



# INVESTMENT SELECTOR

## SPECIALIST INDUSTRIAL USE FACTSHEET

Specialist industrial buildings (class B3, B4, B5, B6 and B7).

### 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

### 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:	<b>£700</b>
In specie transfer in:	<b>£700</b>
Full sale:	<b>£415</b>
In specie transfer out:	<b>£700</b>
Additional annual fee:	<b>£800</b>

### Hornbuckle Mitchell Full SIPP

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

### EBS SIPP and SAPPP

Initial purchase:	<b>£700</b>
In specie transfer in:	<b>£700</b>
Full sale:	<b>£415</b>
In specie transfer out:	<b>£700</b>
Additional annual fee:	<b>£800</b>

## 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](mailto: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](mailto: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](mailto: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](mailto:ebsinfo@ebspensions.co.uk). If you are a client, please contact your financial adviser in the first instance.