INVEST IN UK
TURNKEY UK PROPERTY INVESTMENT

2026 EDITION

Turnkey UK Property Investment

For UAE-Based Investors

Selected UK property opportunities

A specialist UK and UAE team

A coordinated investment journey

YOUR INVESTMENT. YOUR CONTROL.

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THE OPPORTUNITY

Build Your UK Property Portfolio From the UAE

INVEST IN UK provides UAE-based purchasers with access to selected UK property investment opportunities.

Clear information

Independent professionals

Coordinated team communication

One coordinated journey

DESIGNED FOR CAPITAL COMMITMENTS OF APPROXIMATELY

£100,000–£350,000+

Property investment involves risk. Figures and outcomes are not guaranteed.

WHY UK PROPERTY

An Established Market With Regional Opportunity

Transparent ownership

Property ownership is formally registered through HM Land Registry.

Continuing rental demand

Demand exists across many UK regional markets, although performance varies by location.

Multiple entry points

Regional markets can offer lower acquisition costs than London and the South East.

Independent professional infrastructure

Solicitors, brokers, surveyors, contractors and managing agents can be appointed directly.

> *The opportunity is not simply "UK property"*

Location, price, demand and execution matter

WHY INVESTORS EXPLORE HMOS

One Property Multiple Income-Producing Rooms

A House in Multiple Occupation — HMO — is rented by several individuals who form more than one household. A suitable property may provide:

- Multiple furnished bedrooms
- Private ensuite facilities
- Shared kitchen and living areas
- Professional management
- Multiple individual rental-income streams

> *Potentially stronger income than a standard single-let property*

Higher potential income also comes with additional licensing, management, compliance and operating requirements.

THE VALUE-CREATION MODEL

Buy. Improve. Let. Refinance.

01 **Acquire**

Purchase a property with suitable location and conversion potential.

02 **Convert**

An independently appointed contractor completes the agreed refurbishment.

03 **Operate**

An independent managing agent lets and manages the completed rooms.

04 **Refinance**

Where appropriate, refinancing may release part of the invested capital.

05 **Repeat**

Released capital may support future portfolio growth.

Refinancing and future valuations are never guaranteed.

WHY INVEST IN UK

Direct Access
Clear Roles
Coordinated Team
Communication

INVEST IN UK gives UAE-based purchasers access to selected UK property opportunities. The role is straightforward:

- Understand the purchaser's stated requirements
- Present selected opportunities
- Provide available property information
- Coordinate professional introductions
- Support communication throughout the journey
- Remain a central point of contact

> *A dedicated point of contact, supported by the wider INVEST IN UK team*

CLEAR RESPONSIBILITIES

INVEST IN UK Coordinates
Independent Professionals Deliver

INVEST IN UK

- Presents selected opportunities
- Provides available information
- Coordinates introductions
- Supports communication

INDEPENDENT PROVIDERS

Solicitors	Finance brokers
Surveyors and valuers	Planning and HMO specialists
Contractors	Tax advisers
Managing agents	

> *You appoint each provider directly and remain in control of every decision*

YOUR INVESTMENT JOURNEY

Five Clearly Defined Stages

01 **Discovery**

Criteria, available capital, timeframe and preferred strategy are recorded.

02 **Opportunity**

Selected properties are presented with available information and assumptions.

03 **Due diligence**

Independent professionals investigate the property, title, finance and proposed works.

04 **Acquisition and conversion**

The purchaser completes the acquisition and appoints the required contractor.

05 **Letting and management**

An independent managing agent prepares and operates the completed property.

> *INVEST IN UK remains a central communication point*

FEATURED HMO PROJECT

From Residential Property To Professionally Designed HMO

LOCATION	STRATEGY
North East England	**Acquisition, refurbishment and HMO conversion**

The project involved:

- Property acquisition
- Full internal refurbishment
- Revised room configuration
- Ensuite shower rooms
- Fire and safety improvements
- Shared kitchen and living facilities
- Preparation for professional management

> *A practical example of property-led value creation*

Project figures are shown on the following slide.

