



parkfirst[®]
LONDON GATWICK

YOUR LONDON AIRPORT
Gatwick

The UK needs more capacity at both Heathrow and Gatwick. It will be good for jobs, for the economy, it'll be good for competition, it'll be good for the travelling public.

Sir Richard Branson KBE

...arguably the world's most successful entrepreneur

PROVEN INVESTMENT OPPORTUNITY

Park First is the name behind a unique commercial property investment opportunity designed to meet the needs of today's savvy investors. We believe it's low risk and highly profitable, with a low entry level which makes profiting from this lucrative asset accessible to all.

Never before have single parking spaces at London Gatwick International Airport been available to buy – traditionally, only the super-rich could invest in entire car parks.

Airport car parking provides higher yields than other traditional buy-to-let investments. The scale of popularity and the rise of interest in car park investments are exemplified by the global market size, estimated by Frost and Sullivan to be \$100 billion¹.

Investors worldwide understand the need for airport car parking – it's a simple and extremely profitable concept. With many car parks operating at full capacity on a daily basis, this investment is proving as popular as it is lucrative.



¹ <https://pando.com/2014/01/30/the-future-of-the-100-billion-parking-industry/>

HIGH YIELDS & CAPITAL GROWTH

Investing in established car parks at the UK's busiest airports makes perfect financial sense for investors worldwide. Airport car parking has long been a highly coveted investment; Park First is proud to make it accessible to all with individual spaces available to purchase at London Gatwick International Airport from just £25,000 each.

Single or multiple car parking spaces are available to purchase, which provide a guaranteed rental return within the first two years of 8% per annum. All parking spaces carry with them title deeds, registered in your own name or that of your company at the UK Land Registry.

London Gatwick Airport is expanding rapidly, like most major UK airports. The airport's future growth is assured by the massive developments in global air travel that we are seeing every day. Long-stay car parking at London Gatwick Airport is an excellent commercial property investment and a lucrative way to diversify your investment portfolio.

Park First is proud to have acquired Help Me Park, London Gatwick's leading name in airport meet and greet car parking with more than a decade's experience in customer service excellence.



ABOUT HELP ME PARK

Park First has purchased car parks in close proximity to London Gatwick Airport.

To facilitate the successful ongoing day-to-day management of these car parking sites, Park First has acquired the leading name in valet meet and greet parking at London Gatwick Airport, Help Me Park.

Operating long stay car parking spaces right next to the airport, Help Me Park has been servicing the airport for more than a decade, parking thousands of cars every year and leading the way for customer service excellence.

Established in 2005 by business partners Barry Babister and Sean McCarthy, Help Me Park is a recognised brand airport customers know, love and trust to take care of their vehicle while they jet off on business trips, short breaks and holidays.

Part of the Approved Parking Scheme, Help Me Park is also Park Mark approved for customer peace of mind and is listed as a preferred partner on the official London Gatwick Airport website.

Help Me Park is the preferred parking firm for leading hotel chains serving London Gatwick Airport including Sofitel and Hilton.

Park First is the driving force behind Help Me Park, working in partnership with the airport car parking experts to enable our investment customers to profit from this amazing opportunity.

Park First and Help Me Park are changing the face of UK airport car parking with a round the clock service, luxury fit outs, 24/7 CCTV, high spec security systems and sophisticated online booking software promising customers a premium service from start to finish.



ABOUT MEET AND GREET CAR PARKING

London Gatwick's off-airport car parking services run predominantly on the meet and greet format.

Help Me Park is one of the oldest and most recognised meet and greet car parking companies at London Gatwick, operating a 24/7 smooth, secure and convenient service from a professional team.

Help Me Park's team of experienced drivers are well presented in smart uniform. Drivers meet customers at the relevant London Gatwick Airport terminal to drop off their car – from here, drivers carry out a full check on the vehicle, recording photographic evidence before transporting it to one of our secure car parking sites.

Upon return to London Gatwick, customers receive a text message from Help Me Park when they land to notify them how to facilitate the safe return of their vehicle. They are advised to call a dedicated mobile number when they have collected their luggage in order for a Help Me Park driver to greet them at a meeting point right outside the terminal to hand back the keys to their car.

Smooth, stress-free and safe service of the highest quality on time, every time whatever the weather.



