



# LHX Innovative Finance ISA Terms and Conditions

Please read LHX's Innovative Finance ISA terms and conditions. You must accept these terms and conditions in order to open your Innovative Finance ISA account with LHX. These terms and conditions are to be read in conjunction with LHX's general Investor Terms & Conditions and any specific terms and conditions relating to investing in an Innovative Finance ISA eligible investment product that LHX may communicate to you from time to time.

## 1 Your LHX Innovative Finance Account

- 1.1 London House Exchange Limited (“London House Exchange”, “LHX”, “us” or “we”) will be your ISA Manager.
- 1.2 We will satisfy ourselves that any person to whom we delegate any of our functions or responsibilities (including but not limited to the administration of ISA accounts) under these terms and conditions as agreed with you is competent to carry out those functions and responsibilities.
- 1.3 Your ISA will be an Innovative Finance Individual Savings Account (“LHX IFISA”). LHX does not offer any other category of ISA.
- 1.4 These terms and conditions set out:
  - 1.4.1 the process for opening an Innovative Finance ISA on LHX’s platform (your “LHX ISA Account”);
  - 1.4.2 how you can access, use, and manage your LHX ISA Account; and
  - 1.4.3 LHX’s relationship, as an ISA Manager, with you, as an ISA investor (“ISA Investor”).
- 1.5 To open a LHX ISA Account, you must sign up to the LHX platform (the “Platform”) and follow the registration process in order to open a standard LHX account (“Standard Account”). Your registration, access and use of the Platform is governed by LHX’s Investor Terms & Conditions.
- 1.6 In order to invest with London House Exchange Limited via your LHX ISA Account, you must first open a LHX ISA Account with London House Exchange Limited in accordance with these terms and conditions.
- 1.7 We are obliged to confirm the true identity of all applicants and reserve the right to decline an application to open an account from you or any deposit.
- 1.8 To open a LHX ISA Account, we must be in receipt of a completed ISA application, together with your payment for any amount between our stated minimum subscription up to the maximum annual subscription allowance for an Innovative Finance ISA.

## 2 Eligibility Criteria

- 2.1 In order to become an ISA Investor, you must:
  - 2.1.1 have a Standard Account (if you don’t have a Standard Account prior to opening a LHX ISA Account, a Standard Account will be created when you sign up to the Platform to open a LHX ISA Account); and
  - 2.1.2 meet the criteria set out in paragraph 2.2 below.
- 2.2 At the time you become an ISA Investor and for the duration of your time as an ISA Investor, you must satisfy the following criteria:
  - 2.2.1 You must be an individual, 18 years of age or over;
  - 2.2.2 You must provide us with your national insurance number; and
  - 2.2.3 You must satisfy one of the following:
    - 2.2.3.1 You must be resident in the United Kingdom;
    - 2.2.3.2 If not resident in the United Kingdom, be performing duties as a Crown employee overseas and paid out of the public revenue of the United Kingdom (typically a serving member of the armed forces, or a diplomat);
    - 2.2.3.3 Be married to, or in a civil partnership with a person who satisfies paragraph 2.2.3.1 or 2.2.3.2 above.
- 2.3 You may subscribe to a LHX IFISA in any tax year (i.e., period starting on 6 April of one year and ending 5 April of the following year) for which you satisfy the criteria set out in paragraph 2.2 above.
- 2.4 In accordance with the Individual Savings Account Regulations 1998, as amended or replaced from time to time (the “ISA Regulations”), you are not eligible to subscribe if you have already subscribed to an Innovative Finance ISA, or have already subscribed the maximum available allowance to a Cash and/or Stocks and Shares ISA, in the same tax year as you are applying for this ISA. These restrictions do not apply if you are:
  - 2.4.1 transferring funds from an existing Innovative Finance ISA from another ISA provider to the LHX IFISA (in circumstances where this is permitted under the ISA Regulations), or
  - 2.4.2 where you have already subscribed the maximum allowance to a Cash and/or Stocks and Shares ISA and you transfer funds from an existing ISA(s) to the LHX IFISA.

