



# INVESTMENT FACT SHEET

Name: Sterling Property Portfolio

Property Holding Company: Sterling Property Assets Limited

Registered Address: 1 Mayfair Place, Level 1, Devonshire House, London, United Kingdom, W1J 8AJ

Bond Capital Amount: £20,000,000

Minimum Investment: £50,000

Interest Rate Per Annum: 8%

Quarterly Dividend: 2%

Interest Dates: 31st March, 30th June, 30th September and 31st December

Investment Term: 5 years

Currency Accepted: GBP/USD/AED

Security Trustee: More Group Capital Services Limited

Investor Security: First charge over 100% of property holding company

Income Protection: Landlord Rental Guarantee Insurance on every property

Investor Promise: No company owner takes a salary or dividend until your investment is repaid

IM Produced by: Blue Water Capital, authorised and regulated by the FCA reference number: 789335

Solicitor/Advisor: Markus Malik, CFO of David Ebert Solicitors

Bond Activity: The purchase of UK buy-to-let property

Investor Updates: Investors are regularly informed of every property purchase via email updates