

# Property Syndicate Investments.

A SIPP or SSAS with Dentons Pension Management Limited (Dentons) can invest in to syndicate property investments subject to satisfying our due diligence requirements and that it will not constitute indirect investment in 'taxable property' (i.e. residential property and or tangible moveable property) at any time while the SIPP or SSAS holds the investment.

Please read our separate Guidance notes before completing this form.

Details of how to establish that a proposed investment will not constitute indirect investment in 'taxable property' is set out in the separate 'Guidance for a non-standard investment' form. If you believe that the proposed investment(s) is (are) permitted, please complete all relevant sections of this questionnaire, sign and date the declaration and return the questionnaire to us. We will review the completed questionnaire and will let you know the outcome.

Dentons allows a wide range of investments to be held in the Scheme and we would strongly encourage you to seek regulated financial advice before making any decisions. Dentons will not provide any advice on the suitability of investments but reserves the right to refuse to hold any proposed investment in the Scheme. Dentons reserve the right to ask for further information if we need it to enable us to make a decision.

Name of SIPP or SSAS (if applicable)	<input type="text"/>
Name of enquirer	<input type="text"/>
Contact telephone number	<input type="text"/>
Enquirer email address	<input type="text"/>
Property address	<input type="text"/>
Postcode	<input type="text"/>
Property description	<input type="text"/>
Property syndicate offered by? Please provide company name and contact details	<input type="text"/>
Proposed investment amount	£ <input type="text"/>
Number of shares to be acquired	<input type="text"/>
Total property syndicate value/acquisition cost	£ <input type="text"/>
Total estimated value of the SIPP/SSAS	£ <input type="text"/>
Please provide contact details for the solicitors acting on the purchase?	<input type="text"/>
Is the property wholly commercial?	Yes <input type="checkbox"/> No <input type="checkbox"/> If <b>No</b> , the investment cannot be made.
Is the property VAT registered?	Yes <input type="checkbox"/> No <input type="checkbox"/>

Does the syndicate intend to borrow?

Yes

☐

No

☐

If Yes, please provide further details.

If known, for how long does the syndicate intend to hold the property?

Is the property tenanted?  
If Yes, please provide details

Yes

☐

No

☐

Name of tenant

What is the nature of the tenant's business?

Lease start date

Lease expiry date

Current rent (per annum)

Will any building/  
improvement works be  
required post-completion?

Will the syndicate require  
further funding or 'cash calls'  
post acquisition?

Yes

☐

No

☐

If Yes, please provide details.

## Risk warning: this must be completed

If you do not already have a SIPP or SSAS with us, how did you hear about the Dentons SIPP/SSAS?

Why do you think the investment is a good investment for your pension scheme?

What are the reasons/objectives for the investment to be made?

How easy is it for the investment to be disinvested from the scheme?

**All supporting documentation including a prospectus, if applicable, must accompany this form.**

## Declaration

- |  |     |                          |    |                          |
|--|-----|--------------------------|----|--------------------------|
| > Do you understand the full nature of the investments you are entering into?  | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| > Are you comfortable with the potentially high level of risk associated with this investment?   | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| > Have you read in full, understood and agreed the terms of all the relevant documentation published by the promoter, provider, broker or adviser (as appropriate)?                    | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| > Do you realise that you may get back less than the amount you have invested, or if the investment fails, you may get back nothing at all?  | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| > Do you have sufficient capacity for loss in the event of catastrophic failure of this investment?  | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| > Are you in a position of being able to accept this risk?   | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| > Do you understand that the investment, or the organisation offering the investment, may not be authorised or regulated by the Financial Conduct Authority (FCA), the UK's regulator? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| > If this is the case, do you understand that you may not be able to complain to the Financial Ombudsman Service or Pensions Ombudsman?  | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| > Do you understand if the investment is not authorised or regulated by the FCA, you may not be able to be protected by the Financial Services Compensation Scheme?                    | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| > Do you understand the level and nature of the charges payable in relation to the holding and future sale of this investment?   | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| > Do you understand that this may be an 'illiquid' investment and that it may not be possible to encash it in a timely manner?   | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |

## Declaration

- > Do you understand that there may not be a secondary market for this investment and therefore it may not be possible to sell this investment? Yes ☐ No ☐
- > Do you understand it may also be difficult for Dentons to obtain a valuation for reporting or pension benefit calculation purposes and we may be forced to value the investment as 'nil'? Yes ☐ No ☐
- > Do you understand that this investment could result in significant delays or restrictions in paying pension benefits or, in the event of your death, death benefits to your beneficiaries? Yes ☐ No ☐
- > Do you understand that the marketing material may claim to provide high rates of return on your investment, but there is no guarantee of this? Yes ☐ No ☐
- > I have provided all relevant information and to the best of my knowledge it is true and correct.
- > I have read in full, understood and agree the terms of all documentation published by the promoter, provider, broker or adviser (as appropriate) that is relevant to the proposed investment and taken such advice (if any) as I believe appropriate to my circumstances.
- > I confirm that neither Dentons nor any subsidiary company has given me any investment advice or other advice or exercised its judgment on the merits, suitability or otherwise of the proposed investment(s).
- > I acknowledge that Dentons has recommended that I take financial advice before undertaking the proposed investment and, if I do not, that making the investment is entirely at my own risk.
- > I understand that Dentons has the discretion to restrict the amount that can be invested or not to proceed with the investment at all and shall have no liability if it exercises this discretion.
- > I shall be held responsible for all or any cost, loss, expense, tax (or other) charge or liability, made, incurred or suffered by me personally or by my SIPP or SSAS (as the case may be) as a result of making the investment(s) and I hereby undertake to indemnify and keep indemnified Dentons and any of its subsidiary companies from and against any such cost, loss, expense, tax (or other) charge or liability, made, incurred or suffered by it or them (including any associated legal or other fees and costs incurred by them) as a result of the investment(s) being made.
- > While the investment is held, I confirm that I will obtain and provide you with a copy of a current market valuation at any date whenever it is required to enable Dentons to carry out its duties as scheme administrator of my SIPP or SSAS. For example, when I wish to make future investments in Structured Products or when it needs to calculate the level of retirement benefits I can receive.
- > I confirm that I understand the risks associated with making this investment and that although higher risk could mean higher returns, there is no guarantee of this and I may get back less than I invested.
- > I understand that these investments may not be easily sold and that this could affect my ability to take pension benefits from my SIPP or SSAS or, in the event of my death, to pay death benefits to my beneficiaries.
- > I confirm that neither Dentons nor any subsidiary company has given me any investment advice or other advice or exercised its judgment on the merits, suitability or otherwise of the proposed investment(s).

## Declaration (continued)

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- I understand that Dentons has the discretion to restrict the amount that can be invested or not to proceed with the investment at all and shall have no liability if it exercises this discretion.
- I shall be held responsible for all or any cost, loss, expense, tax (or other) charge or liability, made, incurred or suffered by me personally or by my SIPP or SSAS (as the case may be) as a result of making the investment(s) and I hereby undertake to indemnify and keep indemnified Dentons and any of its subsidiary companies from and against any such cost, loss, expense, tax (or other) charge or liability, made, incurred or suffered by it or them (including any associated legal or other fees and costs incurred by them) as a result of the investment(s) being made.
- While the investment is held, I confirm that I will obtain and provide you with a copy of a current market valuation at any date whenever it is required to enable Dentons to carry out its duties as scheme administrator of my SIPP or SSAS. For example, when I wish to make future investments in Structured Products or when it needs to calculate the level of retirement benefits I can receive.
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For a SIPP, please sign as the Member/Prospective Member below and for SSAS, all trustees must sign on the next page.

I confirm that all the details provided on this form are, to the best of my knowledge and belief, true and complete.

**Member/Prospective Member Signature**

**Name (in capitals)**

**Date (DD/MM/YYYY)**

If a financial adviser has been involved in giving advice for the stated investment, they must provide their details and sign below.

## Financial Adviser

I confirm that I have provided advice on the investment stated and that all the details provided on this form and other accompanying documents, where appropriate, are, to the best of my knowledge and belief, true and complete.

**Adviser signature**

**Name of adviser**

**Name of Adviser firm**

**Firm's FCA Reference number (FRN)**

**Date (DD/MM/YYYY)**

**Please note:**

If the investment is acceptable but the Member has not signed this form, their signature will be required before the investment can be held.

For a SSAS, all trustees must sign below.

Trustee name 1

Date (DD/MM/YYYY)

Trustee signature

Trustee name 2

Date (DD/MM/YYYY)

Trustee signature

Trustee name 3

Date (DD/MM/YYYY)

Trustee signature

Trustee name 4

Date (DD/MM/YYYY)

Trustee signature

Trustee name 5

Date (DD/MM/YYYY)

Trustee signature

Trustee name 6

Date (DD/MM/YYYY)

Trustee signature



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Dentons Pension Management Limited, Denton & Co. Trustees Limited, NTS Trustees Limited, TP Trustees Limited, Sippchoice Trustees Limited, Fairmount Trustee Services Limited and M.A.B. Trustee Company Limited are registered in England & Wales under numbers 02352951, 01939029, 01407848, 02604059, 06869793, 01909678 and 01604556 respectively. Registered office at Sutton House, Weyside Park, Catteshall Lane, Godalming, Surrey, GU7 1XE.

Dentons Pension Management Limited is authorised and regulated by the Financial Conduct Authority, register number 461094.

VAT number for Dentons Pension Management Limited is 863 1639 14.