THE MASTER PLAN

London Gatwick Airport is the world's busiest single runway airport with more than 38 million passengers in 2014 and 41 million annual customers expected in the next three years.

All UK airports are experiencing heavy passenger traffic as we travel more frequently – London Gatwick has seen more growth than most since it opened in the 1930s as an aerodrome. The airport as we now know it opened in 1958 with just 186,000 people travelling through in its first year.

Now the UK's second busiest airport and Europe's leading airport for point-to-point flights, London Gatwick accommodates 60 airlines serving more than 200 destinations in 90 countries. At peak times, up to 53 aircraft movements occur every hour². The airport boasts 21,000 employees and contributes £2 billion to its regional economy every year. Just 28 miles south of London with excellent transport links, it's quicker to get to London Gatwick than any other London airport from central London.

The 2012 London Gatwick Airport Master Plan shows the airport simply doesn't have the capacity for 38 million plus passengers travelling through annually.

There are just 24,000 long-stay car parking spaces to cope with huge customer demand set to outstrip supply by 20%.



²P.12, Gatwick Master Plan 2012



THE MASTER PLAN (CONTINUED)

London Gatwick Airport flies to more destinations than any other UK airport³, with the majority of its millions of passengers travelling to the airport by car (38%).

Top international destinations include Barcelona, Dubai, Copenhagen and Geneva with the airport seeing a total of 255,711 aircraft movements between 1 April 2014 and 31 March 2015 passing through 346 check-in desks.

Since 2012, London Gatwick has seen a £1 billion expansion plan with management reportedly spending £1 million a day on improvements to enhance the customer experience.

London Gatwick Airport is owned by a group of international investment funds, with Global Infrastructure Partners as majority shareholder. GIP invests worldwide in infrastructure assets with \$18 billion worth of assets under management.

The airport serves 47 of Europe's top business destinations, with one in five passengers travelling on business.

London Gatwick is the ideal place to invest with Park First. Premium spaces at the UK's busiest airports are a solid investment capable of producing high income returns and strong capital growth. Investments of this calibre are in short supply and very high demand.

346
check-in desks

30 minutes
from London Victoria

143
Aircraft stands

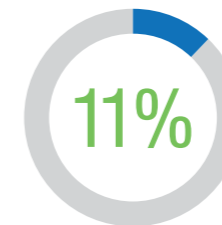
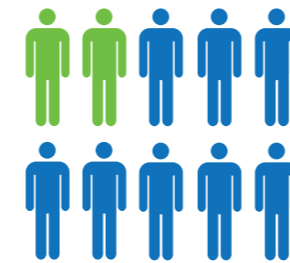
³ Source: OAG Data

