

November 2017

Dear Fellow Shareholder and Supporter

Inverness Caledonian Thistle FC

As major Shareholders we find ourselves having to ask questions as Dougie McGilvray did in 2001/2002.

Many of the questions that were asked in 2001 were never answered and it now looks like we are about to find ourselves without a lease, car parks or a stadium just as predicted.

We are about to have an AGM and at this time we do not know the financial position of the Club or what assets it now owns. What kind of legacy is it that has been handed down by previous Boards that we can't be certain about something as fundamental as the assets the Club owns.

We have been reading in the press, and hearing some information, that there is going to be a transfer deal relating to the stadium ownership.


What kind of deal is it that leaves the Club without fixed assets that supporters can rely on in deciding whether to invest in the Club?

For the Club to be viable we require to get back to the 1994 agreement between the Highland Council and ICTFC whereby the Council leased the land to the Club on the basis that all infrastructure requirements be put in place so as to allow for the further development of the Longman and Harbour areas. The Club agreed to this and provided for an access road, coastal protection and other works to be undertaken all for the benefit of the City.

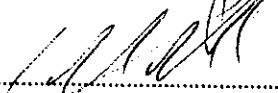
There needs to be proper professional governance, full transparency and fair dealing within ICTFC. This must happen if we want our Club not just to survive but to thrive. This great Club seems to have lost its way with private interests taking precedence over the good of the Club. This is shameful and totally at odds with the spirit of partnership between the Council, the Harbour Trust, HIE and the original Highland League Clubs that characterised the birth of Caley Thistle. The possibility of the demise of Caley Thistle in these circumstances is real. That should not and need not be allowed to happen.

We attach a note entitled The Golden (Property) Goal I would ask you to read it, take a view on it and then give your opinion on the best way forward for the Club.

Yours in Sport

  
..... D M McGilvray

  
..... A Savage

  
..... I M McGilvray

## The Golden (Property) Goal

There have been for some time now serious concerns about past stewardship of Caledonian Thistle in particular in relation to governance and transparency at the Club. It now seems that there is a deal on the table from the Tulloch Group to Inverness Caledonian Thistle Football Club that will see the Club with a stadium but without any parking facilities. This plan does not include a Lease to the Club and yet it is common knowledge that the land occupied by the stadium and car parks is extremely valuable and a major asset to whoever owns the Lease. That should be the Club and Club supporters are entitled to question how this has come about and who exactly this arrangement benefits if not the Club.

Consider these questions;

The Lease granted to the Club by the Council seems to have changed hands at least three times since 2002. How has this been for the benefit of ICTFC? Why has it been done? Has there been full disclosure on this?

Did the Club agree to the transfer of the Lease to property developers if there was no apparent benefit to the Club? If so – why?

The basis of the Lease for the land from the Council to the Club was that it be used for recreational and not property development purposes. Has that changed? If so – why? How did the Directors of Inverness Caledonian Thistle Trust allow this to happen? Should the Directors of the Trust not have had the interest of the Club foremost?

How did the Directors of Inverness Caledonian Property Company allow the Lease to get into the hands of the Tulloch Group whose interests are its shareholders and not the Club or its supporters? What was the purpose of that? Has there been conflict of interest in all of this?

Has Inverness Caledonian Thistle Football Club been given copies of all of the above transactions? If so when? Did the Council discuss this with the Club and did the Club fully agree to the transfer of the Lease? Are Club and supporters interests being properly looked after?

Did the Clubs Auditors and Directors properly scrutinise these transactions and value the Lease when it was in the hands of the Club? Has full value been reflected in all transactions relating to this matter. The Lease was valued at £30 million and the question must be asked - were all of the Directors at the time aware of that valuation and if not why not? If they were aware why and on what basis was it transferred to the Tulloch Group?

If the car parks are to be developed by the Tulloch Group or any other company are they going to give extra funds to the Club, and repay with interest the Inverness Common Good Fund, Highland Council and Harbour Trust the monies that they donated to the Club towards the reclaiming of land to allow for the construction of the car parks and a major link road that opened up the Longman and surrounding area for further development?

There is also the cost of sewer pipes that had to be put in place in case the ground outwith the stadium was to be developed in the future. Should this cost not also be repaid to the Club - if there is a vast profit to be made by the developers of the land outwith the stadium but within the area of the link road, surely any company that is going to benefit from the said facilities should now pay for all of the infrastructure that was demanded to be put in place before the stadium could be constructed?

The stadium was for the benefit of the people of Inverness and not put in place for property companies to fill their pockets.

Over the years the football Club has had great success and brought very good publicity to the City and surrounding area. Should it now be fouled (an injury time penalty) by greedy developers who have had little interest in football but are just looking at a golden goal of a payday? Are we now going to see a major City without a stadium that meets SPL criteria?

In a big press release the Tulloch Group put out a statement late last year that they were going to give the stadium back to the Club but they forgot to mention that they were going to keep the ground Lease. I wonder if the owner of the Tulloch Group actually knows what his company is doing to a fellow SPL Club?

Questions have to be asked and answers must be given before this development starts or does the Council and local MP's and MSP's wish to see the demise of ICTFC?