



NEXT LEVEL REAL ESTATE INVESTING

Master Investor Show 2023

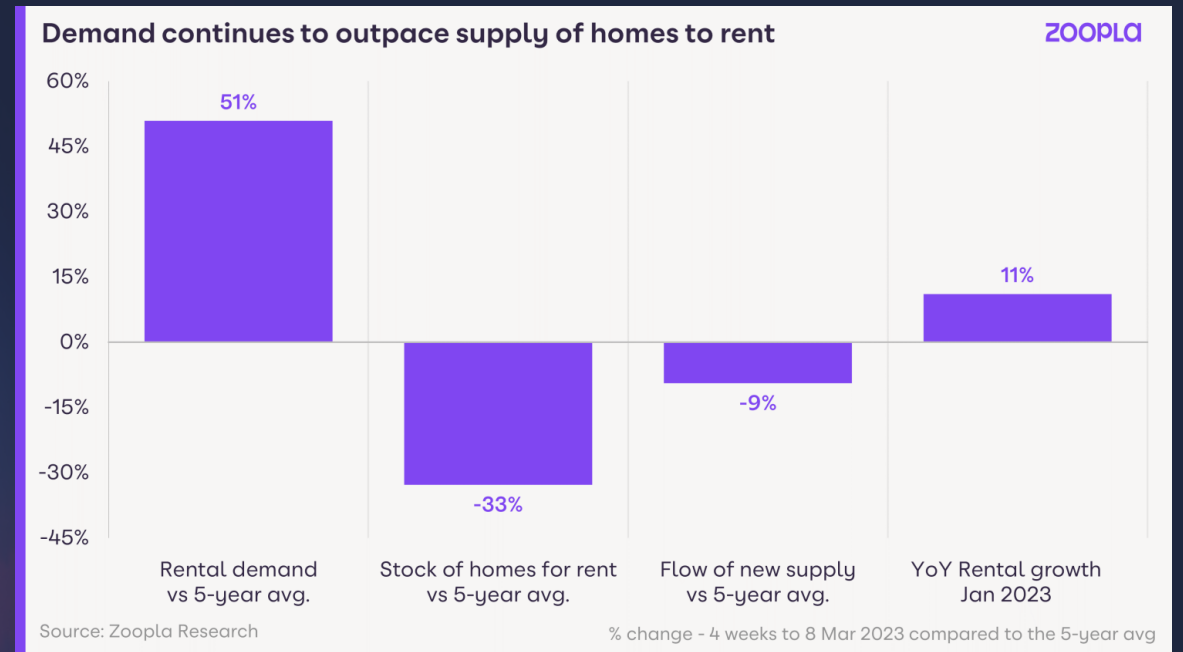
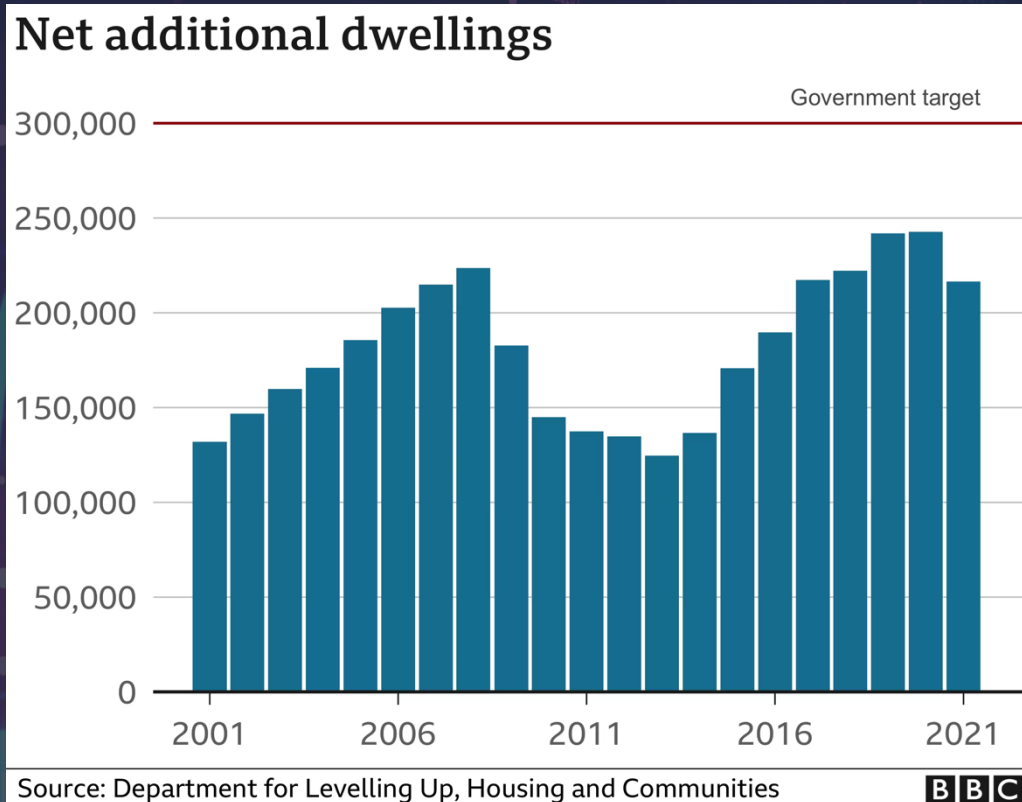
Don't invest unless you're prepared to lose all the money you invest. This is a high-risk investment and you are unlikely to be protected if something goes wrong