Passenger Profile

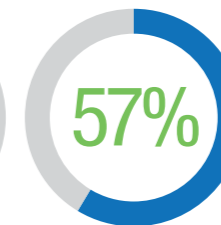
Male 50%: Female 50%

2 in 10

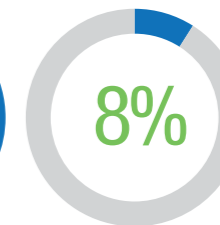
passengers are travelling on business



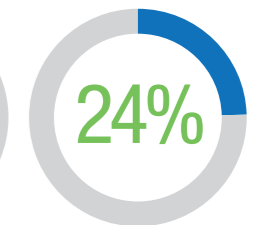
UK Business



UK Leisure

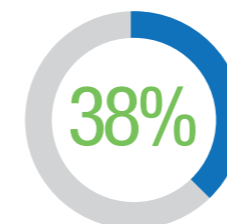


Foreign Business

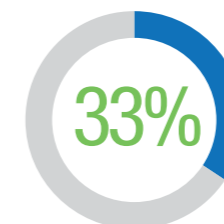


Foreign Leisure

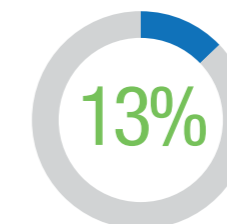
Passengers arrive at Gatwick by



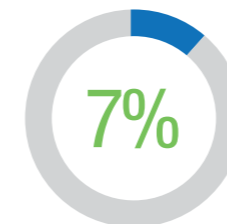
Car



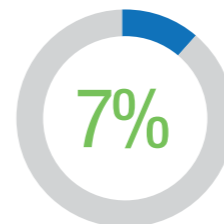
Rail



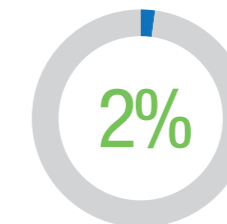
Taxi/Minicab



Bus/Coach



Plane



Hire car

the world's busiest single runway airport



FACTS AND FIGURES

38 MILLION

Number of passengers who travelled through London Gatwick in 2014

100,000

Over 100,000 passengers fly from London Gatwick Airport every day

41 MILLION

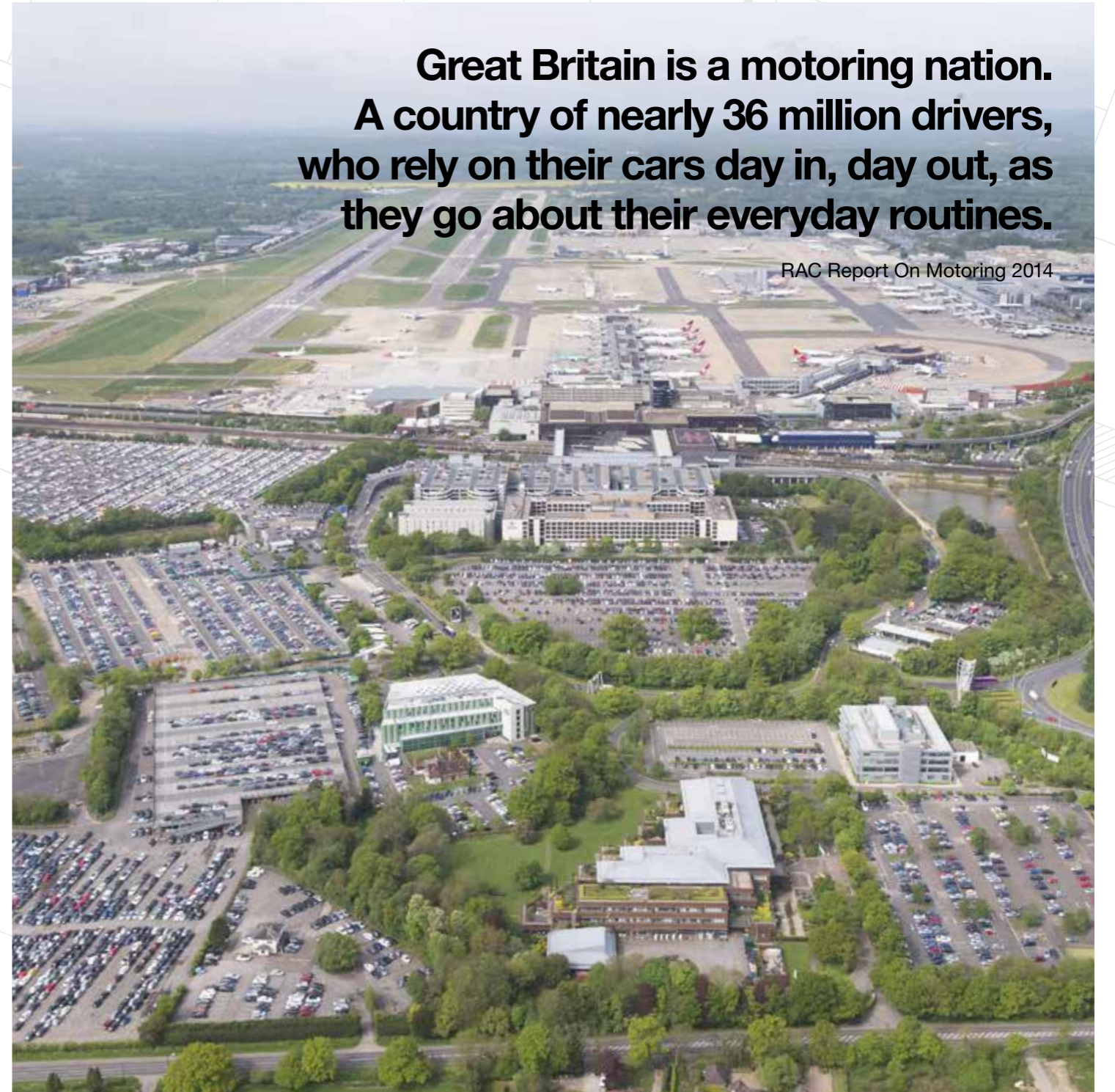
Forecast passengers by 2030, set to increase to 44 million by 2050⁴

