

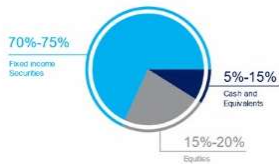
GODWIN FIX TERM LOAN NOTE



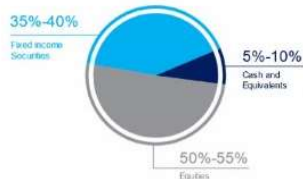
A rising tide lifts all boats.....JFK

WHO ARE GODWIN

Conservative Portfolio



Moderately Aggressive Portfolio



Build to Rent

- ✓ **Build to Rent (BTR) is the development of residential assets for the institutional market**
- ✓ **Over £ 48 Billion raised for BTR investment during 2020**
- ✓ **£ 1,8 Billion in Q4 alone – the largest quarter on record for BTR investment**
- ✓ **The Landlords are not “buy to let” investors but are global financial institutions**
- ✓ **This provides Godwin with a significant growth opportunity regardless of the economic climate.**
- ✓ **This gives the BTR sector a significant advantage over the traditional house building model (build to sell)**



- Privately owned property developer with an 18-year track record
- 100% track record with all coupons and maturities paid on time and in full
- 7 previous loan notes successfully raised and deployed
- One of the UK’s most successful companies in 2020 during a global pandemic
- Develop assets across three prime estate sectors
- Partnered with Global Brands

THE OFFER

- Short Term Investment opportunity of 2 years
- Income and deferred interest option paying 10% or 12%
- Secured with a first legal charge and debenture
- All cash transfers sent to UK onshore Bank Account
- GBP, USD, EUR hedged
- Purchased directly – No fees for entry, exit or annual management fees.
- Minimum investment of \$ 25 000, € 25 000 or £25000

Example Buy In Date:	15 February 2022
Completion Date:	15 February 2024
Deferred Note:	12% ROI Per Year
Amount Invested:	\$ 100 000
Payment Terms:	15 Feb 2024: \$ 124 000

Example Buy In Date:	15 February 2022
Completion Date:	15 February 2024
Income Note:	10% ROI Per Year
Amount Invested:	\$ 100 000
Payment Terms:	15 Aug 22: \$5000, 15 Feb 23: \$5000, 15 Aug 23: \$5000, 15 Feb 24: \$105000

Discount Supermarkets

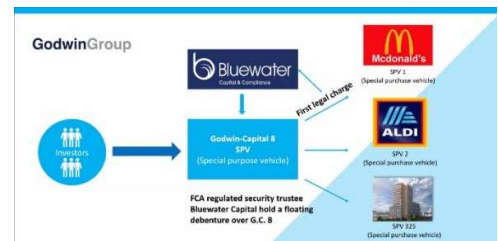
- ✓ Over the last 5 years UK consumers have become more price sensitive
- ✓ What were once considered the poor relation to Marks & Spencer’s, Waitrose and Sainsbury are now the choice for many UK consumers
- ✓ Aldi’s market cap now ranks above Goldman Sachs, Louis Vuitton and KFC to name but a few.



WHY IS THIS A GOOD INVESTMENT

- Property developer that “**starts with the exit in mind**”
- They know who their exiting partners are prior to beginning project
- They have secured long term leases with their global brands
- They are family offices, pension funds, investment banks and income fund managers
- They have exited the project and have pre-determined their margin
- Godwin partners with global brands who provide long dated rental income suitable for institutional investors
- It is these institutional investors that allow Godwin to exit the projects before breaking ground.

INVESTMENT SECURITY



Roadside Retail

- ✓ **Global forecourt market stood at \$196,6 billion in 2019 and is expected to grow at 3,6% during 2019 – 2023 to reach \$ 226,4 billion by 2023**
- ✓ **The UK is in the top 5 when it comes to the roadside retail market**
- ✓ **The UK roadside retail generates £ 4,5 billion a year. 88% of petrol forecourts have fast food and shopping outlets.**
- ✓ **The demise of the Highstreet has required fast food retailers to re-think their strategy, they are moving away from the town centres to the roadside**
- ✓ **24/7 footfall and fast-food delivery access**



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