The background features a dark blue gradient with faint, semi-transparent financial data visualizations. These include a bar chart with teal bars, a line graph with a teal line, and various numerical data points scattered across the scene. The overall aesthetic is professional and data-driven.

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

Supply-demand imbalance in UK housing



The squeeze on "buy to let"



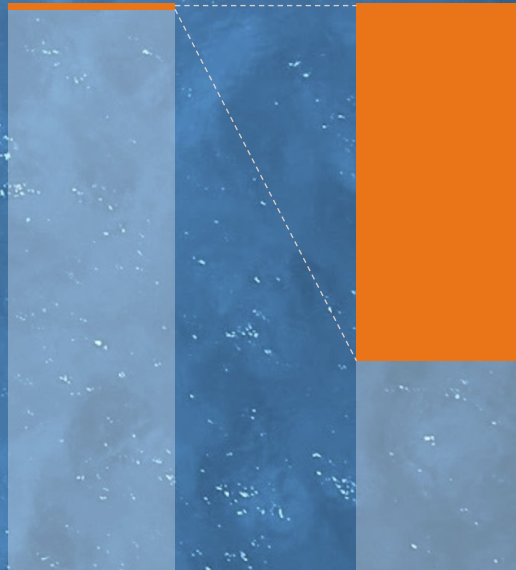
Strong returns in larger assets & development funding



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



1%



63% of wealth created since 2020

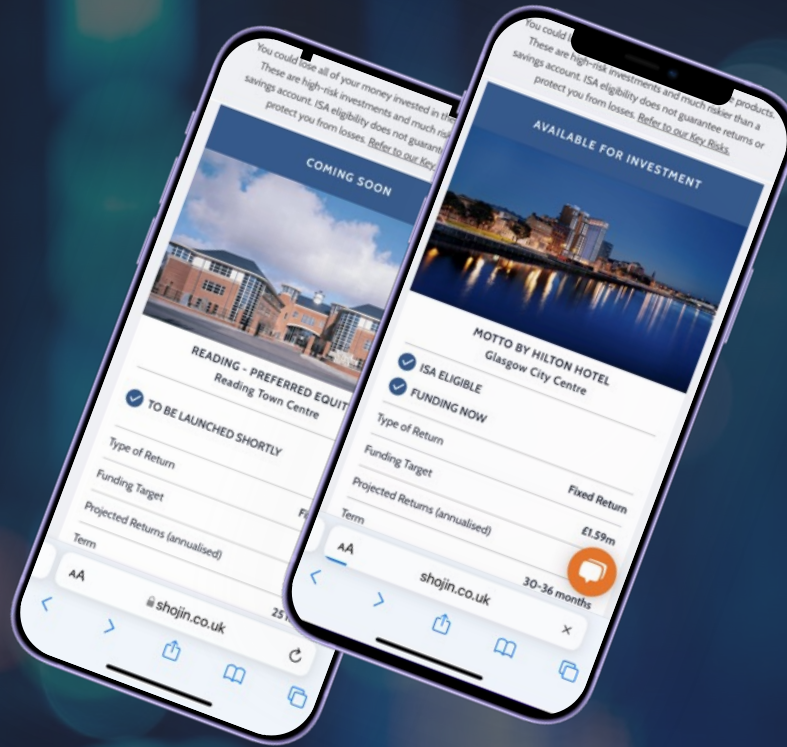
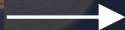
Everyone else

