

YOUR STRATEGIC PARTNER IN PROFITABLE UK REAL ESTATE INVESTMENTS

Embark on a rewarding journey of wealth creation and global exploration in one of the world's most stable and lucrative real estate markets.



Why Invest in UK Properties?

Earn in a stable currency: UK properties offer foreign investors income and capital appreciation in British Pounds Sterling, a relatively stable currency that reduces foreign exchange risks by forming an additional layer of security. UK Land Registry data shows that between April 2000 and April 2024, London prices increased by 358%.

Long-term growth potential with strong returns: Demand for properties in London continues to rise due to a growing population and limited supply, providing investors with a steady income linked to the consumer price index— typically rents rise in line with inflation.

Huge demand for affordable and social housing: There are an estimated 3.4 million people in the UK aged over 80 years, with only about 455,000 care home beds available. That is a ratio of 7.45 elderly people per care home bed. Over the next decade, the number of people over 80 is forecast to rise even further by 1.1 million to reach about 4.5 million, representing a 32% increase. Our social housing schemes offers long-term financial stability through carefully selected operators, partnering with the private sector, NHS trusts and local authorities. You can purchase a minimum of a one-bedroom unit with the option of sale/leaseback, earning low-risk, inflation-linked returns annually plus additional profit from capital gains.

Find Your Perfect Place

Homes, Investments, Dreams!

Economic prowess and skilled workforce: The city's thriving economy, supported by a highly skilled workforce, makes it an attractive investment opportunity.

Global appeal and stability: As a worldwide hub for business, culture, and entertainment, the UK property market offers international investors less risk and more stability.

Our Investment Options

All our investments are secured against the properties via mortgages or charges and registered with the UK Land Registry. An independent lawyer acts as a custodian, holding the title deeds for the benefit of the investors, ensuring transparency and security.

We offer short- and long-term investment options, ranging from:

1. Off-Plan investment;
2. Real Estate Syndication,
3. Help-to-Build schemes,
4. Affordable housing schemes

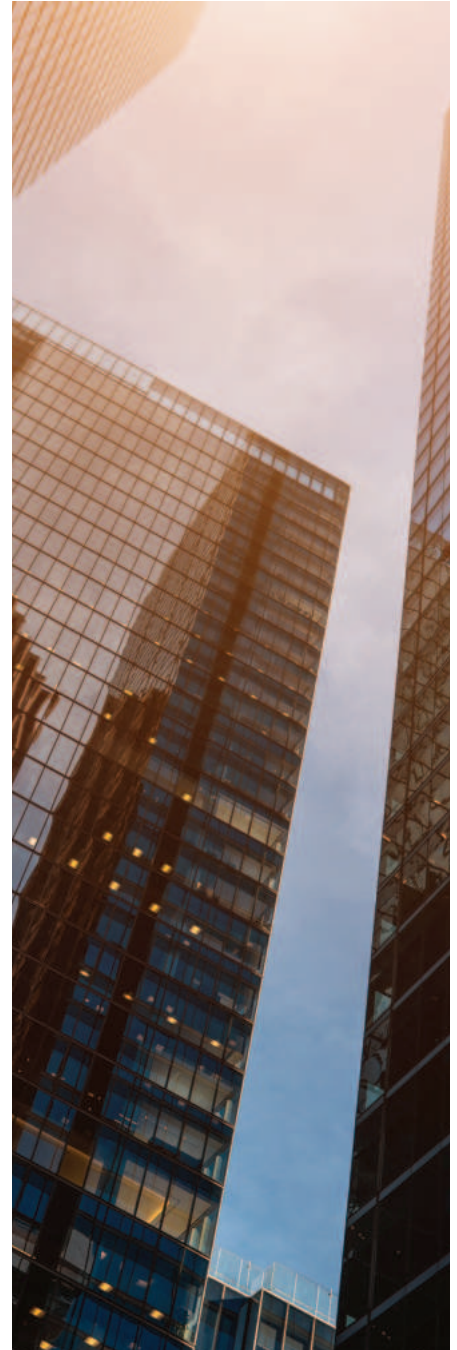
Off Plan Investment

Participating in our Off Plan investment offers the potential for rapid price increases between our projects' start and completion dates. Our typical project cycle is 9 to 12 months, with starting investment offers that provide the opportunity to earn huge returns.

