600,000	1,360,000	12,240,000
4/14/2022	13,600,000	1,360,000	12,240,000
10/13/2022	13,600,000	1,360,000	12,240,000
4/13/2023	13,600,000	1,360,000	12,240,000
10/12/2023	13,600,000	1,360,000	12,240,000
4/11/2024	13,600,000	1,360,000	12,240,000
10/10/2024	13,600,000	1,360,000	12,240,000
4/10/2025	13,600,000	1,360,000	12,240,000
10/9/2025	13,600,000	1,360,000	12,240,000
4/9/2026	13,600,000	1,360,000	12,240,000
10/8/2026	13,600,000	1,360,000	12,240,000
4/8/2027	13,600,000	1,360,000	12,240,000
10/7/2027	13,600,000	1,360,000	12,240,000
4/6/2028	13,600,000	1,360,000	12,240,000
10/5/2028	13,600,000	1,360,000	12,240,000
4/5/2029	13,600,000	1,360,000	12,240,000
10/4/2029	13,600,000	1,360,000	12,240,000
4/4/2030	13,600,000	1,360,000	12,240,000
10/3/2030	13,600,000	1,360,000	12,240,000
4/3/2031	13,600,000	1,360,000	12,240,000
<b>Total Interest</b>	<b>272,000,000</b>	<b>27,200,000</b>	<b>244,800,000</b>
<b>Less Premium Cost</b>	<b>(31,872,000)</b>	<b>-</b>	<b>31,872,000</b>
<b>Total Earnings over T</b>	<b>240,128,000</b>	<b>27,200,000</b>	<b>212,928,000</b>

NB: AT MATURITY , THE FACE VALUE (EXCLUDING PREMIUM) IS PAYABLE BACK TO INVESTOR

WHT RATE IS SUBJECT TO CHANGE AS PER TAX LAWS AND IT IS A FINAL TAX.

THIS IS A MANUAL ILLUSTRATION THAT COULD BE LIABLE TO CLERICAL ERRORS, BUT EVERY EFFORT IS MADE TO AVOID SUCH ERRORS  
CONTACT YOUR BANK IF CASHFLOWS ON YOUR ACCOUNT ARE NOT IN TANDEM WITH THE ABOVE ILLUSTRATION



**BANK OF UGANDA**  
Central Securities Depository

P.O.Box 7120 Kampala  
Tel.: 258441 Fax:

TOTAL HELD BY PARTICIPANT AS AT 15-Jun-2021

To: STRESS FREE INVESTMENT CLUB

From:

Auction Date	Security Name	Type	Maturity Date	Face Value	Cost	Interest
20-Apr-2016	UG12K0304317 17.000% 03-APR-2031	HOLDING	03-Apr-2031	160,000,000	191,872,000	-31,872,000
				160,000,000	191,872,000	-31,872,000

# INSPIRE AND INVEST



## OUR STRATEGY TO 2025



# OUR PROJECTIONS AND PROJECT ROADMAP

Target value after 5 years	500 units
Total land needed	20 acres
Number of blocks	63
Units per block	8
Unit size	3 bedroom apartment

## Other Amenities

1. Health center
2. Recreation centers
3. Education centers
4. Roadways and parking
5. Utilities
6. Gardens/farmland



# MANAGEMENT TEAM

Ronald Sebunya  
Head investments



Gloria Tibakunirwa  
Committee-investments



Brian Yesigye Bravo  
ED



Anxious Kajojo  
Head legal



Linda A. Ochieng  
Ass. Admin



Grace Aluco  
Administrator-UK coordinator



Nina Nakitto  
Accountant



Benjamin Kiige  
Committee member



Kwesiga Cleophus (MK)  
PR – middle  
East coordinator



Assy Katumuhairwe  
Committee member



Dan Nuwamanya  
IT expert



Alex Lubega  
Committee - US  
coordinator



Ronald Serwanja  
Committee-Investments



# Thank You



Stress Free Investment club



Phone Number



Email or Social Media Handle



<https://www.sfic-ug.com>