- 2.5 ISA investments will be, and must remain in, your beneficial ownership and must not be used as security for a loan.
- 2.6 We will notify you if, by reason of any failure to satisfy the provisions of the ISA regulations, an ISA has, or will, become void. If the failure cannot be corrected or if you fail to take any action requested by us in writing within a reasonable period of time, we may close your LHX ISA Account by written notice to you.
- 2.7 You represent and warrant to London House Exchange Limited that:
  - 2.7.1 you meet the criteria set out in paragraphs 2.2 to 2.5 above; and
  - 2.7.2 the information provided to London House Exchange Limited in the course of registering you as an ISA Investor, and throughout your time as an ISA Investor, is true and accurate.
- 2.8 You must inform us immediately if any declarations, confirmations, representations or warranties you have made about your eligibility to hold a London House Exchange Limited IFISA no longer apply.
- 2.9 If you do not subscribe any money in your LHX ISA Account during a tax year, you acknowledge that you will need to make a new declaration should you wish to subscribe to your LHX IFISA in the following tax year.
- 2.10 If you have any questions, doubts or issues relating to ISAs or your eligibility to hold an ISA, you should consult the HMRC website (<https://www.gov.uk/government/organisations/hm-revenue-customs>) or contact them directly.

### 3 Investor Declaration

- 3.1 As part of the registration process to open a LHX ISA Account, we are required under the ISA Regulations to obtain an investor declaration ("**Investor Declaration**") from you before we can permit you to open a LHX ISA Account and become an ISA Investor.
- 3.2 You will be required to sign the Investor Declaration as part of your LHX ISA Account registration process.
- 3.3 When you open a LHX ISA Account, we will ask you to make an Investor Declaration to allow you to subscribe for a LHX IFISA for each subsequent tax year. This enables you to make current year ISA subscriptions in the tax year in which you opened your LHX ISA Account with London House Exchange Limited and each subsequent tax year thereafter, subject to paragraph 3.4 below.
- 3.4 If you do not place any money in your LHX ISA Account during a tax year, you acknowledge that you will need to make a new Investor Declaration should you wish to subscribe to your LHX IFISA in the following tax year.

### 4 Your ISA Manager

- 4.1 You hereby appoint London House Exchange Limited to be your ISA Manager and to manage your LHX ISA Account.
- 4.2 We agree to manage your LHX ISA Account in accordance with the ISA Regulations, and you authorise us to take any action required of an ISA manager in connection with your LHX ISA Account in order to comply with the ISA Regulations, any other legislation, rule, regulation, order or as imposed by any regulatory authority or government body.

### 5 Subscriptions

- 5.1 Subscriptions can be made into your LHX ISA Account by debit card or bank transfer.
- 5.2 An initial subscription must be in line with London House Exchange's minimum account deposit.
- 5.3 All subscriptions must be in cash.
- 5.4 The maximum you can subscribe to an Innovative Finance ISA is the maximum ISA subscription limit per tax year as prescribed in the ISA Regulations. The total annual ISA subscription limit for the 6 April 2022 to 5 April 2023 tax year is £20,000, and subscription limits for prior and subsequent tax years can be found on the UK government website at <https://www.gov.uk/individual-savings-accounts> ("**Annual ISA Subscription Limit**").

- 5.5 You can subscribe to **one** ISA of each type within a single tax year (Cash ISA, Stocks and Shares ISA, Innovative Finance ISA, or Lifetime ISA), or any combination of these provided that you do not exceed the Annual ISA Subscription Limit. It is your responsibility to ensure that you do not breach the one ISA of each type per tax year or the Annual ISA Subscription Limit per tax year at any time.
- 5.6 If funds are subscribed into your LHX ISA Account which exceed the Annual ISA Subscription Limit, then the excess subscription will be transferred to your Standard Account.
- 5.7 We are only able to monitor your Annual ISA Subscription Limit in relation to your LHX IFISA in your LHX ISA Account. If you have made ISA subscriptions with another ISA manager, this will not be reflected in your LHX ISA Account. It is your responsibility to ensure that you do not exceed the Annual ISA Subscription Limit at any time.
- 5.8 Once funds representing your LHX IFISA subscription have been placed into your LHX ISA Account, for the purposes of the ISA Regulations, these funds are deemed to be subscribed to a LHX IFISA. For the avoidance of doubt, being subscribed to a LHX IFISA is not dependent on funds being allocated to, or invested in, a LHX property-backed debt investment (an “**ISA Eligible Investment**”).
- 5.9 The re-investment of capital returned from completed ISA Eligible Investments or interest received on existing ISA Eligible Investments, does not count towards the Annual ISA Subscription Limit. For example, you could re-invest capital returned from an ISA Eligible Investment in one Innovative Finance ISA and subscribe to a new Innovative Finance ISA within the same tax year.

