



UK Property Development Solutions PLC  
("UKPDS")



## SUMMARY

UK PDS will issue 1 year non-transferable corporate bonds to suitably qualified investors via their IFA. UK PDS will advance the proceeds of the bond issue in the form of a loan to Nero Developments Ltd, an English company. Nero Developments will use the funds lent to it to acquire residential or commercial property (mainly in counties in Southern England), to apply for planning permission and demarcate a new plot, thereby increasing the value of the property purchased. Nero Developments will then sell the properties. The proceeds derived from the sale of such properties will be used to service the interest on, and repay, the loan made to it by UK PDS. These interest and loan payments will be used to pay interest on, and redeem the bonds when due. An advanced computer search algorithm is used to identify suitable sites, and this process has been running very successfully over the last two years. Full details are provided in the full Investment Memorandum.

## ASSET CLASS HELD BY NERO DEVELOPMENTS LTD

UK residential and commercial property

## MINIMUM INVESTMENT

£10,000

## TARGET FUND RAISE

£20,000,000

## BOND TERM

12 Months (which may be extended to 18 months under penalty of an additional 5% interest)

## BOND COUPON

10%

## INTEREST PAYMENT TERMS

Interest is paid on the 12 month anniversary of the date the relevant bond was issued

## SECURITY

UK PDS will have an English Law debenture over all securities and assets of Nero Developments, which hold the title to the properties bought. The company will grant the debenture to security trustees who will hold the benefit of the debenture on trust and enforce the debenture for the benefit of the bondholders.

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