24,000

The number of long stay car parking spaces at London Gatwick Airport⁵

532,000

Passengers using off airport meet and greet car parking at Gatwick every year⁶



**Great Britain is a motoring nation.
A country of nearly 36 million drivers,
who rely on their cars day in, day out, as
they go about their everyday routines.**

RAC Report On Motoring 2014



⁴ Department for Transport UK Aviation Forecasts 2013

⁵ 2012 Gatwick Airport Master Plan

⁶ Source: Assessment of Commercial Revenues - Gatwick Airport (Stage 3), September 2013, Steer Davies Gleave

LONDON GATWICK KEY OBJECTIVES

KEY OBJECTIVES

1. Deliver the best passenger experience
2. Help airlines grow
3. Increase value and efficiency
4. Protect and enhance its reputation
5. Build a strong environment, health and safety culture
6. Develop the best people, processes and technology

INVESTMENT IN MAJOR IMPROVEMENTS

London Gatwick's owners have invested more than £1 billion in airport improvements since 2009 – it's now the UK's best connected airport offering a premium service to customers with new long and short haul destinations added every year.

IMPROVED PASSENGER EXPERIENCE

- Faster check-in times – 96% of passengers through security within five minutes
- Family and reduced mobility lanes
- British art installations
- New shuttle service
- Better retail and dining facilities

NEXT £1 BILLION WAVE OF INVESTMENT:

- World-beating check-in area
- World's largest self-service bag drop zone
- £30m security area in 2016
- £21m departure lounge
- 30,000 sq/ft new retail space
- £10m upgrade to North Terminal border zone
- 15 state-of-the-art e-gates to cut queues
- £80m reconfiguration of Pier 5 facility
- £185m project to construct new Pier 1

London Gatwick's extensive retail landscape includes a prestigious Harrods store. The largest single unit in the airport, Harrods' 6,200 sq/ft South Terminal store attracts aspirational global travellers with luxury brands like Longchamp, DKNY and Michael Kors.

Harrods

Gary Wilson, head of buying for Harrods' airport operations said: "Gatwick is marketing to that international customer and there is a customer who comes through this airport who wants to buy product at this level." Harrods department stores are a British institution with a rich history at the heart of UK retailing dating back to 1834.



MICHAEL KORS



INVESTMENT HIGHLIGHTS

LONG STAY MEET AND GREET SECURE AIRPORT CAR PARKING, IN CLOSE PROXIMITY TO LONDON GATWICK AIRPORT

Help Me Park has more than ten years' experience operating long stay meet and greet car parks at London Gatwick Airport.

Park First has acquired Help Me Park and is the driving force behind this successful parking company. With the London Gatwick meet and greet experts in charge of day-to-day operations at established sites in close proximity to London Gatwick Airport, Park First is proud to be the first to release single spaces at affordable rates to investors.

ESTABLISHED LONDON GATWICK PARKING SPACES HAVE BEEN RELEASED FOR SALE

Car parking specialists Park First have created a rare opportunity in the investment sector – a low cost, high yielding investment product that's hands-off and hassle-free.

Part of the Group First network of property companies, Park First offers investors the chance to purchase a long-standing space from £25,000, with guaranteed yields of 8% in years 1 and 2 and projected yields from 10% for year 3 onwards.

Never before in the history of UK air travel have single car parking spaces been available for sale to investors until now. As single car parking spaces have lower minimum investment levels, this is an investment product accessible to all.

INVESTORS RECEIVE A MINIMUM 25% RISE IN CAPITAL VALUE FROM DAY ONE

Each Park First car parking space is subject to two independent valuations by the Royal Institute of Chartered Surveyors. These valuations are available to view on the Park First website, www.parkfirst.com. To ensure Park First customers enjoy a minimum 25% rise in capital growth from day one, we offer car parking spaces vastly below market value.

Multiple car parking spaces can be purchased using one Land Registry title deed to save on completion costs on larger property investment portfolios; our average investor purchases three car parking spaces.

RESALE STRATEGY WITH A 25% PROJECTED PROFIT ON INITIAL INVESTMENT

Park First will re-sell your parking space, at your request, at any time during your ownership subject to a 5% resale fee. We will market the parking space at a minimum 25% above the initial purchase price to potential buyers to ensure we obtain the best possible price for your investment.

