

## KEY FEATURES

### Eden Land as an Investment

- There is a demand and supply imbalance of land particularly in major cities and towns.
- Non-correlated to cyclical property asset classes (residential, commercial, retail etc).
- The plots of land purchased are brownfield sites or allocated land with the aim of obtaining planning consent or change of use over typically a 18 to 24 month period.
- Councils are under pressure to build new homes, both private residential and social. Also there is a shortage of quality student accommodation and much office and retail space needs upgrading.
- Planning permission will be sought for either single or mixed use to maximise potential returns and sites will be sought close to transport links and services.
- No land banking. The land is sold once planning is received.
- Normally no gearing or bank finance.
- Each plot of land is wholly owned by investors through direct ownership via a Special Purpose Vehicle (SPV).
- Projected returns set out at time of investment.
- Leading property and land specialists are used to source deals. Planning experts and leading firms of architects are used to oversee the planning process.

### Advantages of Investing in a Special Purpose Vehicle (SPV) over a Fund

- There is security for the investor as they have a direct interest/share in the land purchased which has direct correlation to their investment. Each plot of land is wholly owned by the investors through direct ownership in a Special Purpose Vehicle (SPV).
- Share Agreement and Share Certificate issued by specialist London based property lawyers.
- The plot of land is a tangible asset and has real value and is not subject to a valuation made by the fund.
- The investor will receive regular updates throughout the investment period regarding the planning application process relevant to their investment.
- No concerns over liquidity issues.
- The investment is not tied up as planning applications typically take 18 to 24 months to conclude.
- The client receives potentially higher returns as they are not dissipated across other planning deals and are not subject to ongoing fund charges and any redemption fees.