PROJECT NUMBERS

North East HMO Case Study

Purchase price and fees ACTUAL	£175,275
Refurbishment cost ACTUAL	£121,575
Total capital expenditure CALCULATED	£296,850
Gross development value ESTIMATED	£310,000
Gross annual income PROJECTED	£49,800
Operating-cost assumption ASSUMPTION	30%
Net annual income PROJECTED	£34,860
Net yield on estimated GDV PROJECTED	11.25%

> *Strong projected income supported by a substantial refurbishment programme*

Estimated and projected figures are not guaranteed. This project does not represent the outcome of every investment.

FINANCE AND REFINANCING

Finance Can Support the Strategy
It Also Introduces Additional Risk

INDEPENDENT FINANCE BROKERS MAY ASSIST WITH

Purchase finance	Refurbishment funding
Development finance	Bridging finance
Long-term HMO mortgages	Future refinancing

REFINANCING WILL DEPEND ON

- Completed property valuation
- Rental performance
- Lender criteria and interest rates
- Borrower circumstances
- Licensing and compliance position

> *Never base an investment solely on an assumed refinance*

UNDERSTAND THE RISKS

Clear Information Before Commitment

Property investment can involve:

- Property values falling
- Rental income being lower than projected
- Refurbishment delays or cost increases
- Planning or licensing restrictions
- Void periods and tenant-related costs
- Finance costs changing
- Refinancing being delayed or unavailable
- Tax or regulatory changes
- Dependence on independent providers

> *Every opportunity should be assessed individually*

Obtain independent legal, financial, tax, valuation and property advice where appropriate.

MEET THE TEAM

A Specialist UK Property Team
With UK and UAE Expertise

Our team supports UAE-based investors through carefully selected UK property opportunities, coordinated communication and introductions to independent specialists.

01

Ian Pask

Co-Founder - UK Property & Finance

02

Imran Choudhary

Co-Founder - Investor Relations & UAE Market

03

Fozia Choudhary

Business Development Manager

04

Alena Pask

Investment Property Consultant

Every investor receives a dedicated point of contact, supported by the wider INVEST IN UK team.

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LEADERSHIP

Experienced Co-Founders

Ian Pask

Co-Founder - UK Property & Finance

Ian brings extensive experience in UK property and transaction structuring to the business, managing acquisitions and the company's supplier partnerships.

Imran Choudhary

Co-Founder - Investor Relations & UAE Market

Imran leads investor relationships, UAE market development and international business growth. He brings extensive commercial experience and an established business network across the UAE.

> *Combining UAE-based investor understanding with UK property experience*

THE TEAM

Client Relationships and Investment Property

Fozia Choudhary

Business Development Manager

Fozia brings 19 years of B2C and B2B sales experience across varied markets, and is passionate about delivering client needs.

Business development · Client needs · B2C and B2B sales

Experience · 19 years

Alena Pask

Investment Property Consultant

With over 20 years' UAE and UK property experience, Alena specialises in investment property and international client relationships. Fluent in Russian, her expertise spans property sales, investment consultancy, management and sales leadership across both markets.

Investment property · International client relationships · Property sales · Investment consultancy

Experience · 20+ years

IS THIS RIGHT FOR YOU

A Suitable Starting Point May Be

- Available capital of approximately £100,000–£350,000+
- An interest in UK residential property
- A medium- to long-term outlook
- An understanding that property investment carries risk
- A willingness to appoint independent professional advisers
- Comfort with refurbishment and HMO execution risk
- A desire for professional management
- Readiness to consider selected opportunities

Complete the private investor profile first

This helps establish objectives, capital position, preferred timeframe and key questions before a Discovery Call.

INVEST IN UK
TURNKEY UK PROPERTY INVESTMENT

Request Current Opportunities

Start with your private investor profile

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01 **Complete your profile**

Share your objectives, available capital and preferred timeframe.

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02 **Speak with our team**

Arrange a confidential, no-obligation Discovery Call with our team.

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03 **Review selected opportunities**

Where appropriate, relevant opportunities may be presented for your consideration.

No obligation. You decide your next move.

COMPLETE YOUR INVESTOR PROFILE

Placeholder link — investor-profile URL to be supplied

investinuk.uk enquiry@investinuk.uk +44 20 4577 0022

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