

SHOJIN

PROPERTY PARTNERS

NEXT LEVEL REAL ESTATE INVESTING

Master Investor Show 2023

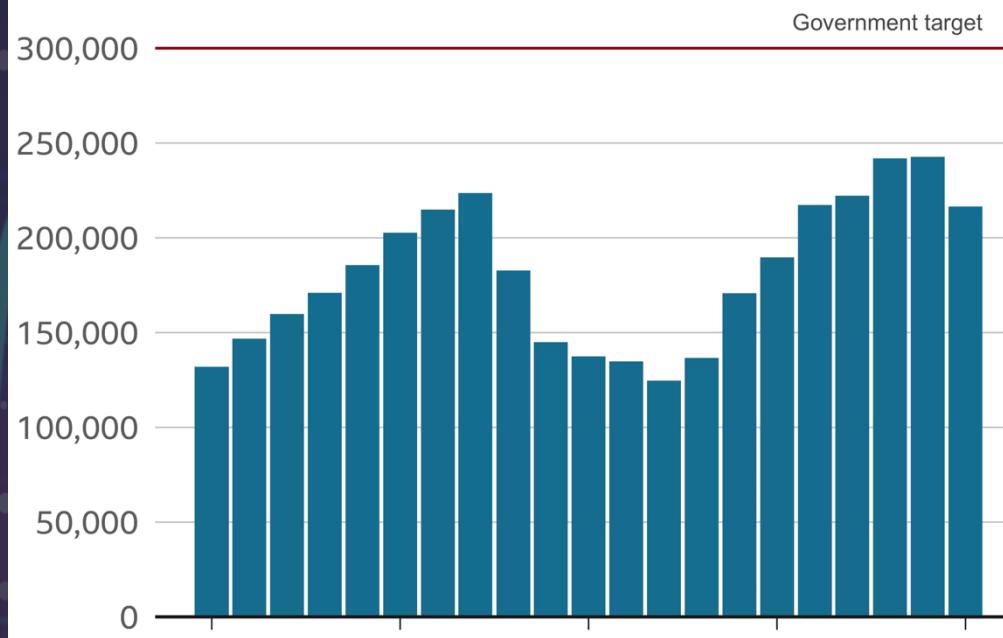
Don't invest unless you're prepared to lose all the money you invest. This is a high-risk investment and you are unlikely to be protected if something goes wrong

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Property has been used throughout history to **grow and preserve wealth**

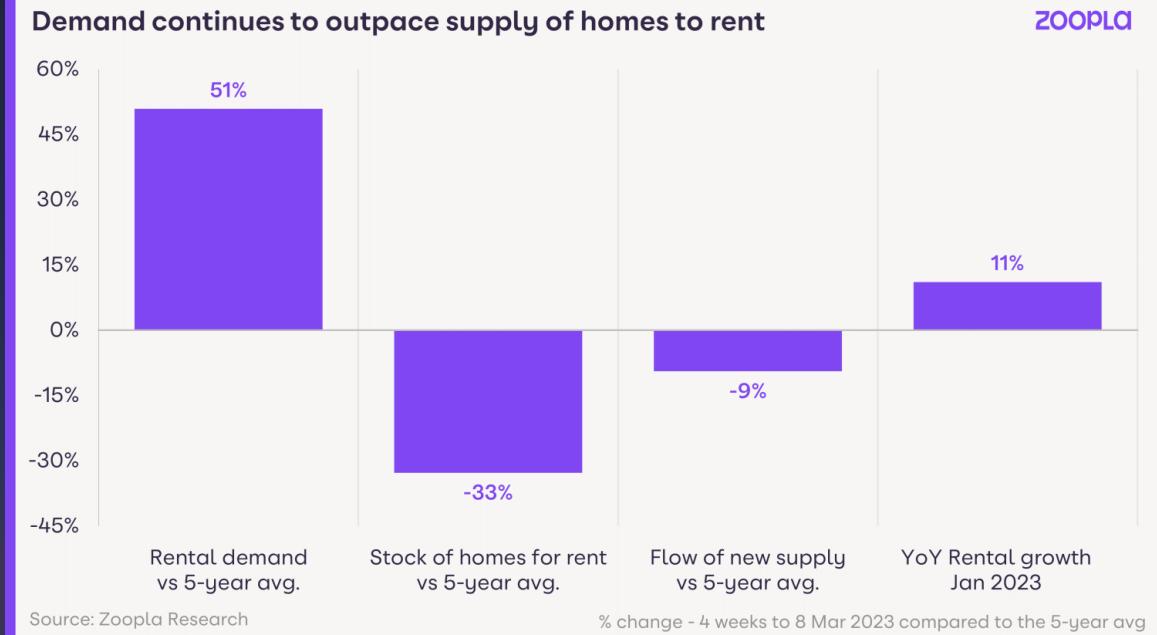
Supply-demand imbalance in UK housing

Net additional dwellings



Source: Department for Levelling Up, Housing and Communities

BBC



The squeeze on “buy to let”