Airport car parking spaces in such a premium location are in seriously short supply - we anticipate there will be huge demand for your parking space if you choose to sell it at any point in your ownership from other investors, owner-occupiers who frequently fly, airport staff, pilots and airline employees or even corporate companies who wish to utilise the space for their employees.



INVESTMENT HIGHLIGHTS

MANAGEMENT AGREEMENT

Park First is delighted to put in place a guaranteed two-year lease for every investor's car parking space upon completion.

Following the expiry of this lease, the parking space automatically moves into a management agreement with Park First. This means Park First will always manage that space as long as the investor wishes for us to do so. Investors are free to break this agreement should they wish – they can choose to manage the space themselves easily, or appoint another agency to manage it on their behalf. Park First cannot break the agreement.

This mechanism is designed to offer investors security and flexibility.

ESTABLISHED MARKET WITH GUARANTEED RETURNS AND PROJECTED INCREASES IN RENTAL INCOME

The past decade has seen phenomenal growth in air travel as it has steadily become quicker, cheaper and more convenient to passengers.

With combined guaranteed returns of 16% for the first two years of your investment and a 25% rise in value, investors are off to a fantastic start with a 41% initial return.

At the same time, we are offering end users a competitively priced product which is safe and secure. The Park First car parking investment product is designed to benefit all.

AIRPORTS ARE CREATING THE FASTEST GROWING DEMAND FOR PARKING THROUGHOUT THE UK

Airport parking in the UK is officially the most expensive in the world. Urban centres have plummeted in popularity as out-of-town developments, retail parks and supermarkets promise free parking all day and offer everything in one handy location.

In contrast, airport car parking has seen incredible growth in the past 10 years and the demand shows no sign of slowing down. Airport car parking is the only type of parking product which is paid-for, where demand continues to soar and prices adapt to stay competitive.

DEVELOPER BUY-BACK OPTION WITHIN YEAR 5 OF PROPERTY OWNERSHIP

On the fifth anniversary of your ownership of your Park First car parking space, you will be given the opportunity to request that we buy back the space from you. Subject to terms and conditions, Park First will purchase the space back from you for the original price paid.

This has been set up as a safety mechanism designed for extenuating circumstances including death, incapacity or financial difficulty. Park First is committed to working with you to ensure you enjoy the best possible experience of investing with us.

The attraction of UK commercial real estate is that you get capital growth and income return

– Matt Oakley, head of commercial property research for Savills.

² <http://www.scotsman.com/business/management/scots-property-investment-hits-record-high-1-3684952>

³ <http://www.moneyobserver.com/how-to-invest/beginners-guide-to-commercial-property>

⁴ Alternative Investment Report – Car Parks 2014, Intelligent Partnership



INVESTMENT HIGHLIGHTS

NO VAT CHARGED ON RENTAL INCOME

Park First's investors are not obliged to charge VAT to their tenants (under current UK law) unless their income from the rentals exceeds the threshold (currently £82,000* p.a.), whereas the large national car parking companies must charge VAT. This way the investor is always able to offer tenants a lower and more attractive rental deal.

AIRPORT PARKING IS SET TO BECOME THE HIGHEST YIELDING AND SHOW THE FASTEST CAPITAL GROWTH OF ANY BUY-TO-LET PROPERTY

In 2014, London Gatwick Airport saw a total of 38 million passengers travel through its doors. The UK is now the second largest commercial property market in the world, accounting for 18% of all global transactions.

As a tangible asset, parking spaces are a stable investment even in times of general market instability as they tend to change in value independent of financial markets. Property assets are not usually subject to wild price swings and their value will never fall to zero, unlike other types of investment.



Three of our London Gatwick car parking sites in close proximity to the airport.



