



HJ COLLECTION 5 LIMITED

COMPANY PROFILE

HJ C5

WHY HJ COLLECTION?

HJ Collection is a fast-growing, nationwide property developer which specialises in leveraging Permitted Development Rights to transform unloved commercial buildings into sought-after residential developments within tier 2 and 3 cities across the UK.

Established in 2019 with a clear vision to help the UK overcome its housing crisis, HJ Collection has since evolved into a reputable and dependable property developer with a proven track record of success.

Having honed a specialist niche in sourcing and developing sites in areas often undergoing extensive regeneration, the HJ Collection team has successfully been involved with 650+ residential units – delivering sustainable, efficient, and affordable quality living accommodation, while providing above-average returns to High Net Worth Individuals (HNWI) and Sophisticated investors.

Now boasting an impressive GDV in excess of £100 million by the end of 2024, HJ Collection is on an exciting trajectory for growth, underpinned by its experienced team of property acquisition, investment, and construction specialists.



Unlike competing property developers, HJ Collection has established its own in-house turnkey solution – from the initial research and acquisition of a development site, through to the completion and refinancing, rental, or sale.

This means that we not only have full control over the process from start to finish, but that we can also ensure each acquired site has unrivalled potential, is built to our own quality standards, and successfully delivers above-average returns to our investors.



WORDS FROM OUR CEO: **REECE MENNIE**

With recent changes to the regulations and tax treatments surrounding buy-to-let investments, we believe that property-backed Loan Notes are the smarter alternative opportunity.

Our development skill set combined with the knowledge from three previous successful raises allows us to offer investors above-average returns with the security of 'bricks and mortar', without them having to maintain a property or worry about occupancy.

HJ Collection brings additional innovation with extensive experience in Government schemes such as Permitted Development Rights and a focus on sustainable 'green' living.

As I'm sure you can appreciate, we are excited about this proven approach to what is already an attractive and convenient route to healthy returns from the UK property sector.



