

UK property offering

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Why the UK?

The UK property market is admired by investors from both the UK and abroad as a safe and potentially lucrative way of securing and investing funds. There is the potential to achieve both income and capital growth through buying property in the UK and historically significant capital growth has been achieved through holding property for relatively short periods of time, not to mention conservative, yet stable, rental yields. Many desire a London residence as a holiday destination or for children's education.

The London residential market has experienced double-digit growth through 2013 and since the start of 2014 and there are no current signs of that abating. Knight Frank figures shown here demonstrate a 10-15% return in prime central and outer London (respectively) in recent months.

The fundamental reason for the security of UK property, as opposed to many other developed countries, is that all property purchases are backed by the UK Government.

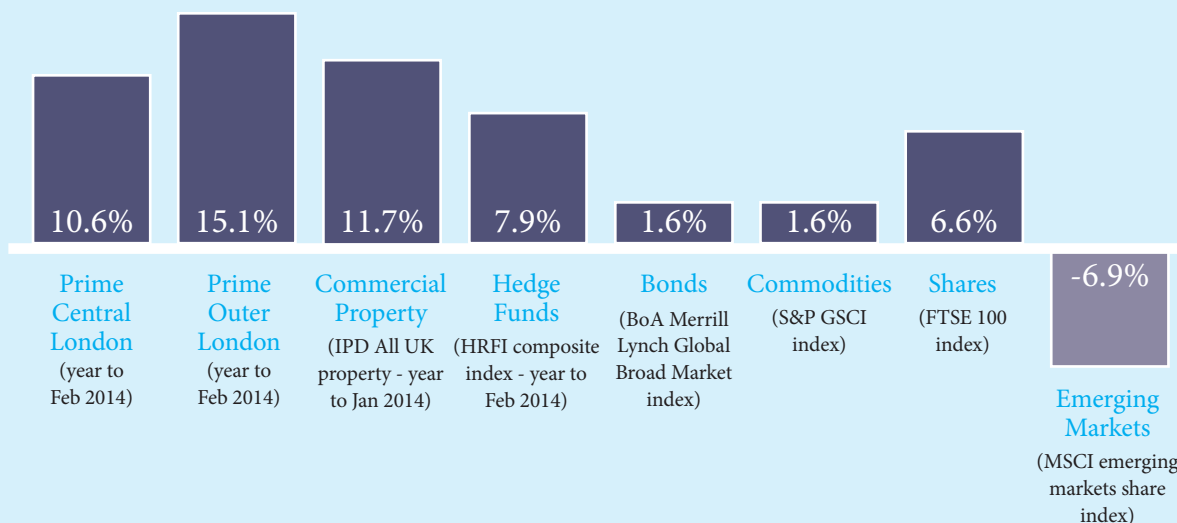
The UK has a Land Registry where all sales and purchases of land are registered and upon registration, the Government provides a guaranteed title to the land purchased.

Ownership Structures

Newhaven specialises in the establishment and administration of trusts and corporate entities which, in turn, often hold property, share portfolios and other asset classes. These structures can often be used to mitigate any investment from UK Inheritance Tax (IHT) and for local Forced-Heirship provisions.

Prime outer London outperforms other investment classes

Total return (year to 10 March 2014 unless otherwise stated)



Why GCC buyers should invest in London. Source: Knight Frank



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An Excluded Property Trust (EPT) is a popular mechanism employed for the mitigation of IHT by UK Resident but Non-Domiciled persons. (For more details see Newhaven's information sheet on Excluded Property Trusts). See fig 1.

Property Locator Service

Buying property in the UK can be a lengthy and difficult process. Our aim is to use our expertise to make the experience quicker and less stressful from start to finish. Our capabilities include:

- Acting as a 'buying agent' and preparation of up to 10 properties which match the client's identified taste and lifestyle choices in terms of price, location and style of property, including 'off-market' properties avoiding the need for clients to come to London or interact with the selling agent.
- Organise for the client to view the shortlisted properties.
- Negotiate on the client's behalf in respect of any of the shortlisted properties securing value for money.
- Assisting with the legal purchase and registration of title through our associated law firm and providing in-house advice from several English Qualified Solicitors who are all familiar with UK property transactions.

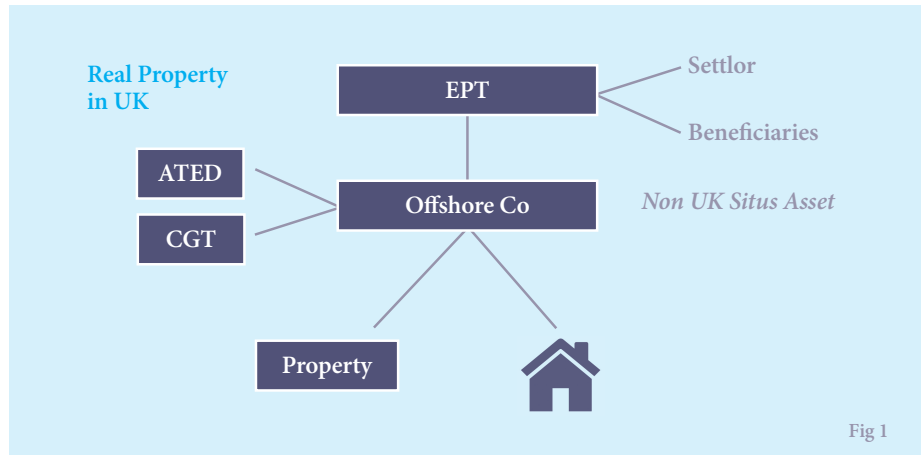


Fig 1

- Following completion of the purchase, offer the client (if required) a full property management service for either letting the property or simply looking after it if the client is going to leave the property empty for prolonged periods.
- Completion and submission of applicable Non-Resident Landlord (NRL) returns and similar legal documentation.

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 September 2014

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