



INVESTMENT SELECTOR

LIGHT INDUSTRIAL & MIXED USE FACTSHEET

Includes light industrial buildings, distribution centres and storage facilities (class B1, B2 and B8).

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

N/A

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

"Red book" valuation by a RICS qualified surveyor; environmental report; Energy Performance Certificate; copy of any current lease. Other requirements will apply depending on the nature of the property. Refer to the relevant guidance notes for details.

**CHARGES****Embark Pensions Full SIPP**

Initial purchase:	£700
In specie transfer in:	£700
Full sale:	£415
In specie transfer out:	£700
Additional annual fee:	£600

Hornbuckle Mitchell Full SIPP

Due diligence:	£150
Initial purchase:	£475
In specie transfer in:	£550
Full sale:	£475
In specie transfer out:	£550
Additional annual fee:	£530

EBS SIPP and SAPPP

Initial purchase:	£700
In specie transfer in:	£700
Full sale:	£415
In specie transfer out:	£700
Additional annual fee:	£600

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 SAPPP

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.