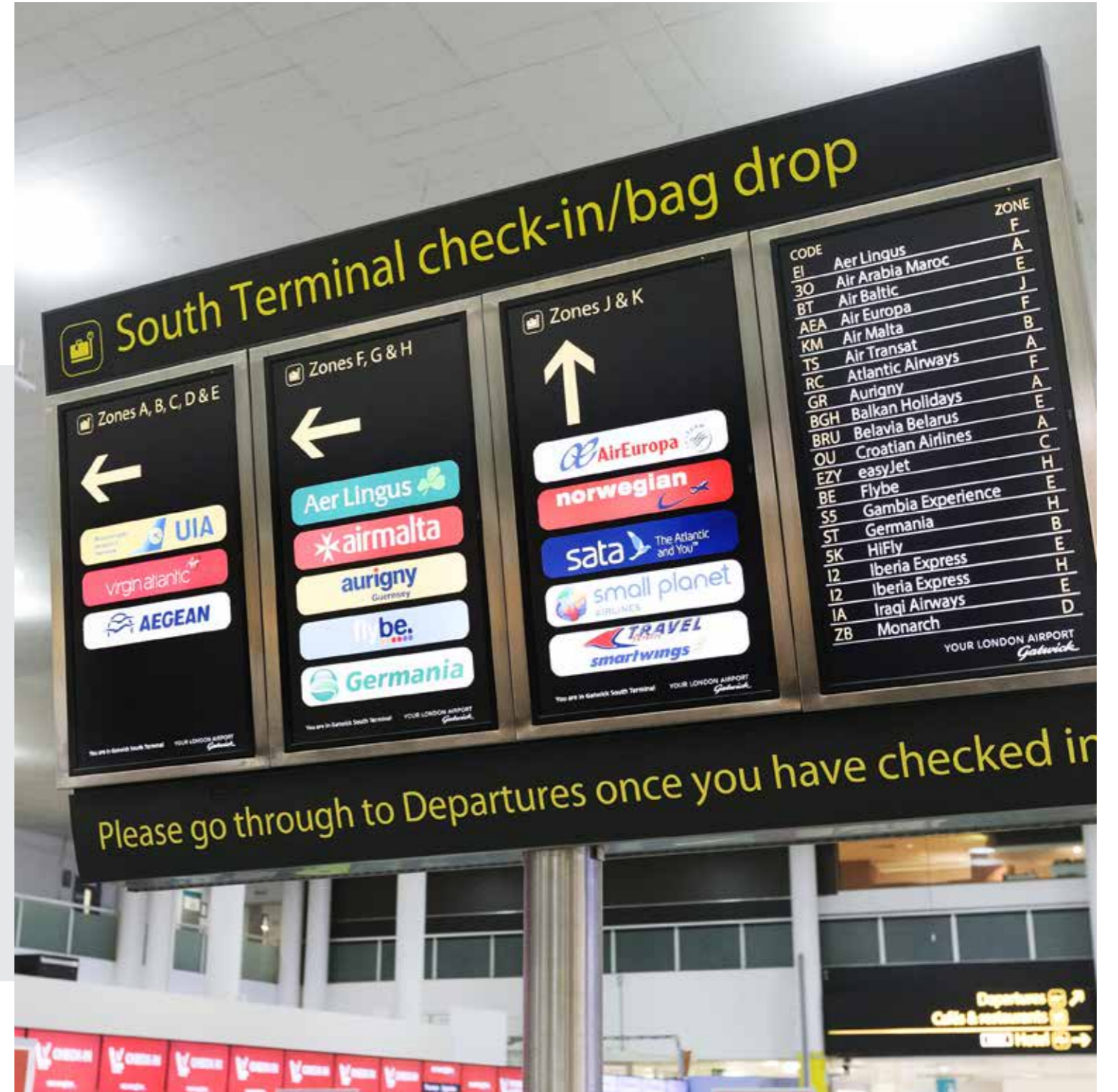
* Figure correct as of September 2015

PRICE LIST YEARS 1&2

Based on an 8% guaranteed return per annum.

Number of Parking Places (Gatwick Long Stay Parking)	Market Value (Per Parking Space)	Sale Price (Per Parking Space)	Rental Income (£65 per week)	Ground Rental (Per Annum)	Management Fee (15% Per Annum)	Service Charge (Per Annum)	Net Rental Return (8% Guaranteed)
Car Parking Space x 1	£37,500	£25,000	£3,380	£150	£507	£723	£2,000
Car Parking Space x 2	£75,000	£50,000	£6,760	£300	£1,014	£1,446	£4,000
Car Parking Space x 3	£112,500	£75,000	£10,140	£450	£1,521	£2,169	£6,000
Car Parking Space x 4	£150,000	£100,000	£13,520	£600	£2,028	£2,892	£8,000
Car Parking Space x 5	£187,500	£125,000	£16,900	£750	£2,535	£3,615	£10,000
Car Parking Space x 6	£225,000	£150,000	£20,280	£900	£3,042	£4,338	£12,000
Car Parking Space x 7	£262,500	£175,000	£23,660	£1,050	£3,549	£5,061	£14,000
Car Parking Space x 8	£300,000	£200,000	£27,040	£1,200	£4,056	£5,784	£16,000
Car Parking Space x 9	£337,500	£225,000	£30,420	£1,350	£4,563	£6,507	£18,000
Car Parking Space x 10	£375,000	£250,000	£33,800	£1,500	£5,070	£7,230	£20,000
Park First Ltd	Market Value	Investor Price	Income per Annum	Cost	Cost (once let)	Cost (once let)	Net Income

