

# FAQ's

## **Q. What do I actually own?**

**A.** You will have a fully binding UK agreement and hold shares in the company that owns the title deed to the building. The title is a 999 Leasehold registered at the UK Land Registry with your ownership registered at the UK companies house.

## **Q. How can WSC offer such returns?**

**A.** The flexible office sector is highly profitable. The CFO and our auditors have analyzed the capabilities of "The Park" WSC NW9 project and are conservatively able to offer the fixed yield of 12% per annum to you.

## **Q. What happens to my shares when it's time to sell the property?**

**A.** If the property is sold, the directors may decide to wind up the company and distribute the proceeds to the shareholders, in which case you will receive a share in proportion to your shareholding. Depending on market conditions, the directors may decide to invest the proceeds in another similar property in which case you will retain your shares.

## **Q. What happens if the Company makes an IPO?**

**A.** This will involve the Company becoming a Public Limited Company (PLC) and listing its shares on a recognized stock exchange. If this occurs, your shares would be listed and could be traded on the exchange.

## **Q. How can I have my investment paid to my beneficiaries when I die?**

**A.** The shares in the Company would form part of your estate. You can make a will that includes a provision that the shares pass to a named beneficiary.

## **Q. As the FCA corporate advisors have approved this investment does that mean as a UK resident I can invest?**

**A.** Yes. But all investors should bear in mind that this type of investment is only suitable for high net worth investors and sophisticated investors. You must carefully read the disclaimer contents of the share application form before deciding to invest.

## **Q. What are my tax liabilities from my investment in the Company as a foreign investor?**

**A.** If you are not a UK taxpayer, the tax payable on any dividends or capital gain you receive will depend on your circumstances and the tax applicable to you. You should take advice on your tax position as we cannot advise you on this.

## **Q. What happens to my investment if WSC decide to sell the company to a larger entity?**

**A.** Any offer to purchase the Company must be made to all the shareholders. If the sale goes ahead, you will receive a share of the proceeds of the sale in proportion to your holding.

## **Q. How is my investment protected?**

**A.** Your investment will be in the Company that is largely asset backed as it holds a valuable marketable interest in the property. Also all contracts are signed with binding agreements in-place to protect you under English law.

## **Q. Optional exit from year 3?**

**A.** Please note that this should be treated as a 5-10 year investment, however we have included a buy-back option to exit early from year 3. Please refer to our Optional Exit pdf for the full details.

## **Q. How is the equity uplift calculated?**

**A.** The equity uplifted is calculated based on the increase value of the shares, this would be a combination of the business model and the property. The NW9 postcode where "The Park" is situated has seen a great equity increase in commercial property in the previous 5 years. We will be generating third party valuations every 12 months from a reputable property partner such as Colliers that we will be sharing with all our investors.

## **Q. What is the previous track record of the company?**

**A.** WorkSpace Commerce is now on its 4th location, with the previous three buildings in London and Shanghai now sold out. All our investors have received their dividend payments on time as promised on a monthly, quarterly or half yearly basis.

## **Q. How many shares will the company be giving away?**

**A.** The Company will be retaining 55% shares and giving away 45% shares to investors. All investors will be registered on the UK Government website Companies House as shareholders of the company.

## **Q. Is the Investment FCA regulated?**

**A.** The investment is not FCA regulated, it has been signed off by FCA corporate advisers and approved under section 21 of the Financial Services Act 2000.