

Climate Positive PROPERTY-BACKED Investment

across the UK



Welcome to Soho Green

About us • Bridging

Soho Green is the world's first climate positive mortgage company

We are an exclusive group of like-minded private investors, who source property backed scenarios across the UK where clients seek fast funding. We provide short term climate positive loans.

Soho Green use an innovative Protected Cell Company structure. Each cell is created either to offer a specific bridging loan opportunity or alternatively the cell will be created

to offer a group of bridging loans. Each cell can be tailored to each investor's specific requirements. The loans are typically on a first legal charge basis for periods of up to 364 days, secured against UK property assets.

We are committed to only providing climate positive loans. We have already removed the equivalent amount of CO² from the Earth's atmosphere to offset all our operational emissions from 2019 to 2022. We also remove the equivalent amount of CO² to offset

all emissions related to our loans. On top of that, we have also committed to planting thousands of trees to remove the same amount of CO² in future years. Every loan that we provide is truly Climate Positive!

Through our Investment Management Partner – Soho AM, we have access to an introducer network built up over many years who supply deal flow. We have a comprehensive in-house diligence process to provide information to support decision-making and cell criteria, maximising investor returns.



Our professional team manage the whole structure from start to finish.

Example Returns

We aim for a minimum return of 0.8% per month, or **10% per annum** (net of costs).

Our main investment products are:

- **UK property bridging loans (secured by way of first legal charge/mortgage) for periods up to 364 days.**
- **Property acquisitions – opportunity to purchase UK property for income and/or capital growth.**

Here is a typical example:

UK property valued by independent valuer	£1,000,000
Gross Loan Required	£600,000
Loan to Value NET (LTV) ratio	49.1%
Investor net investment	£491,005
Term	12 months
Return over period	£49,680
Annual % return	10.12%

Soho Green

The world's first **climate positive** mortgage company



How do we do this?



Climate Positivity



When you invest with Soho Green you also invest in the planet!

For each and every loan we will remove more CO² from the Earth's atmosphere than the properties associated with each loan are

estimated to emit over the lifetime of the loan. Not only that, but we'll plant enough trees to remove the same amount of CO² in the future

– so each loan with Soho Green will truly be Climate Positive.

How will we do this?

Working with partners (THG, Earthly and Scotland:The Big Picture) we are investing in a number of worldwide projects that are helping to protect our planet. The projects that we have invested in to date include:

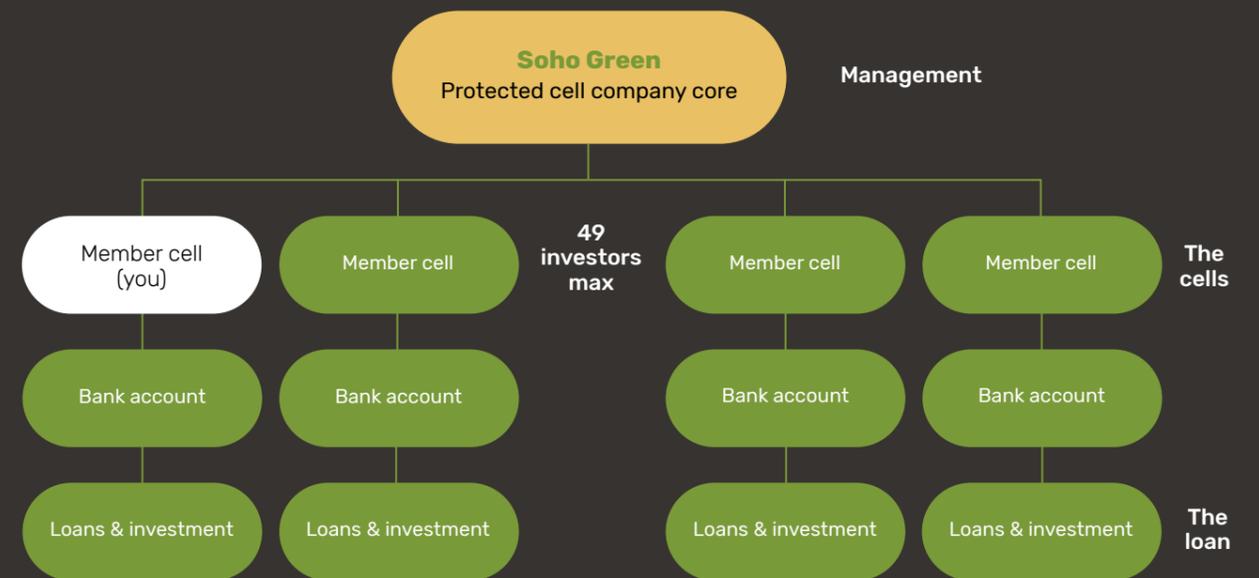
- Planting Mangroves in Madagascar
- 50+ rewilding projects across Scotland
- Protecting peatland forest of Rimba Raya in Indonesian Borneo
- Mai Ndobe rainforest protection project in DR of Congo
- Local micro projects in Kinross using our unique Nature Fund
- Reducing deforestation in Peruvian Amazon



Further information on all of the projects that we invest in can be found on our website at

sohogreen.co.uk

How it works





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