## 6 Withdrawals

- 6.1 Your LHX IFISA will be flexible. This flexibility means funds which are withdrawn from your LHX IFISA can be replaced within the same tax year and this will not affect your Annual ISA Subscription Limit for that year.
- 6.2 You may make withdrawals from your LHX ISA Account; however, you cannot withdraw funds which are already invested in an ISA Eligible Investment.
- 6.3 Subscriptions made and subsequently withdrawn during the same tax year will:
  - 6.3.1 be added back to your remaining Annual ISA Subscription Limit if the ISA in question is a flexible ISA, but cannot be used to subscribe to a different ISA of the same type;
  - 6.3.2 not be added back to your remaining Annual ISA Subscription Limit if the ISA in question is not a flexible ISA.

## 7 Transfers In

- 7.1 You may transfer money into your LHX IFISA from an existing ISA with another ISA manager. An online transfer-in form will need to be completed and then we will send you a Transfer Authority Form to approve and sign. We can then arrange for the funds to be transferred to us from your existing ISA manager in accordance with your instructions and the ISA Regulations.
- 7.2 The transfer process will begin on the date on the Transfer Authority Form or the date you stipulate to us to begin the transfer process, whichever is later. We will then send your request for the transfer of funds in your existing ISA to your existing ISA manager together with confirmation that we will accept the ISA transfer, within 5 business days of receiving your Transfer Authority Form.
- 7.3 You must not undertake a transfer yourself. We will action the transfer using the ISA manager to ISA manager transfer process set out in the ISA Regulations.
- 7.4 Current year ISA subscriptions made with another ISA manager must be transferred to us in whole and in cash. For the avoidance of doubt, you cannot transfer a portion of your current year’s ISA subscription.
- 7.5 Historical ISA subscriptions can be transferred from one ISA manager to us in part, or in their entirety. There is no limit on how many previous years ISA subscriptions you can have in your LHX ISA Account.
- 7.6 All current year ISA subscriptions will automatically become previous years ISA subscriptions when the current tax year ends. LHX will continue to hold previous years ISA subscriptions in your LHX ISA Account unless you tell us otherwise.
- 7.7 In the event that a transfer-in request from another ISA manager to London House Exchange Limited is cancelled or blocked, you may be charged a fee. Please refer to London House Exchange’s Knowledge Base at <https://help.londonhouseexchange.com/hc/en-us/articles/360016491393-ISA-Fees-and-Charges> for details of any applicable fees.
- 7.8 You may be charged a fee for a transfer of an ISA from another ISA manager to London House Exchange Limited, if such transfer is below £2,000. Please refer to LHX’s Knowledge Base at <https://help.londonhouseexchange.com/hc/en-us/articles/360016491393-ISA-Fees-and-Charges> for details of any applicable fees.

## 8 Transfers Out

- 8.1 You may transfer all (but not part) of the money in your LHX ISA Account in the current tax year, together with all or parts of any funds (together with interest) in your LHX ISA Account from previous tax years to another ISA manager in accordance with the ISA Regulations and these Terms and Conditions.
- 8.2 To transfer to a new ISA manager, you will need to contact them and follow the designated transfer process made available to you by your new ISA manager. You will be required to complete a Transfer Authority Form with your new ISA manager. Once LHX receives your Transfer Authority Form we will arrange the transfer and you can choose the date funds are transferred subject to us being allowed a reasonable period of time to implement that transfer. That reasonable period shall not exceed 30 days and shall be consistent with the requirements of the ISA Regulations.
- 8.3 You hereby acknowledge and agree that on receipt of a signed Transfer Authority Form from your new ISA manager, we can action such transfer without further consent from you.
- 8.4 You can only transfer out cash from your LHX ISA Account. For example, you cannot transfer out ISA Eligible Investments that you have invested in. You are required to wait until the term of the ISA Eligible Investment in which you have invested ends and capital is repaid to you.
- 8.5 If you choose to transfer out funds from your LHX ISA Account to another ISA manager, you may be charged a fee. Please refer to LHX's Knowledge Base at <https://help.londonhouseexchange.com/hc/en-us/articles/360016491393-ISA-Fees-and-Charges> details of any applicable fees.

## 9 Moving funds between your Standard Account and your LHX ISA Account

Funds in your Standard Account can be transferred into your LHX ISA Account as long as such funds are not currently invested. Funds moved into your LHX ISA Account are subject to the Annual ISA Subscription Limit.

