



INVESTMENT SELECTOR

EXEMPT PROPERTY UNIT TRUSTS (EPUTS) FACTSHEET

EPUTs are UK onshore unit trusts used by tax exempt investors to pool assets to acquire commercial property. For FCA purposes, EPUTs are classed as non-mainstream pooled investments (NMPIs).

KEY INFORMATION

Eligible Pension Products

- Embark Pensions Option SIPP
- Embark Pensions Full SIPP
- Hornbuckle Mitchell Single SIPP
- Hornbuckle Mitchell Full SIPP
- EBS SIPP and SAPP

Permitted Investment Domicile

- United Kingdom Channel Islands
- European Economic area No Restriction

Eligible Investors - Advised Clients

- Certified sophisticated investor
- No restriction

Eligible Investors - Non-Advised Clients

- High net worth individual
- Certified sophisticated investor
- Self-certified sophisticated investor
- No restriction

Investment Limits

Investors are allowed to invest no more than 90% of their plan value into this type of investment instrument. This is to ensure appropriate scheme liquidity and risk management throughout the scheme lifecycle.

Due Diligence Commitment Fee

- All cases Asset specific
- Not applicable

Additional Notes And Other Conditions

Must be operated in the UK by an FCA authorised person.

REQUIREMENTS

Market Listing Requirements

- HMRC recognised stock exchange
- Not required

Valuation Requirements

- Mark to market daily
- Mark to market (other < annual)
- Annual
- Conditional (asset specific)

Custody Requirements

- FCA Authorised nominee Asset specific
- Embark Not-applicable

Due Diligence

Establishing instrument (Trust Deed); information memorandum (or equivalent); application form and any promotional literature provided to investors.



CHARGES

Embark Pensions Full SIPP

Due diligence:	£525
Initial purchase:	£825
In specie transfer in:	£825
Top-up:	£825
Full sale:	£825
In specie transfer out:	£825
Partial sale:	£825
Additional annual fee:	£175

Hornbuckle Mitchell Single SIPP

Due diligence:	£530
Initial purchase:	£795
In specie transfer in:	£520
Top-up:	£795
Full sale:	£795
In specie transfer out:	£520
Partial sale:	£795
Additional annual fee:	£210

Hornbuckle Mitchell Full SIPP

Due diligence:	£530
Initial purchase:	£795
In specie transfer in:	£520
Top-up:	£795
Full sale:	£795
In specie transfer out:	£520
Partial sale:	£795
Additional annual fee:	£210

EBS SIPP and SAPP

Due diligence:	£525
Initial purchase:	£825
In specie transfer in:	£825
Top-up:	£825
Full sale:	£825
In specie transfer out:	£825
Partial sale:	£825
Additional annual fee:	£175

GET IN TOUCH

Embark Pensions (Option and Full SIPP)

If you are an intermediary please contact our Client Servicing Team on 01204 803 500 or email customerservices@embarkpensions.co.uk. If you are a client, please contact your financial adviser in the first instance.

For new business queries please contact our Sales Support Team on 01722 443 742 or email enquiries@embarkpensions.co.uk.

Hornbuckle Mitchell (Single and Full SIPP)

If you are an intermediary please contact our Client Servicing Team on 0116 366 8600 or email clientservicing@hornbuckle.co.uk. If you are a client, please contact your financial adviser in the first instance.

EBS SIPP and SAPP

If you are an intermediary please contact our Client Servicing Team on 0203 953 1060 or email ebsinfo@ebspensions.co.uk. If you are a client, please contact your financial adviser in the first instance.