With our investment plan, you can spread your payments across the construction period based on achieved milestones.

You have two options:

1. Invest-to-sell; or
2. Invest-to-keep.



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Homes, Investments, Dreams!

Investment

property either at, or before completion or if market performance exceeds our JODOA DIGI - HOMES, a blockchain technology enhanced digital platform for thousands of property investors and professionals. You can also sell properties having established marketing networks and relationships with investors from Africa, UK, GCC and India.

After completion can generate steady annual rental income while allowing for appreciation over time. Data shows that UK properties prices in prime locations sometimes double every 10 years (Source: www.data.gov.uk).

Whether high-end serviced apartments or, shared ownership developments, owning a share of a residential house in highly sought-after locations today.

Off-plan investment

Payments are spread based on agreed milestones during construction.

Investors immediately benefit from property price appreciation depending on location, plus our construction completion time is just 9 to 12 months.

Contact us for a consultation with us today



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Real Estate Syndication

JODOA REAL ESTATE SYNDICATION IS A SURE WAY FOR INVESTORS TO EARN LIKE PROPERTY DEVELOPERS!

Real estate is among the most profitable investments in the world. But traditional real estate investing requires experience, specialized knowledge, industry connections, time to manage your portfolio and large upfront capital.

JODOA Real Estate Syndication removes these obstacles and makes it possible for investors to earn like property developers! With our syndication, your funds are pooled with capital from other investors, giving you the same benefits of traditional real estate ownership, but with less money down, no prior experience, and no time commitment.

JODOA Real Estate Syndication gives you access to real estate deals that would traditionally have been available only to the wealthiest and most experienced investors.

We are using this syndicated investment model to provide individual and corporate investors with exceptionally high return potential.

We welcome you to leverage our knowledge, skills, and funds provided by other investors to enjoy the combined growth potential of our multiple large-scale property developments and investments.

The syndication is secured and administered under a Real Estate Fund by an independent regulated firm. Contact us for more details.



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Main Benefits of Jodoa Real Estate Syndication

Exclusive Opportunities: Invest in opportunities typically reserved for High-Net-worth Individuals, institutional investors, and family offices, and enjoy the same level of returns.

Affordable Investment: Access investments that might otherwise be out of reach.

Capital Gains: You can also benefit from property price appreciation between the time you invest and when the project is completed.

Quick Disposal of Your Portfolio: You can liquidate your entire portfolio or sub-divide it into fractional units to sell as shares through our JODOA DIGI - HOMES, a blockchain technology enhanced digital platform with access to thousands of property investors and professionals. You can also sell through our partners, each having established marketing networks and relationships with property investors across Africa, UK, GCC and India.

Investing in real estate has never been easier!

Contact us to Book your free consultation with us today

Help to Build Scheme

Our Help-to-Build scheme enables you to invest or acquire your dream home in the UK and earn returns like a property developer without the hassle of going through the rigorous and exhausting construction processes and UK regulatory requirements.

We handle the property search, inspection, appraisal, negotiation, the planning approval process if required, adherence to regulatory requirements, and the construction—**while you keep most of the profit.**

This investment option is usually reserved for HNWI and those aspiring to own a property in the UK at a massive discount below the market price. As a result, it can also hedge inflation and ensures capital and/or equity retention upon completion.

All that is required now is for you to provide your property budget, preferred locations, property choice and the type of finish you want. Upon sending the instruction, our team will identify suitable properties or sites and send a report covering property description, location analysis, planning information, market, and economic analysis. The report will show the present and future viability of the property and/or location and how much you could profit on the project.

Payments are spread based on agreed milestones during construction, and our typical development cycle is between 9 to 12 months. Some properties are sold during the construction stage, which means a quicker investment turnaround time for you if you choose not to retain it. Alternatively, on completion you can rent the property where we can provide rental services by identifying tenants and managing the on-going rental process.

Main Benefits of our Help to Build Scheme:

Property Appreciation: Gain up to 20% in property appreciation on completion of the property after 12 months.

Dream Home: Achieve your dream home if you want to live in the UK.

Customisation: Decide on the layout, type of finish, and appliances you want for the interior.

Upside gains: Have peace of mind, knowing you can make a healthy profit whenever you choose to sell the property.