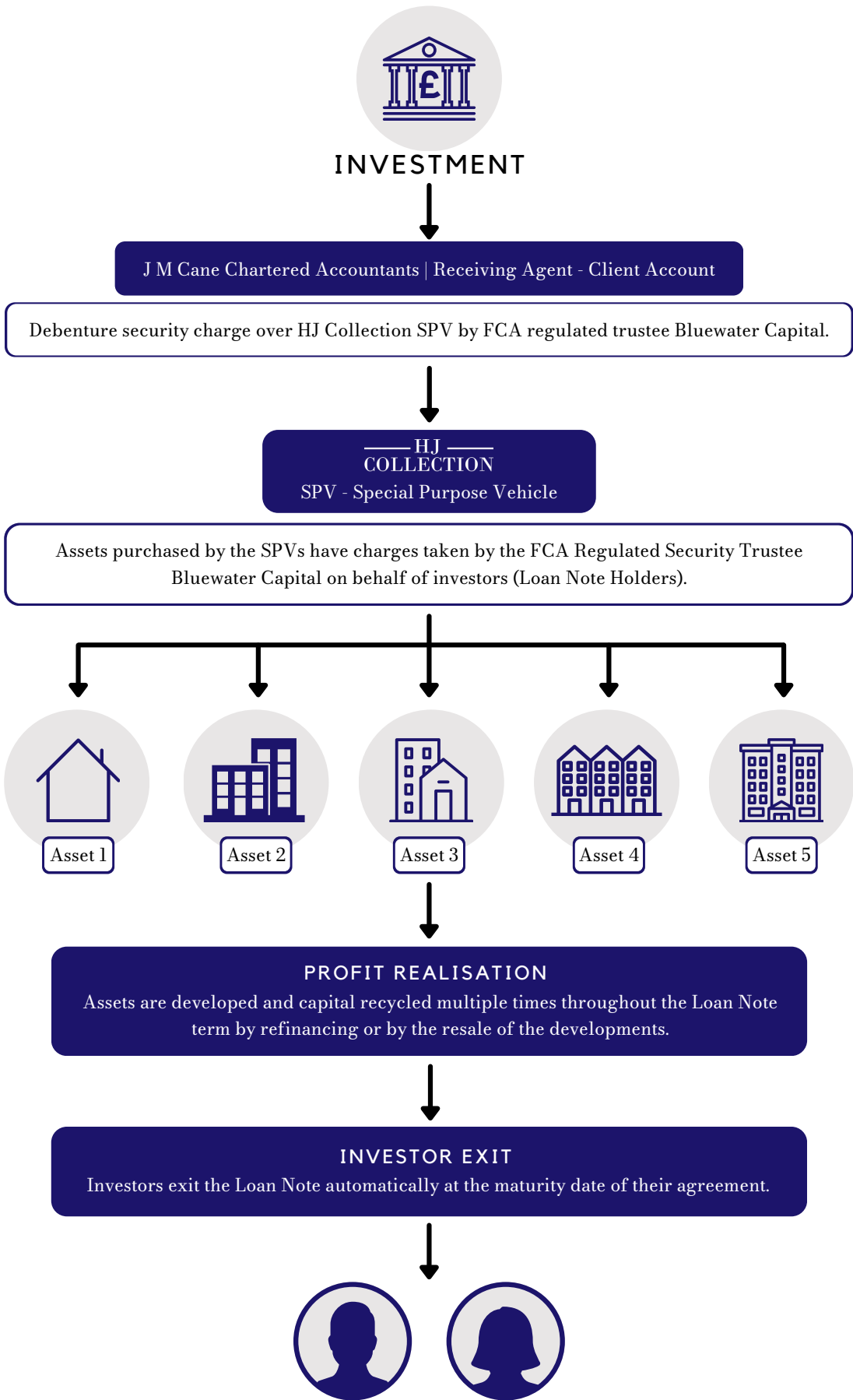
FACT SHEET

Loan Note:	HJ Collection 5 Limited
Company Number:	15324544
Registered Address:	One Oaks Court, Warwick Road, Borehamwood, England, WD6 1GS
Specialties:	Creating quality homes from existing buildings in regeneration areas.
Development Areas:	Nationwide
Head Office:	Level 7, One Canada Square, Canary Wharf, London, E14 5AA
Loan Note Size:	£10,000,000
Minimum Investment:	£10,000 (with increments of £1,000 thereafter)
Timeframe:	24/48 Months
Interest Rates:	<p>Income Option:</p> <ul style="list-style-type: none">• 2-year Income - 22% Interest Paid Bi-annually <p>OR</p> <ul style="list-style-type: none">• 4-year Income - 60% Interest Paid Bi-annually <p>Growth options:</p> <ul style="list-style-type: none">• 2-year Growth - 26% Interest Paid at the End of 2 Years <p>OR</p> <ul style="list-style-type: none">• 4-year Growth - 68% Interest Paid at the End of 4 Years
Welcome Pack:	Issued within 30 days

Security:	Security via debenture over SPV's
Security Trustee:	Blue Water Capital Ltd is authorised and regulated by the FCA, FRN: 789335
Security Trustee Address:	53 Calthorpe Road, Edgbaston, Birmingham, B15 1TH
Company Number:	10870130
Transferability:	Non-transferable
Currency Accepted:	GBP Sterling, US Dollars & Euros
Country of Development:	UK
Development Projects Identified:	Yes
Development Projects Secured:	Yes



HJ COLLECTION SCHEMATICS



Contact

GET IN TOUCH

HJ Collection is committed to producing sustainable, efficient, and affordable quality living accommodation in sought-after locations across the UK; while ensuring the brand becomes synonymous with the provision of dependable and lucrative opportunities within the property development and alternative property investment sectors.

To learn more about HJ Collection, get in touch using the details below:

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Developing
SPACES into
dynamic PLACES.



— HJ — COLLECTION

PROFESSIONAL DEVELOPER



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