Returns for years one and two can be paid annually. Projected returns thereafter are paid in arrears. Figures are shown for illustration purposes. All agreements are subject to contract



PRICE LIST

YEARS 3&4

Based on a **10%** projected return per annum.

Number of Parking Places (Gatwick Long Stay Parking)	Market Value (Per Parking Space)	Sale Price (Per Parking Space)	Rental Income (£75 per week)	Ground Rental (Per Annum)	Management Fee (15% Per Annum)	Service Charge (Per Annum)	Net Rental Return (10% Projected)
Car Parking Space x 1	£37,500	£25,000	£3,900	£150	£585	£665	£2,500
Car Parking Space x 2	£75,000	£50,000	£7,800	£300	£1,170	£1,330	£5,000
Car Parking Space x 3	£112,500	£75,000	£11,700	£450	£1,755	£1,995	£7,500
Car Parking Space x 4	£150,000	£100,000	£15,600	£600	£2,340	£2,660	£10,000
Car Parking Space x 5	£187,500	£125,000	£19,500	£750	£2,925	£3,325	£12,500
Car Parking Space x 6	£225,000	£150,000	£23,400	£900	£3,510	£3,990	£15,000
Car Parking Space x 7	£262,500	£175,000	£27,300	£1,050	£4,095	£4,655	£17,500
Car Parking Space x 8	£300,000	£200,000	£31,200	£1,200	£4,680	£5,320	£20,000
Car Parking Space x 9	£337,500	£225,000	£35,100	£1,350	£5,265	£5,985	£22,500
Car Parking Space x 10	£375,000	£250,000	£39,000	£1,500	£5,850	£6,650	£25,000
Park First Ltd	Market Value	Investor Price	Income per Annum	Cost	Cost (once let)	Cost (once let)	Net Income

Projected returns in years three and four paid in arrears annually or quarterly. Rental review in year three produces projected 10% return. Figures are shown for illustration purposes. All agreements are subject to contract

Commercial real estate represents an important element of the asset allocation process but is difficult to access directly, with high barriers to entry and exit.

Morgan Stanley Capital International



PRICE LIST YEARS 5&6

Based on a **12%** projected return per annum.

Number of Parking Places (Gatwick Long Stay Parking)	Market Value (Per Parking Space)	Sale Price (Per Parking Space)	Rental Income (£85 per week)	Ground Rental (Per Annum)	Management Fee (15% Per Annum)	Service Charge (Per Annum)	Net Rental Return (12% Projected)
Car Parking Space x 1	£37,500	£25,000	£4,420	£150	£663	£607	£3,000
Car Parking Space x 2	£75,000	£50,000	£8,840	£300	£1,326	£1,214	£6,000
Car Parking Space x 3	£112,500	£75,000	£13,260	£450	£1,989	£1,821	£9,000
Car Parking Space x 4	£150,000	£100,000	£17,680	£600	£2,652	£2,428	£12,000
Car Parking Space x 5	£187,500	£125,000	£22,100	£750	£3,315	£3,035	£15,000
Car Parking Space x 6	£225,000	£150,000	£26,520	£900	£3,978	£3,642	£18,000
Car Parking Space x 7	£262,500	£175,000	£30,940	£1,050	£4,641	£4,249	£21,000
Car Parking Space x 8	£300,000	£200,000	£35,360	£1,200	£5,304	£4,856	£24,000
Car Parking Space x 9	£337,500	£225,000	£39,780	£1,350	£5,967	£5,463	£27,000
Car Parking Space x 10	£375,000	£250,000	£44,200	£1,500	£6,630	£6,070	£30,000
Park First Ltd	Market Value	Investor Price	Income per Annum	Cost	Cost (once let)	Cost (once let)	Net Income

Projected returns in years five and six paid in arrears annually or quarterly. Rental review in year five produces projected return of 12%. Figures are shown for illustration purposes. All agreements are subject to contract



Commercial real estate offers diversification, income, inflation protection and expected capital appreciation over the long term.