Access to investment opportunities drives wealth accumulation

Shojin uses technology to democratise real estate investing



Real estate developers seek funding for their projects



Investors seeking pre-vetted investment opportunities

Funding gap

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

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

Investment gap

Filled by global investors investing from £5k upwards

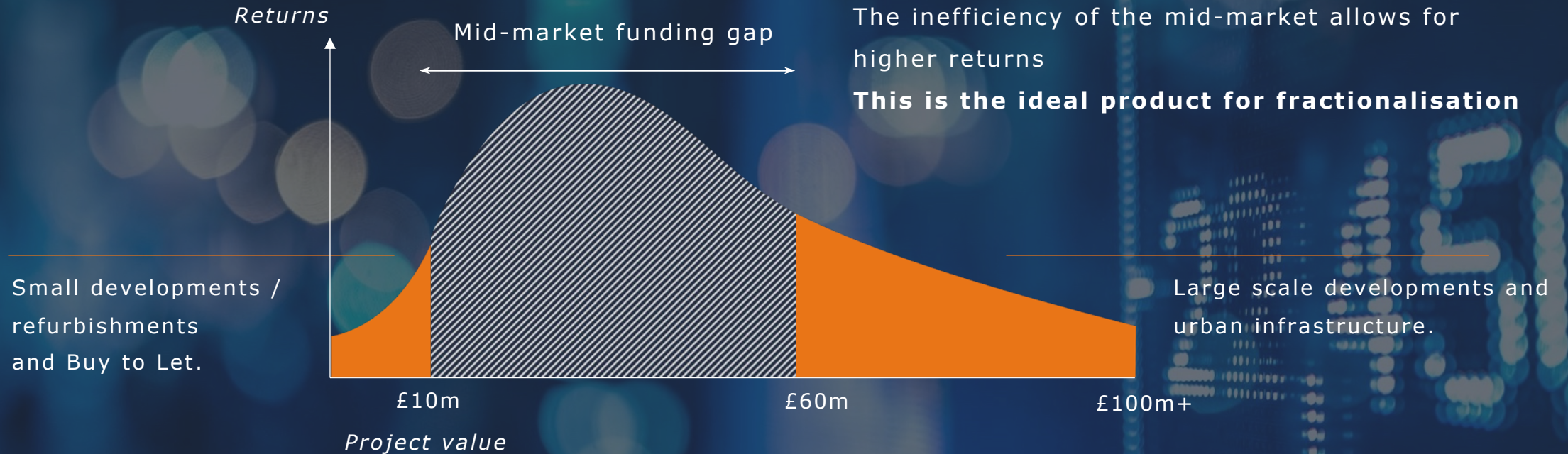
The real estate **funding gap**

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

Too small for institutions and too big for most but the very wealthy.

The inefficiency of the mid-market allows for higher returns

This is the ideal product for fractionalisation



Understanding the capital stack

HIGHER RISK /
HIGHER RETURN



EQUITY

Equity holds the lowest priority and is therefore paid out last, usually whatever is left over as profit share

PREFERRED EQUITY

Additional layer of financing that can be added between Mezzanine and Equity. Provides lender favourable terms, such as fixed returns over the equity.

MEZZANINE

Layer of financing that fills the gap between senior debt and equity. Lender holds a second charge and typically receives a fixed return.

SENIOR
DEBT

Borrowed money that needs to be repaid first when any distributions are made. Lender holds a first charge.

LOW RISK /
LOW RETURN

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**

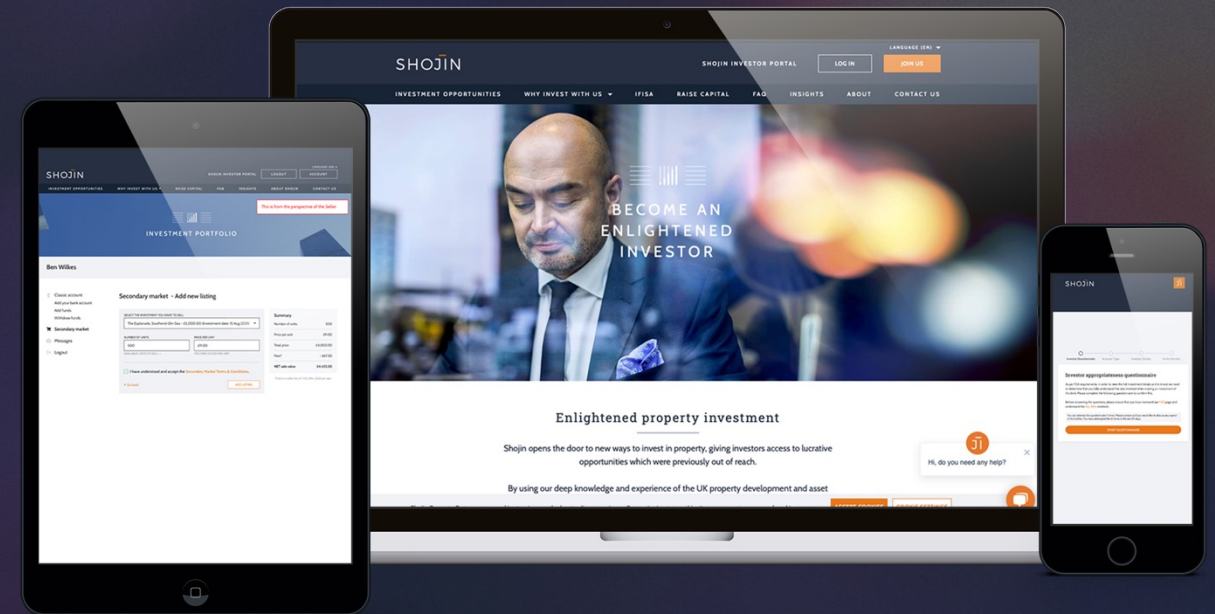
Value of projects funded (£'000)



(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



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For further information please contact us at:



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