## 10 ISA Eligible Investments

- 10.1 You cannot transfer existing investments in from your Standard Account into your LHX ISA Account.
- 10.2 ISA Eligible Investments made from your LHX ISA Account can only be made pursuant to LHX's Investor Terms & Conditions and specific terms and conditions relating to each ISA Eligible Investment.
- 10.3 You cannot make an investment from your LHX ISA Account for more than the total amount of available funds in your LHX ISA Account.
- 10.4 Any repayment of ISA Eligible Investments, including interest and capital returned will be returned into and held in your LHX ISA Account.
- 10.5 Any documents evidencing your title to ISA Eligible Investments will be held by us or as we may direct.

## 11 Fees and Charges

- 11.1 Other than as set out in the ISA Knowledge base article; London House Exchange will not charge you for opening an LHX ISA Account with us:
- 11.2 All other fees and charges are as applicable to the terms and conditions of an ISA Eligible Investment or pursuant to London House Exchange Limited's Investor Terms & Conditions.
- 11.3 Other ISA managers may charge you a fee when sending or receiving your ISA funds in relation to a transfer. It is your responsibility to make enquiries with these ISA managers before actioning any such transfer.
- 11.4 You acknowledge and agree that any fees or charges are entirely your own responsibility, and that London House Exchange shall not be liable for these or for any delay in transfer in or out resulting from your non-payment of any fees or charges.

## 12 Death

- 12.1 In the event of your death, your LHX ISA Account becomes a "continuing account of a deceased investor". To retain this tax-exempt status no further payments can be made into the LHX ISA Account. Its status as a continuing LHX ISA Account remains until either the administration of the estate is complete, the LHX ISA Account is closed, or three years have passed since death – whichever is sooner.
- 12.2 After your death, any income we receive will be held as cash within your LHX ISA Account unless you had elected to have income reinvested.
- 12.3 Any further income or gains received by your LHX ISA Account after the date of your death may become subject to income and capital gains tax once the estate has been settled.
- 12.4 We will hold your ISA Eligible Investments until we receive the sealed office copy of the Grant of Representation and instructions from your personal representative(s).
- 12.5 In the event of your death, your surviving spouse / civil partner may be able to claim an Additional Permitted

Subscription (APS), up to the total value of your ISA, in addition to their own ISA allowance if he/she:

12.5.1 was living with you at the date of your death. That is not separated under a court order under a deed of separation, or in circumstances where the separation was likely to be permanent;

12.5.2 otherwise is eligible to set up a LHXISA Account in accordance with these Terms and Conditions; and

12.5.3 is a UK resident.

12.6 Your spouse / civil partner will be able to make payments during the subscription period up to the applicable APS allowance.

12.7 The APS allowance may be transferred to another ISA provider prior to making any payments in.

12.8 An APS can only be made using a paper application form. Subscriptions can be by cash lump sum or transfer of existing investments.

12.9 A charge may be applied for a valuation of a deceased's LHX ISA Account that may be required for Grant of Probate. Please refer to London House Exchange's Knowledge Base at <https://help.londonhouseexchange.com/hc/en-us/articles/360016491393-ISA-Fees-and-Charges>

## 13 Bankruptcy

13.1 In the event of your bankruptcy, you must notify London House Exchange immediately.

13.2 In the event of your bankruptcy, we will terminate our agreement with you pursuant to these terms and conditions immediately, and as your ISA Manager, we will take all actions required of us pursuant to the ISA Regulations.

13.3 ISA tax exemptions will no longer apply from the date on which a trustee is appointed to manage your estate.

13.4 When we receive notification of your bankruptcy, we will close your LHX ISA Account, and any ISA Eligible Investments and funds credited to your LHX ISA Account will be transferred to your Standard Account.

13.5 You may be charged a fee for the administration of an LHX ISA Account should we receive a bankruptcy order. Please refer to London House Exchange's Knowledge Base at <https://help.londonhouseexchange.com/hc/en-us/articles/360016491393-ISA-Fees-and-Charges> for details of any applicable fees.