Morgan Stanley Capital International



FREQUENTLY ASKED QUESTIONS

What is the capital cost?

The market valuation of one car parking space is £37,500. Parking spaces are sold below market value, giving capital growth from day one. You pay £25,000 and receive an asset worth £37,500.

We believe airport long stay parking spaces are the most cost effective parking facilities producing the highest yields on the market today. Multiple parking spaces can be purchased using one Land Registry title deed. This saves on completion costs on larger property investment portfolios.

What rental income can I expect?

Parking space rental starts at £65 per week. This produces a guaranteed 8% yield on your investment within the first two years per annum, this then is predicted to rise to over 10% return in years three and four and then surpass 12% return in years five and six.

When can I expect rental reviews to take place?

Rental reviews take place every 2 years.

Is there a single title deed?

Yes, as with all UK property purchases you will receive the 'Title Deed' registered in your name at Land Registry after completion.

Is this a leasehold or freehold property?

Parking spaces are sold as a 175-year long leasehold property (banks consider anything over 100 years just the same as owning a freehold).

What about security?

All of our car parks have excellent security alarm systems and the latest CCTV. Help Me Park operates a 24/7, 365 days a year service and has professional drivers on-site every day of the year. All car parks have secure access entry and exit systems and are manned by Help Me Park staff throughout the day and night.

How many parking spaces are there per site?

Park First's Help Me Park London Gatwick sites can vary in size from 100 up to 4,000 parking spaces. All of our car parks are located in well-populated areas close to major airports, they can be seen from the main roads or motorways by potential customers.

Do I need to use a solicitor to prepare the leases?

Our in-house commercial agent will prepare a licence agreement for tenants to sign and therefore no solicitors are legally required. This makes the process simple, straightforward and fast. You are, however, welcome to use your own legal advisors or commercial agents should you choose to do so.

Can I sell at any time?

All parking spaces are purchased as a private commercial property investment. Investors are free to sell, let or manage their own spaces at any time using any agent they choose.

Vacancy is virtually non-existent because the way they operate is they are run on management agreements or leases. Operators chase landlords. You essentially don't have vacancy issues. There isn't much in the way of finishes that become dated over time. They are very easy to manage.

Peter Volakos, Colliers Director, Office Valuations



FREQUENTLY ASKED QUESTIONS

Can I easily re-sell my parking space?

Yes, you can re-sell your parking space at any time and selling your property couldn't be simpler. Park First can market your space upon your request. We believe that because your property is so competitively priced when new, it will make a very attractive sale proposition to new investors in the future.

We also expect many end users will wish to purchase their own parking spaces, for example, frequent flyers/tenants, as it will be cost effective for them as a personal investment opportunity.

What is the buy back option?

In year five, investors have the option to enter the Park First buy-back programme. In this programme, Park First may buy the parking space back from the investor for the original price paid within the next five years. This is a unique offer in the market place and we are happy to be able to offer this exit route to investors.

We believe most investors are driven to keep the property investment they have purchased and carry on receiving the rental yield produced for years to come. This means only a very limited number of parking spaces per site will ever come onto the re-sale market, thus creating a high sale value and demand for future. Buy-back agreement subject to terms and conditions.

What costs will I incur when my parking space is let?

A 15% management charge will be deducted from the rental income received along with the service charge for the property. The annual ground rental charge is also payable, full details of all these charges and the rental returns are outlined on our current price list.

All percentage returns are quoted after management and service charges have already been deducted, please refer to the price list within this brochure for a full detailed breakdown.

What costs will I incur if my parking space is vacant?

You will incur no management or service charge fees while your parking space is empty. The only fee you will incur is a small annual ground rental payment.

Where do parking spaces fit within my investment portfolio?

A parking space is a long term asset backed income generating commercial property, which has excellent projected capital growth. Parking spaces underpin and help diversify any investor's future investment portfolio.



With more than 60% of people opting to drive to the airport for their holiday flight, parking is big business.

International Parking Institute



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