

KEY INFORMATION

Executive Summary of the Bond is below:

Company Description: Queros Capital Partners Plc

Denomination: Pounds sterling.

Minimum Investment: £5,000, with additional subscription in multiples of £5,000

Income: 8% interest per annum, payable quarterly in installments of 2% in March, June, September, and December each year, pro rata from the date of the investment to the next interest date, and distributed within 21 working days of each subsequent Interest Date until the expiry of the term.

Security: Unsecured.

Raise Amount: Up to £50,000,000 with a minimum raise of £500,000

Term: 10 years

Redemption: Repayment of capital on the expiry of the term.

Availability: This invitation is available for direct investment and ISA and SIPP and SSAS pension investments, provided that FCA suitability guidelines are followed.

Ranking: All the Bonds shall rank pari passu, equally and rateably, without discrimination or preference alongside all unsecured creditors of the Company.

Events of default: On one of four identified events listed in the Bond Instrument, the Bonds will be redeemed immediately at the Principal amount.

INFORMATION CONTAINED IN THIS DOCUMENT MUST BE CONSIDERED IN CONJUNCTION WITH THE BOND INSTRUMENT.



QUEROS CAPITAL PARTNERS PLC

THE BOND IS ISSUED BY QUEROS CAPITAL PARTNERS PLC,
COMPANY NUMBER 09294394

REGISTERED OFFICE:
TRADING ADDRESS

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MR MARCEL BOOM

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International Investment Company
listed on NEX Exchange Growth Market
www.nexexchange.com

Secondary listing on Frankfurt Stock Exchange
<http://en.boerse-frankfurt.de/>

www.queroscapitalpartners.com

Background

Queros Capital Partners Plc is an investment house looking to work with its associates and affiliates in the sectors; bridge financing, properties and social housing investment opportunities have arisen in the Social Housing property market across the European property market. The investment opportunities have arisen as a result of the economic financial crisis of 2008 which made European policy makers aware of the key role social housing must play to achieve a stable and social coherence. This resulted in a number of initiatives at European Level:

- Greater support to housing by the European Structural and investment Funds 2014-2020;
- The recognition of housing as important area of social investment for the EU;
- Increased attention to the stability of national housing markets and policies;
- The call by the European Parliament for an EU action framework for social housing;
- The extension of the notification-exemption of state aid rules regarding Services of General Economic Interest such as social housing.

Bridging finance

The use of bridging finance has become more widespread in recent years, that it is now viewed as part of the conventional financial market products, and in recent times the range of circumstances in which bridging finance is being used has significantly expanded.

The market for bridging loans has grown steadily in recent years, and is useful for businesses looking for fast and flexible, short term financing solutions. It provides them with quick funding required to remedy a

cash flow issue or to take advantage of an investment opportunity which they otherwise may have not been able to secure.

The bond

Queros Capital Partners Plc has just launched a 10 year bond on the NEX growth market exchange giving a 8% coupon per annum to raise a total amount of £50million.

The capital raised by the listing of the bond is primarily targeted to be invested in bridge financing within the UK sector, which at current time is generating high returns and presents numerous investment opportunities for the company.

Further, as the bridge financing sector generates high returns, the company will easily be able to meet its coupon commitment.

To highlight, the CEO and Chairman of Queros Capital Partners Plc is European and possesses the contacts and connections to acquire high yield property portfolios in Europe.



Why invest in the bond ?

1. It is a listed Bond to raise £50 million.
- 2 Primary listed on NEX Exchange & Secondary listing on Frankfurt Exchange.
3. Coupon return of 8% per annum payable quarterly in arrears. To compare, this is a better return given than what is currently being offered by Bank Deposit schemes.
4. Investment strategy involves sectors which generate high yields of returns hence the coupon commitment will be easily met by the company.
5. Crest shares on the stock issuers.
6. Minimum investment threshold only £5000.

Company Details

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Company Lawyers

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Company Auditors

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COX COSTELLO & HORNE
ADVISORY | ASSURANCE | TAXATION
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