Affordable Housing Schemes

Our UK affordable housing investment opportunities offers a secure, no risk ethical investment.

- Our Exclusive & Asset-Backed Investment Highlights
- Guaranteed inflation-linked income
- Guaranteed inflation-linked capital growth
- Exceptionally efficient: zero voids and zero dilapidations means net income = gross income
- Zero service charges, voids, and dilapidations make net income closer to gross income
- Liquidate your investment at any time.

Key Facts

- There are estimated 3.4 million people in the UK over the age of 80 years, with only about 455,000 care home beds available. That is a ratio of 7.45 elderly people per care home bed.
- Over the next decade, the number of people over 80 is forecast to rise even further by 1.1 million to reach about 4.5 million, representing a 32% increase.
- Over 1 million households are on social housing waiting lists
- Over 100,000 households are living in temporary accommodation, including 121,000 children
- Most local authorities have not built any new homes in the last 5 years
- Current government schemes increase the need for more affordable housing



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Why Invest in UK Affordable Housing?

- **Rising Demand:** Societal need for affordable homes ensures a steady market
- **Political Support:** Housing solutions are high on all political parties' agendas
- **Economic Stability:** Assets are resilient during economic downturns
- **Market Sentiment:** Institutional Funds are piling into the UK housing sector
- **The Security of the Investment:** The government fully funded lease of up to 30 years provides guaranteed fixed income and hands off investment opportunity.

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Our Liquidity and Exit Strategy

We provide a range of liquidity and exit options to maximize investment returns.

- **Portfolio Disposal** – Direct access to thousands of real estate investors, agents, and property professionals in our network.
- **Single-unit Property Sales** – Subdivide portfolios into single-unit investments and sell through our JODOA DIGI - HOMES.
- **Fractionalization** – Fractionalize investments using blockchain technology and sell as shares to retail investors through our JODOA DIGI - HOMES.
- **Securitisation** – Wrap and sell investment-grade incomes as asset-backed securities to insurers, institutional investors, family offices and pension funds which have an obligation to inflation-hedge their liability-driven investments.



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How We Secure Your UK Investment

Registration as a Shareholder/Loan Agreement: You can become a registered shareholder in the SPV (UK limited company) that will purchase and own the property or loan money to the Company. An independent lawyer handles this to ensure transparency and legality.

Legal Charge: As a shareholder, you become part of the registered title ownership of the property. We can also place the investment through a regulated Real Estate Investment Fund via mortgages or legal charges registered with the UK Land Registry. This is handled by an independent lawyer, who also acts as the custodian of the title deeds for the benefit of our investors.

Tranches Based on Milestones: Funds are released to the property development company in tranches based on completed milestones per JCT Design & Build contract terms. That means they will only receive funds after completing the necessary work for each stage of the project. This ensures our funding is not tied up for an extended period, and you can see tangible progress at each stage.

Our Investment Placement Process

Legal Representation: We appoint a UK lawyer or one of our international lawyers to work alongside the legal team of UK development partners during the transaction.

Due Diligence and Contracts: Our appointed lawyer will conduct due diligence on the property and draft all necessary contracts, including a loan agreement or Shareholder's Agreement, if applicable.

Disbursement: Funds will be transferred to our UK lawyer's client account (regulated and protected by UK law), with instruction to release funds for property purchase as per signed contracts.



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Legal Charge: A legal charge will be registered on the property at the UK Land Registry Office to secure our investment.

Construction: We engage the development company under a JCT Design & Build contract to carry out the construction, supervised by our in-house Quantity Surveyors, Project managers and Construction administrators.

Completion: At the end of the investment circle, you can reinvest or receive payment for your interest and capital. This is done through a process similar to the one highlighted above to ensure full compliance with UK law and contract terms.

Invest with Us

Whether you want to diversify your portfolio or make your first real estate investment, you can count on JODOA.

Our Commitment to You

Expertise: Our team's extensive experience in the real estate industry gives us valuable insights into the market.

Transparency: We prioritise transparency, giving our clients all the necessary information to make informed decisions.

Personalised Approach: We offer tailored solutions to meet each investor's unique goals and risk tolerances

Contact

Let's schedule a call to talk about your need and see how we can help.

Email info@jodoaproperties.com or Tel (04) 897 4500 and +971 581 266113 to book an appointment .



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Disclaimer

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