## 14 LHX ISA Account Cancellation

14.1 If you decide you no longer want a LHX IFISA, you will have the right to cancel your LHX ISA Account within 14 calendar days of the date your LHX ISA Account was opened. You can do this by phoning/emailing/writing to us:

London House Exchange Limited

55 Baker Street

London W1U 7EU

Email: [isa@londonhouseexchange.com](mailto:isa@londonhouseexchange.com)

Telephone: +44 (0) 20 3696 5600

14.2 You will lose your right to cancellation if:

14.2.1 you have invested any funds from your LHX ISA Account into an ISA Eligible Investment; or

14.2.2 you have initiated a transfer of a previous years ISA subscription and London House Exchange has received the funds.

14.3 When your LHX ISA Account is cancelled, any funds credited to your LHX ISA Account will be transferred to your Standard Account.

14.4 If you choose to cancel your LHX IFISA within the 14 -day cancellation period, you will remain eligible to open an Innovative Finance ISA with us or another ISA manager within the same tax year. This will not apply if you cancel your LHX IFISA after the 14-day cancellation period.

## 15 LHX ISA Account Closure

15.1 If you wish to close your LHX ISA Account, you can do so by phoning/emailing/writing to us at:

London House Exchange Limited

55 Baker Street

London W1U 7EU

Email: [isa@londonhouseexchange.com](mailto:isa@londonhouseexchange.com)

Telephone: +44 (0) 20 3696 5600

- 15.2 If you have subscribed to your LHX IFISA during a tax year and then close your LHX ISA Account, and do not arrange with another ISA manager to transfer the funds in your LHX ISA Account to them, these funds cannot be subscribed to another ISA account outside of the Annual ISA Subscription Limit.
- 15.3 If you have subscribed to your LHXIFISA during a tax year and then close your LHXISA Account, you will be able to re-open the LHX ISA Account with us during the same tax year.
- 15.4 If you or we close your LHX ISA Account, any funds credited to your LHX ISA Account will be transferred to your Standard Account.
- 15.5 On closing your LHX ISA Account, you acknowledge and agree that we may deduct any fees or charges due to us.
- 15.6 On closure of your LHX ISA Account, you acknowledge and agree that you will reimburse London House Exchange for any amounts required to be paid in tax or otherwise.

## **16 Termination**

- 16.1 We may terminate our agreement with you pursuant to these Terms and Conditions and close your LHX ISA Account at any time if:
  - 16.1.1 you breach these Terms and Conditions;
  - 16.1.2 you breach any term of the terms and conditions applicable to an ISA Eligible Investment, and fail to remedy such breach within a reasonable period;
  - 16.1.3 we are directed to close your LHX ISA Account by HM Revenue & Customs (HMRC);
  - 16.1.4 you breach any term of LHX's Investor Terms & Conditions, and fail to remedy such breach within a reasonable period;
  - 16.1.5 we suspect that you have committed or been involved in fraud or money laundering or other criminal activities; or
  - 16.1.6 you become bankrupt, pursuant to paragraph 13.
- 16.2 Termination of your these Terms and Conditions and closure of your LHX ISA Account will not necessarily result in a termination of any investments you have made via your LHX ISA Account. Such investments shall remain valid and binding unless and until terminated in accordance with such investment's specific terms and conditions.

## **17 Changes to Terms and Conditions**

- 17.1 We may make changes to these Terms and Conditions from time to time for any of the following reasons:
  - 17.1.1 to clarify any of the terms and conditions;
  - 17.1.2 as a result of any changes or anticipated changes to legal or regulatory requirements;
  - 17.1.3 as a result of any changes to systems, technologies, administrative processes and procedures (including but not limited to a change of ISA administrator) that we use;
  - 17.1.4 to improve the efficiency or operation of the LHX IFISA; or
  - 17.1.5 any other reasonable and valid reason.
- 17.2 We will take all reasonable steps to bring any changes to your attention, such as by giving you written notice via the London House Exchange website and/or email communication including an amended copy of these Terms and Conditions. Such changes will take effect on the date specified in any written notice.
- 17.3 For the avoidance of doubt, any changes may impact our fees and charges, or the level of service provided to you. For example, changes may be made to take account of legitimate cost increases (or reductions) associated with providing your LHX IFISA.
- 17.4 You will be given at least 30 days' notice in respect of any changes to these Terms and Conditions unless the specific circumstances require a shorter or longer period.
- 17.5 It is your responsibility to check these Terms and Conditions from time to time to ensure that you agree with them. Your continuing to be an ISA Investor and/or access to and use of your LHX ISA Account after any change to these Terms and Conditions will be deemed to be your acceptance of any changes.