Strong returns in larger assets & development funding

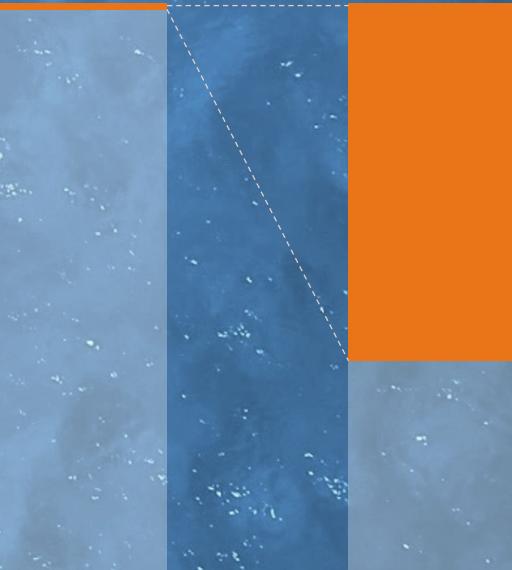




The richest 1% have captured 63% of all new wealth since 2020¹

1 %

Everyone else



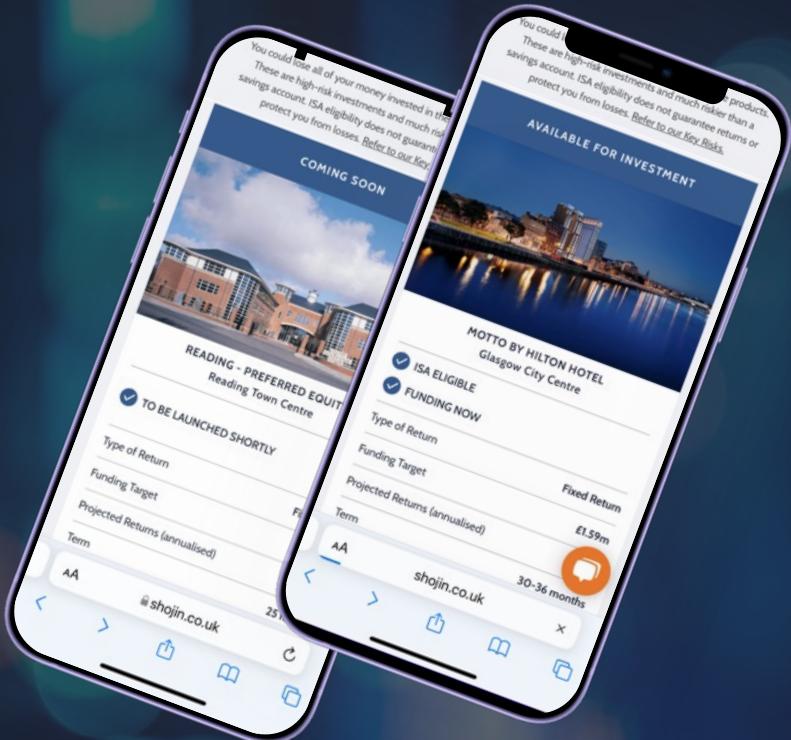
63% of wealth created
since 2020

Access to investment opportunities drives wealth accumulation

Shojin uses technology to democratise real estate investing



Real estate
developers seek
funding for
their projects



Funding gap
Mid-market property developers &
private asset managers
 (£10m-£60m)

A global **marketplace** for investment into
the UK property sector through
fractional investments

