

Property Partner Promotion Terms

7.5% Enhanced Rental Income for 1 year

Can I take part?

All investors of Property Partner, both new and existing are eligible to participate in this offer.

How does it work?

For the purpose built student accommodation property (PBSA), Hope Court, Exeter (**Hope Court PBSA**), we'll be offering an enhanced rental income of 7.5% for the first year.

At the time of launch, Hope Court PBSA has a property yield of 6.1%. For the first year, this will be topped up to 7.5%

There are no offer codes, and there's no need to opt in.

How long will this offer be available?

This offer will run in respect of Hope Court PBSA only and just for the first year.

When will I receive my cashback?

Your enhanced rental income will be credited to your account automatically. The payment will be made on the 10th of each month, or the nearest working day.

How much cashback will I receive?

The cashback for Hope Court PBSA will be calculated as the difference between the actual dividend yield and 7.5%. The property yield at the time Hope Court PBSA is launched as a new listing is 6.1%, therefore the cashback will equate to 1.4% to top up to 7.5%.

Can I invest via the Resale Market?

No. For the purposes of this promotion, investments made into the Resale Market will not qualify.

Will this offer transfer to shares bought on the Resale Market?

If you sell your shares, the promotion will not transfer to the buyer (they will receive the normal property yield).

Is the enhanced rental income a dividend payment?

No. The enhanced rental income is a top up to your normal dividend yield. Your normal dividend yield will be paid on the 5th of each month, as standard. Your enhanced rental income will be paid on the 10th of each month as cashback.

General Terms:

1. You must, if you haven't already, complete the customer registration process suitability requirements so as to qualify as a person to whom our forms of investment are appropriate.
2. We reserve the right to suspend a promotion at any time if we believe there may be fraud, money laundering or any other illegal activity connected with the relevant account or an issue with the legality of promotions in the jurisdiction in which the customer is based.
3. Only one offer per person or entity applies. Multiple accounts relating to the same or a connected person, entity and/or (in our discretion) IP address may be treated as one; only the first account shall be eligible.
4. If this promotion is used in conjunction with any other Property Partner offers or promotions (including other referral schemes or cash back offers relating to us), we reserve the right to only allocate the most favourable (rather than cumulative) benefit. For the avoidance of doubt there would not be a cumulative benefit in circumstances where we offer a promotion relating only to property A and another relating only to property B i.e. both would apply and could be taken up. In the event of any debate as to which terms are most

favourable Property Partner shall have absolute discretion and its decision shall be final (then consistently applied so as to treat customers fairly).

5. If you exercise any right to withdraw from an investment and/or if you do not act in a bona fide manner or seek to 'game' the promotion then you will not be eligible.

6. Where we suspect that the terms of any promotion, referral scheme or offer has been breached we reserve the right to reclaim the rebate and/or cash back element of such offers and/or set such sum off against any funds we hold on the relevant customer's behalf.

7. If any provision of these terms, or any part of a provision of these terms, is found to be illegal, invalid or unenforceable the remaining provisions, or the remainder of the provision concerned, shall continue in effect.

8. A failure or delay in enforcing compliance with any term of these terms shall not be a waiver of that or any other term of these terms.

9. By participating customers consent to us processing their data as set out in our Privacy Policy.

10. The laws of England shall govern these terms and the parties submit to the exclusive jurisdiction of the Courts of England & Wales.

IMPORTANT

Capital at risk. The value of your investment can go down as well as up. The Financial Services Compensation Scheme (FSCS) protects the cash held in your Property Partner account, however, the investments that you make through Property Partner are not protected by the FSCS in the event that you do not receive back the amount that you have invested. Forecasts are not a reliable indicator of future performance. Gross rent, dividends and capital growth may be lower than estimated. 5 yearly exit protection or exit on platform subject to price & demand. Property Partner does not provide tax or investment advice and any general information is provided to help you make your own informed decisions. Customers are advised to obtain appropriate tax or investment advice where necessary.

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