

GODWIN CAPITAL NO.21 LIMITED - FREQUENTLY ASKED QUESTIONS

When selecting land sites for development, what are the criteria that Godwin use?

Godwin will always look to earn at least a 20% return on project costs. The appraisal process is a rigorous one and reflects the continuous drive by Godwin to achieve the highest professional standards. A thorough due diligence exercise is undertaken on all potential projects, with any concerns resolved before an investment is made. If this is not possible, the investment will not be made.

How are investment decisions made by Godwin?

A key meeting in the investment decision process is the monthly Godwin Property Board. The members include all four owners, as well as the following non executive members.

The board chairman is Owen Michaelson, who was the Chief Executive Officer of Harworth Group PLC, a listed London Stock Exchange company. Before that, he had executive roles with Peel Group and Black Country Properties. He has 27 years' experience in the remediation and development of brownfield land.

Ken Carter, who was Senior Partner of Gleeds International Management & Construction Consultancy, is a chartered surveyor with over 40 years' experience in the construction industry specializing in project, contract, and cost management services.

Steve Blackshaw, former Director of Winvic Construction Ltd, manages the development of retail projects and develops its medium- and high-rise, residential construction portfolio. He is a quantity surveyor with over 40 years' experience in the construction industry.

Finally, Richard Cornes was a main board director at William Davis Ltd, a leading residential developer. He is a quantity surveyor with over 35 years' experience in construction and property development.

Why does Godwin use loan note funding rather than bank finance?

Godwin does use bank funding from time to time but does not rely solely on it. Godwin has developed a multi-sourcing strategy, raising funds from high-net-worth and sophisticated investors, institutions, and family offices.

How does the security work to protect loan note holders?

A security trustee has been appointed to represent the interests of the loan note holders. A first legal charge is held by the security trustee when a land site or building is purchased and, in addition, the security trustee holds a mortgage debenture over the assets of Godwin Capital No.21 Limited itself.

What happens if Godwin does not obtain planning consent?

Since its inception in 2003, Stephen and Stuart Pratt have been highly successful in obtaining planning consent, which reflects the thorough groundwork and liaison that they conduct prior to an application even being formally submitted to planners.

When will interest begin to accrue on my loan note?

As soon as investment funds have been cleared into Godwin Capital No.21 Limited's receiving agents' bank account, interest on the loan notes begins to accrue.

When are interest payments actually paid?

Loan note holders are able to choose when interest payments are to be paid to them. The choices available are to be paid six monthly or to have interest accrue and be paid after two years.

How are our investment funds utilized?

GC21 investments are exclusively designed for accredited, US-based investors, or those not subject to FCA regulations. Funds are utilized to buy land and properties for development in England. For further information, please refer to the Godwin brochure and website (godwingroup.co.uk).

How long has Godwin and its management team been operating in the property sector?

The management team have extensive experience of the property sector and of funding sources with Stephen and Stuart Pratt starting Godwin back in 2003 and Andrew and Richard each being in the finance sector for over 40 years.

Do I actually own land or properties?

No, Godwin retains the title of land or property purchases. Investors are effectively providing a secured loan to Godwin Capital No.21 Limited.

Is there a risk that Godwin will not be able to source enough land and property opportunities to develop?

Godwin has a large pipeline of potential projects that are coming through from its extensive network of agents and advisers; this has been built up since 2003 and now is extensive.

How will I know when my investment has been received by Godwin?

Investors will receive an email from the Processing Department advising that funds have been received. They will also receive a copy of the endorsed subscription agreement, signed on behalf of Godwin Capital by a senior member of the Board of Directors. When you have completed this subscription agreement form, please send to: investmentsteam@godwincapital.co.uk

Is there any currency risk when I invest in Godwin?

There is no currency risk to investors. Funds are received by Godwin in US dollars (USD) and converted to pound sterling (GBP) for project costs; however, the interest payments and return of investment will be made in US dollars (USD).

How will I know how Godwin are getting on?

All investors receive the quarterly Godwin Newsletter and sometimes weekly updates which set out regional market news, project development updates, office openings, and staff recruitment activity.

Godwin Capital

We are proud to work with:



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