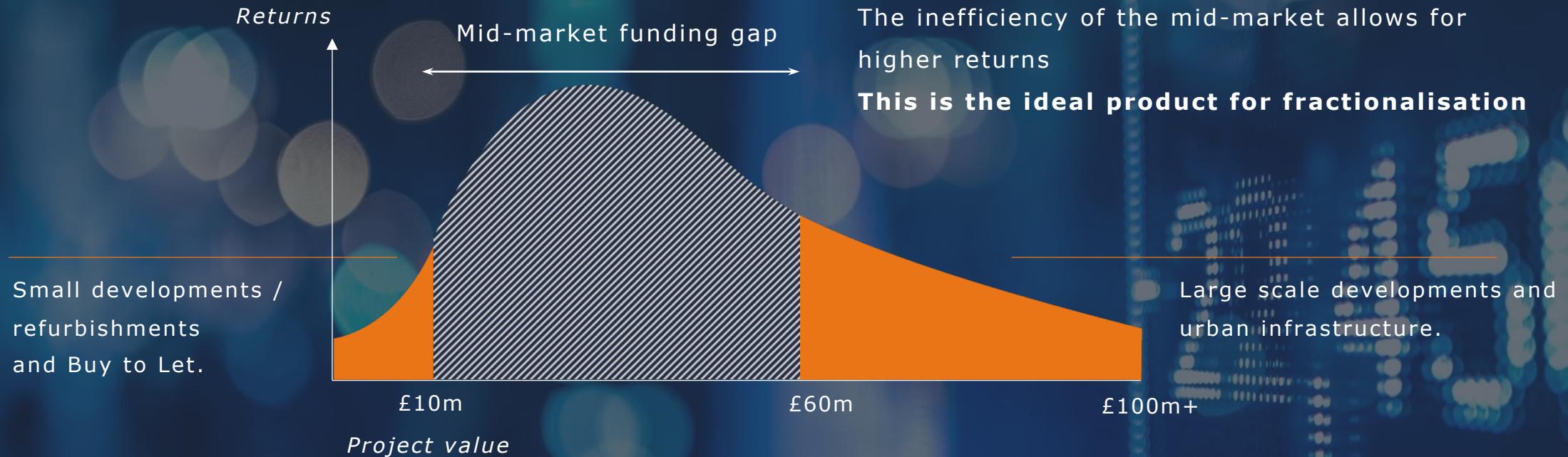


Investors
seeking pre-vetted
investment
opportunities

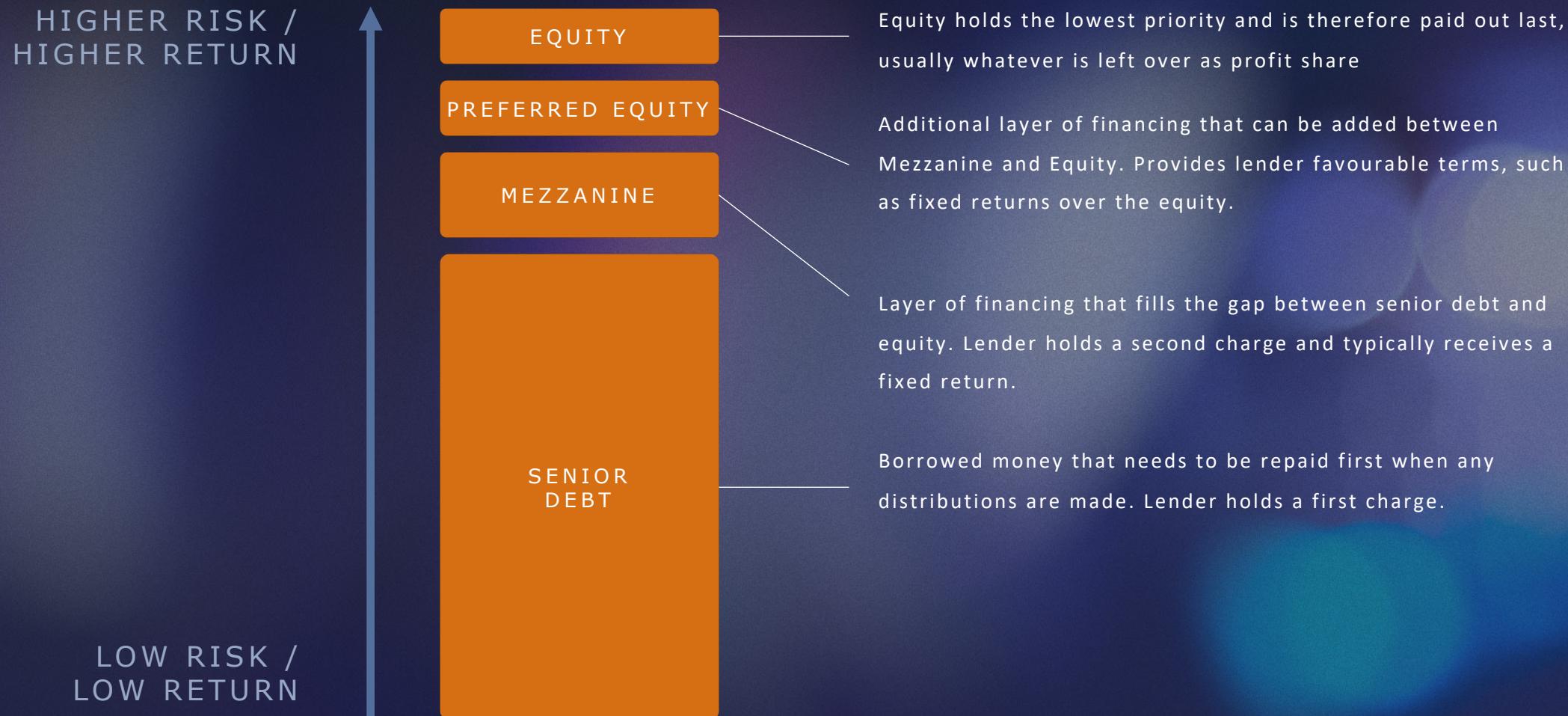
Investment gap
Filled by global investors investing
from £5k upwards

