

# MAGNA INVESTMENTS X TWO (MIX2) FACT SHEET

Magna Group works on the ethos that luxury and build excellence should not be confined to a certain size or a certain place.

We have a strong vision to develop intelligent and interesting urban living spaces in new build and regeneration schemes.

Our team's wide range of experience, professional approach and entrepreneurial thinking ensures that the maximum possible value is extracted from every site. Magna is completely committed to maximising the full potential of all our schemes. We are proud to be award winners, and are Highly Commended by First Time Buyers Magazine for Private Developer of the Year and for Best Small Development during the last two years.

<b>Name:</b>	MIX2 Ltd ("MIX2" or the "Company")
<b>Company Number:</b>	11489757
<b>Registered Address:</b>	c/o Magna Asset Management Ltd Berkeley Square House Berkeley Square London W1J 6BD United Kingdom
<b>Loan note size (Cap):</b>	£4,000,000.00
<b>Note description:</b>	The Notes shall be known as 12% fixed rate secured loan notes 2019 and shall be issued in integral multiples of £1,000 by the Company
<b>Minimum investment size:</b>	£30,000.00
<b>Timeframe:</b>	12 months
<b>Interest rate PA:</b>	12%
<b>Interest rate PCM:</b>	1%
<b>Total interest for duration on the note:</b>	12%
<b>When is Interest paid out:</b>	Rolled interest and paid at the end of month 12 along with the return of the principal sum
<b>Withholding Tax:</b>	Withholding Tax is not held and investors will be liable for their own tax position

<b>Security Trustee and firm approving Information Memorandum (“IM”):</b>	Equity for Growth (Securities) Limited, Authorised and Regulated by the Financial Conduct Authority, FRN: 475953
<b>Security Trustee address:</b>	International House 24 Holborn Viaduct London EC1A 2BN United Kingdom
<b>Security Trustee Company Number:</b>	05410446
<b>Security provided:</b>	Fixed first legal charge over real property present and future. Floating charge over all assets business and undertaking. Share charge over the shares in MIX2
<b>Financial Promotion in issue:</b>	IM dated 31st August 2018, which has been verified and Approved under section 21 of the Financial Services and Markets Act 2000 by Equity for Growth (Securities) Limited
<b>Transferability:</b>	Non transferable or exchangeable notes
<b>Currency accepted:</b>	GBP Sterling, US Dollars and Euros
<b>Development projects identified:</b>	Yes
<b>Development projects secured:</b>	Yes
<b>Country of development:</b>	UK
<b>Welcome pack:</b>	Yes, sent within 30 days of receiving funds and includes the signed loan note certificate
<b>Update frequency from Magna:</b>	Monthly email updates and quarterly printed newsletter



- **Specialities**

Creating luxury homes for the starter housing market, maximising asset value, strategic design and a clear vision real estate landscape

- **Development areas**

Greater London Commuter Belt

- **Team**

Core team of 12 professionals

- **Exec and Non Exec Directors**

Over 150 years of combined experience in construction, planning investment, development, hotels, finance and project delivery

- **Based in**

Berkeley Square, Mayfair, London UK and Dubai UAE

- **Current projects secured**

In planning/construction £210m GDV+

- **Current pipeline**

£290m GDV

- **Values**

Integrity / safety / profitability / quality-innovation

- **Vision**

Global developments, leader in PRS (private rented sector), luxury and executive hotels and resorts, mixed use development, global set portfolio and the development of iconic buildings