## 18 ISA Regulations

- 18.1 The management of your LHX ISA Account will be subject to the ISA Regulations. Any changes made by HMRC to the ISA Regulations that affect these terms will apply as soon as they come into effect.
- 18.2 We will inform you if your LHX ISA Account has or will lose its tax exemption through any failure to meet the ISA Regulations. If an ISA Eligible Investment which was previously allowed under the ISA Regulations ceases to be allowed, London House Exchange will notify you and request your instruction to transfer it out of your LHX ISA Account.
- 18.3 The tax benefits of an Innovative Finance ISA are set out in the ISA Regulations. You acknowledge that tax laws may change in the future and the favourable tax treatment of ISAs may not be maintained.
- 18.4 Nothing in these Terms and Conditions is a representation to you of the tax benefits of an ISA. You should seek your own advice from a financial or tax adviser in relation to any tax questions and your own personal circumstances.
- 18.5 If you fail to satisfy or breach any provisions set out in the ISA Regulations, your LHX ISA Account may become void, and you may become liable to HMRC for payment of taxation on all your LHX ISA Account related funds, together with any penalties or charges applied by HMRC.

## 19 Miscellaneous

- 19.1 Under the ISA Regulations, as your ISA Manager, we are required to report details of all ISA subscriptions and information relating to your LHXISA Account to HMRC. You acknowledge and agree that we may share such information with HMRC without further consent from you. You agree to provide us with any additional information that we may reasonably request from time to time in connection with your LHXISA Account for reporting purposes.
- 19.2 In addition to paragraph 19.1 above, we shall collect and process your personal data in accordance with London House Exchange's Privacy Policy, which is available on the London House Exchange website ([www.londonhouseexchange.com](http://www.londonhouseexchange.com)).
- 19.3 We shall not be liable to you for any loss or damage which you may suffer as a result of being an ISA Investor or using your LHX ISA Account, except where such loss or damage arises as a result of our breach of these Terms and Conditions arising from our negligence, wilful misconduct, fraud or breach of our agreement with you pursuant to these Terms and Conditions (such breach being outside of our reasonable control).
- 19.4 If, at any time, any provision of these Terms and Conditions is or becomes illegal, invalid or unenforceable, the invalidity or enforceability of such provision shall be modified to allow it to be enforceable in line with the intention of the original text to the fullest extent permitted by applicable law and the legality, validity or enforceability of the remaining provisions will not in any way be affected or impaired.
- 19.5 London House Exchange may assign or otherwise exercise any of its rights under these Terms and Conditions. You cannot assign or transfer your rights or obligations under these Terms and Conditions.
- 19.6 Except as provided in paragraph 19.7, nothing in this agreement confers any rights on any person (other than a person who is party to these Terms and Conditions) pursuant to the Contracts (Rights of Third Parties) Act 1999.
- 19.7 London House Exchange or any group company of London House Exchange (to the extent permitted by law including but not limited to the ISA Regulations) may enforce the rights expressed in these Terms and Conditions to be given to or in favour of them in accordance with and subject to the provisions of the Contracts (Rights of Third Parties) Act 1999 as if it were a party to these Terms and Conditions.
- 19.8 These Terms and Conditions are governed by and shall be construed in accordance with the laws of England and Wales. The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with these Terms and Conditions (including relating to any non-contractual obligations), and you and we shall irrevocably submit to the exclusive jurisdiction of the courts of England.



**Capital at risk.** The value of your investment can go down as well as up. The Financial Services Compensation Scheme (FSCS) protects the cash held in your London House Exchange account, however the investments that you make through London House Exchange are not protected by the FSCS. In the unlikely event that London House Exchange ran into difficulty, PricewaterhouseCoopers LLP has been pre-engaged to manage the sale of the property portfolio – read more about our investment Safeguards here. The performance information (including any expression of opinion or forecast) reflects the most up-to-date data at the time of production; publication is made in good faith on the basis of publicly available information or sources believed to be reliable. Past performance and/or forecasts (if stated) are not a reliable indicator of future performance. Interest and capital returned may be lower than expected. Gross rent, dividends, and capital growth may be lower than estimated. Exiting your investments (on the resale market, via the 5-year anniversary process or according to targeted strategies) is subject to price and demand. London House Exchange does not provide tax or investment advice and customers are advised to obtain appropriate tax or investment advice where necessary. Financial promotion by London House Exchange Limited (No. 8820870); authorised and regulated by the Financial Conduct Authority (No. 613499). See Key Risks for further information.