



MAGNA INVESTMENTS X GROWTH AND INCOME (MIXG) 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.

Name:	MIXG Ltd ("MIXG" or the "Company")
Company Number:	11602211
Registered Address:	c/o Magna Asset Management Ltd Berkeley Square House Berkeley Square London W1J 6BD United Kingdom
Loan note size (Cap):	£20,000,000.00
Note description:	The Notes shall be known as 36 Month Fixed Rate Secured Loan Notes 2022 and shall be issued in integral multiples of £1,000 by the Company
Minimum investment size:	£20,000.00
Timeframe:	36 months
Year 1 - interest rate PA:	10% paid at end of year 1
Year 2 - interest rate PA:	10% paid quarterly for year 2
Year 3 - interest rate PA:	18% paid quarterly for year 3
When is Interest paid out:	Interest is paid for year 1 at the end of year 1, then each quarter for the following two years
Withholding Tax:	Withholding Tax is not held and investors will be liable for their own tax position

Security Trustee and firm approving Information Memorandum (“IM”):

Equity for Growth (Securities) Limited,
Authorised and Regulated by the Financial
Conduct Authority, FRN: 475953

Security Trustee address:

International House
24 Holborn Viaduct
London
EC1A 2BN
United Kingdom

Security Trustee Company Number: 05410446

Security provided:

Debenture over MIXG Ltd, a mixture of first and second legal charges over any real estate, debenture over any company asset purchased, personal share charges of two directors worth over £6,000,000 in Magna Asset Management Ltd. A debenture over any subsidiary company which purchases any assets with the funds raised from the loan note instrument.

Financial Promotion in issue:

IM dated 14th March 2019, which has been verified and Approved under section 21 of the Financial Services and Markets Act 2000 by Equity for Growth (Securities) Limited

Transferability:

Non transferable or exchangeable notes

Currency accepted:

GBP Sterling, US Dollars and Euros

Development projects identified:

Yes

Development projects secured:

Yes

Country of development:

UK and outside the UK

Welcome pack:

Sent within 30 days of receiving funds and includes the signed loan note certificate

Update frequency from Magna:

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

