



NEBA Financial Solutions

URBAN
VILLAGE
GROUP

UV Real Estate Holdings Ltd

ISIN: GB00BMC7S531 (5 Year Bond 8% Quarterly USD)

RISK WARNING

The content of this document has not been approved by an authorised person within the meaning of the Financial Services and Markets Act 2000. Reliance on this promotion for the purposes of engaging in any investment activity may expose an individual to significant risk of losing all of the property or other assets involved.

Your capital is at risk and interest payments are not guaranteed. Before you subscribe for Bonds issued by UV Real Estate Holdings Ltd ("Issuer", "Company") you should ensure that you have read the Information Memorandum, are aware of the risks involved in making this investment and determine whether the bond is suitable for you on the basis of all the information available. The bonds are a debt of the Company and in the event that the Company becomes insolvent you may lose some or all of your investment. Investment into the Bonds is not protected from loss by the Financial Services Compensation Scheme. If you are in any doubt about the content of this information or any further action you should take, you are strongly recommended to consult a professional financial adviser. Investments of this type are targeted exclusively at investors who are sufficiently sophisticated to understand these risks and make their own investment decisions. You will only be able to invest once you are registered as sufficiently sophisticated.

About Urban Village

Urban Village Group is a specialist real estate developer, investor and asset management group. We source, design, construct and manage developments that minimise risk, in order to maximise returns.

The Group was founded in 2016 to focus on developments across the student, PRS and healthcare sectors.

We take a rigorous approach to risk management, to ensure we deliver appropriate risk-adjusted returns. Our ability to deliver successfully is underpinned by UV's relationships with architects and structural engineers to major banks, solicitors and property agents.

We have strong values, based on honesty, integrity and hard work, and look to benefit local communities through our developments. We retain the majority of our developments on completion, which means we are asset backed and incentivised to take a long-term view in our decision making. Over the last six years, we have delivered a portfolio to £622m, while repaying in excess of £241m to investors.

We have an attractive pipeline with a gross development value of £865 million, which ranges from projects in the early stages of planning through to construction and practical completion. We typically aim to deliver around 15 new developments each year.

Investment Strategy

Urban Village Group invest in development projects across the UK, in the following sectors:

- Residential
- Office
- Student
- Care homes
- Supported living

All investments are scrutinised to ensure risks are mitigated and that there is a sufficient headroom for development and a clear exit strategy in place.

Key Investment Details

Issuer: UV Real Estate Holdings Limited

Security Trustee: Blue Water Capital Limited, 53 Calthorpe Road, Edgbaston, Birmingham, B15 1TH.

Security

A charge over the shares of Urban Village Real Estate Holdings is held by the Security Trustee and registered at Companies House. The holding companies of UV Real Estate Holdings Limited have also provided a corporate guarantee for the purpose of providing credit support to the Company for the Company's obligations under the Bond instrument.

Availability

This direct investment offering is applicable to professional investors, high net worth and sophisticated investors, institutional investors and companies.

Term

This Bond matures a maximum of five years from date of investment.

Interest Payment Dates

Up to 7 business days following the end of January, April, July and October for quarterly interest payments.

Returns

Minimum of 8 or 10% per annum return on investment depending on the option chosen. In addition, Investors will receive a bonus payment of 5% if invested for the full 5 years.

Final Repayment Date

Maximum of five years from executed receipt of funds.

Minimum Investment

£10,000 / €10,000 / \$10,000

Maximum Investment & Target Raise

The maximum investment is £10,000,000 / €11,600,000 / \$14,200,000. Investors must have provided evidence of their eligibility to invest prior to receiving any promotional material.

For more information

Our client relationship team would be very pleased to assist you with any questions. You can contact us on 0121 725 4000 or email investments@urbanvillagegroup.com

Please note that we cannot provide investment, legal or tax advice, only guidance on the practicalities of investing. We strongly recommend that you speak to an appropriately authorised financial adviser before making any investment decision.

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