The real estate **funding gap**

Real estate is the world's biggest alternative asset class;
But projects of a certain size struggle for funding



Understanding the capital stack



Private investors benefit from our model

Our **co-investment model** achieves results beyond an individual investor's capabilities

- Identify opportunities



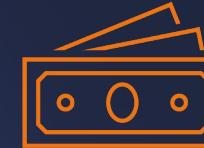
- Due diligence



- Financial & legal structuring



- Raising capital



- Project oversight



- Distribution of profits



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Our track record

Shojin generates typical returns of **15%-35% per annum**

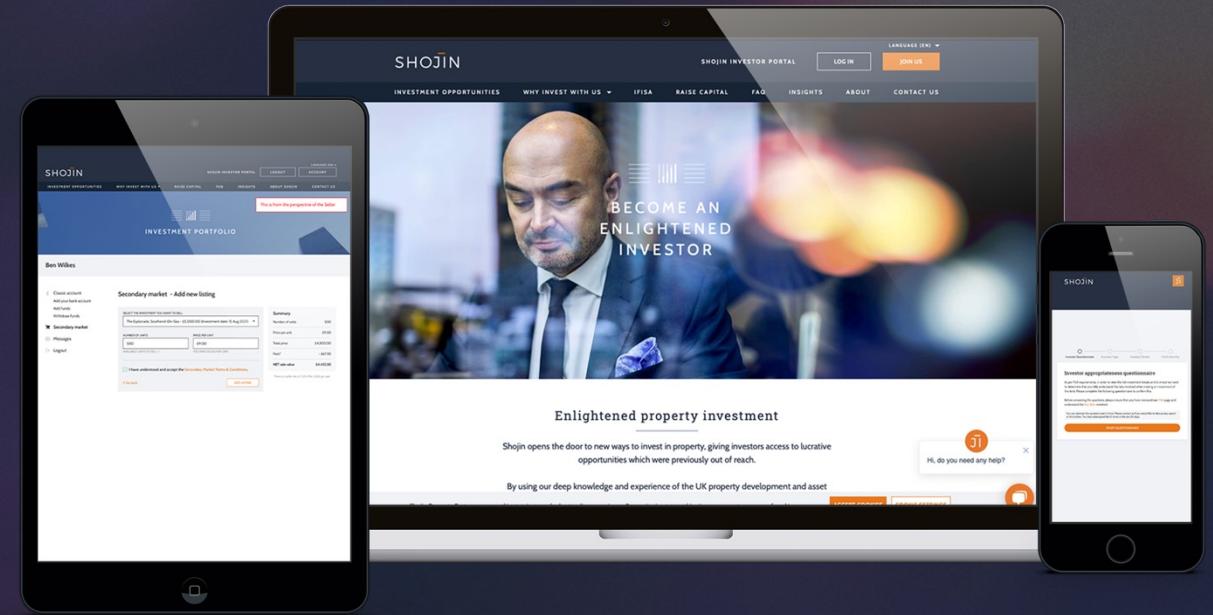
Value of projects funded (£'000)



(Note: In 2018 one project failed due to political issues around planning permission – we no longer fund unconsented schemes without additional security)

Build your real estate portfolio in five easy steps

- 1 Create an online account
- 2 Choose an opportunity that suits your investment goals
- 3 Invest online and build your diversified portfolio
- 4 Stay updated and accrue returns
- 5 Reinvest and compound your returns – consider our IFISA for tax efficiency





For further information please contact us at:



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