



PropXshares

— TOKENIZED PROPERTY INVESTMENT —

EXIT VS LONG TERM HOLD

PLAN A

5 YEAR EXIT BY IPO OR INSTITUTIONAL SALE

Based on Initial Investment of £10,000

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS RETURN	£1,680.00	£1,743.84	£1,810.11	£1,878.89	£1,950.29
CORP TAX REDUCTION	£420.00	£435.96	£452.53	£469.72	£487.57
MANAGEMENT FEE	£160.00	£166.08	£172.39	£178.94	£185.74
NET RETURN	£1,100.00	£1,141.80	£1,185.19	£1,230.23	£1,276.97

5 YEAR EXIT POINT

Example based on initial investment	£10,000.00
5 Year Gross Rental Income	£9,063.12
5 Year Net Rental Income	£5,934.19
5 Year Gross Return	91%
5 Year Net Return	59%

Should an exit by IPO or Institutional Sale materialise, there will be a 50/50 share of profit on any amount achieved above the initial investment.

Note: The minimum investment period is 5 years.

Disclaimer:

* Income example is based on average CPI increase taken over last 40 year period of 2.8% + 1% = 3.8% PA compounded

** UK Corporation Tax is currently 25%, however, this may be subject to change

*** PropXshares Management Fee of 1.6% of initial sum invested increases annually in line with CPI + 1%



PLAN B

5 YEAR EXIT BY PROPXSHARE RESALE

Based on Initial Investment of £10,000

In the event that Plan A does not materialise, for those investors wishing to exit, Tokens can be re-sold via the PropXshares Portal.

Tokens will be re-sold at the original investment value.

The minimum return after 5 years will be **Gross 91%** and **Net 59%**.

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PLAN C

LONG TERM HOLD OF INCOME

Total income across 40-year lifespan, based on an initial investment of £10,000.

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
GROSS RETURN	£1,680.00	£1,743.84	£1,810.11	£1,878.89	£1,950.29	£2,024.40	£2,101.33	£2,181.18	£2,264.06	£2,350.10
CORP TAX REDUCTION	£420.00	£435.96	£452.53	£469.72	£487.57	£506.10	£525.33	£545.29	£566.02	£587.52
MANAGEMENT FEE	£160.00	£166.08	£172.39	£178.94	£185.74	£192.80	£200.13	£207.73	£215.62	£223.82
NET RETURN	£1,100.00	£1,141.80	£1,185.19	£1,230.23	£1,276.98	£1,325.50	£1,375.87	£1,428.16	£1,482.42	£1,538.76
	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20
GROSS RETURN	£2,439.40	£2,532.10	£2,628.32	£2,728.19	£2,831.86	£2,939.47	£3,051.17	£3,167.12	£3,287.47	£3,412.39
CORP TAX REDUCTION	£609.85	£633.02	£657.08	£682.05	£707.97	£734.87	£762.79	£791.78	£821.87	£853.10
MANAGEMENT FEE	£232.32	£241.15	£250.32	£259.83	£269.70	£279.95	£290.59	£301.63	£313.09	£324.99
NET RETURN	£1,597.23	£1,657.93	£1,720.92	£1,786.31	£1,854.19	£1,924.65	£1,997.79	£2,073.71	£2,152.51	£2,234.30
	YEAR 21	YEAR 22	YEAR 23	YEAR 24	YEAR 25	YEAR 26	YEAR 27	YEAR 28	YEAR 29	YEAR 30
GROSS RETURN	£3,542.06	£3,676.66	£3,816.38	£3,961.40	£4,111.93	£4,268.18	£4,430.37	£4,598.73	£4,773.48	£4,954.87
CORP TAX REDUCTION	£885.52	£919.16	£954.10	£990.35	£1,027.98	£1,067.05	£1,107.59	£1,149.68	£1,193.37	£1,238.72
MANAGEMENT FEE	£337.34	£350.16	£363.46	£377.28	£391.61	£406.49	£421.94	£437.97	£454.62	£471.89
NET RETURN	£2,319.20	£2,407.34	£2,498.82	£2,593.77	£2,692.34	£2,794.64	£2,900.84	£3,011.08	£3,125.49	£3,244.26
	YEAR 31	YEAR 32	YEAR 33	YEAR 34	YEAR 35	YEAR 36	YEAR 37	YEAR 38	YEAR 39	YEAR 40
GROSS RETURN	£5,143.16	£5,338.60	£5,541.46	£5,752.04	£5,970.62	£6,197.50	£6,433.01	£6,677.46	£6,931.20	£7,194.59
CORP TAX REDUCTION	£1,285.79	£1,334.65	£1,385.37	£1,438.01	£1,492.65	£1,549.38	£1,608.25	£1,669.37	£1,732.80	£1,798.65
MANAGEMENT FEE	£489.82	£508.44	£527.76	£547.81	£568.63	£590.23	£612.67	£635.95	£660.11	£682.20
NET RETURN	£3,367.55	£3,495.51	£3,628.33	£3,766.22	£3,909.34	£4,057.89	£4,212.09	£4,372.14	£4,538.29	£4,713.74

CUMULATIVE GROSS REVENUE VS NET INCOME

- Based on £10,000 Investment
- Rental Example shows compounding increase linked to CPI +1%*
- Corporation Tax of 25% is withheld and paid on your behalf**
- PropXshares charge an annual 1.6% Management Fee on original sum invested***

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** UK Corporation Tax is currently 25%, however, this may be subject to change

*** PropXshares Management Fee of 1.6% of initial sum invested increases annually in line with CPI + 1%

Example based on initial investment	£10,000.00
40 Year Gross Rental Income	£152,315.39
40 Year Net Rental Income	£99,996.33
40 Year Gross Return	1,523%
40 Year Net Return	1,000%



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