

March 2023



*Some Thoughts
from*

*Tony Davies
Managing Director*

**Our recently launched
St David Emerald
Fixed Interest
opportunity**

**(8% p.a. after UK tax,
2 year period)**

is now

**CLOSED FOR
SUBSCRIPTION**

***Many thanks to those
investors who subscribed to
our latest opportunity.***

**Our latest fixed
interest opportunity
can be found on
page 2**

www.stdavidgroup.com
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Fixed interest and repeat clients

We have been extremely pleased with the response for our Emerald opportunity.

It closed within days of opening and was fully subscribed by existing clients.

I am often reminded of the expression 'It is better to have one hundred repeat clients, than to have two hundred who just like you'.

Many thanks to those clients who have placed their faith in us.

The good news for those that missed out on Emerald, is that we have finalized our next opportunity.

St David Ruby has our standard terms of 8% p.a. (no UK tax liability for overseas investors), with a two year investment period.

I have found over the years that our opportunities are a bit like taxis. You wait ages for one and then two come along at the same time.

Of course, you then have to get in one of them, as it could be a long wait for the third to arrive.

The same applies to our opportunities.

Of course, you might prefer to take a bus or other form of transport.

The same applies to our opportunities, we appreciate they won't appeal to everyone.

However, if they do appeal, it may be time to wave that taxi down.....

Barrow-in-Furness

Who would invest there!

'Location, location, location' is the common mantra of most estate agent and property investors.

There is no denying the benefits of buying in the right location - the challenge is deciding which location is best.

When we first mentioned Barrow-in-Furness to our clients we got a lot of strange looks.

Most people didn't know where it was and those that did looked puzzled and wondered why we would ever recommend it.

Roll forward a year and all has become apparent - thanks in part to Australia and the USA.

The recent defence pact between the UK, Aust. and the USA (AUKUS) means that a new fleet of nuclear submarines will be built, you have guessed it, in Barrow-in-Furness.

It is going to create thousands of jobs and huge rental demand.

I could say that my spies in the CIA, MI6 or wherever tipped us off.

I could also say it was down to the great foresight and superior market knowledge of our team (and me of course).

For the real reason we mentioned it a long time ago, and why are investing there, read the article on page 3.

St David Ruby - Fixed interest opportunity

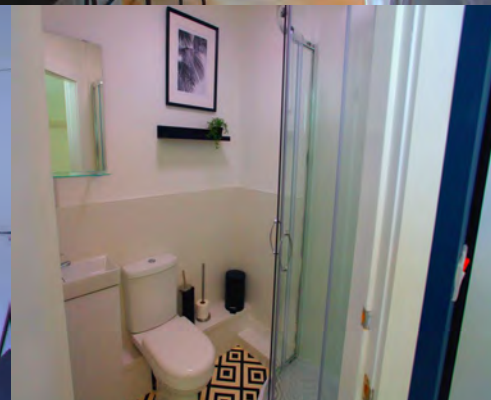
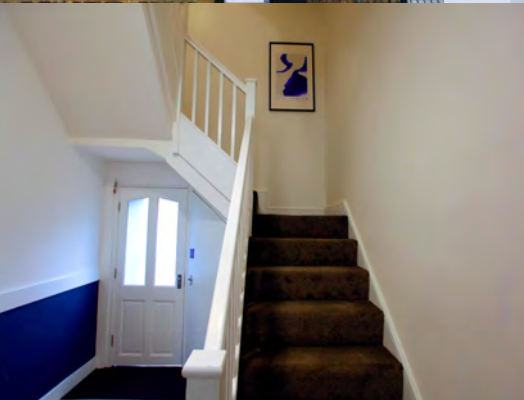
The purpose	To provide funds for the development and sale of a co-living property
The location	Barrow-in-Furness
Title of property	Freehold
The interest rate	Non UK resident for tax purposes - 8% p.a. <i>St David will remit UK withholding tax of 2% (i.e. 20%) to HMRC so there will be no UK tax liability for the investor.</i> The interest is paid quarterly, pro-rata in arrears UK residents for tax purposes - 10%p.a.
The loan period	Twenty four months
The loan amount	Minimum investment - £50,000
The security	A floating charge over the borrower's assets, including the property.

For more information please contact us

We have recently completed the refurbishment of another of our **acol co-living/hmo** properties

We hope you like it!

If you are interested in a superb rental investment property with St David as the Master Tenant for three years and a guaranteed, attractive net yield after all costs, please contact us



Barrow-in-Furness ; the rental market's 'Jewel of the north'

When we look at locations for our **acol co-living** properties, we don't take into consideration whether our clients would ever want to live there. Our properties are rental investments, which provide an attractive and secure income stream with capital growth in line with the market.

Our research showed us that Barrow-in-Furness had all the ingredients for our **acol co-living** properties to be extremely popular there.

There was a huge shortage of quality co-living/HMO properties and a highly skilled and well paid workforce that needed such accommodation.

BAE (see below) employs thousands of skilled workers in the town and the major residential areas of the north west are over two hours away. This meant that such workers needed to;

- move their families to Barrow-in-Furness (many people think it isn't a great place to live, although it is adjacent to the Lake District) or
- find rental accommodation from Monday to Friday, an option many people have adopted.

The local council have been supportive of our approach to creating quality co-living/HMO properties there as they realize there is an ongoing shortage of such accommodation in the town.

Given the size of the town there are only a limited number of properties/sites that are suitable for use as co-living/HMO accommodation. Over the past twelve months we have been fortunate enough to acquire a number of these for refurbishment.

Good news In January this year The Secretary of State for Defence, Ben Wallace, revealed that the BAE Systems shipyard in the town will grow to 17,000 workers. He has called Barrow a 'centre of excellence' for delivering Astute, Dreadnought, and Submersible Ship Nuclear (Replacement) submarines.

There are currently around 10,000 people working at the dockyard and this will increase by 7,000. The current population of the town is approx 60,000 and the extra workforce will create even more demand going forward.

Even better good news Then came the more recent announcement that the AUKUS defence pact (Australia, UK and the USA) was being formed. As the UK's major defence manufacturer, BAE is set to secure multi-year contracts to build more submarines in Barrow.

This will inevitably mean even more jobs for the town. which will create even more demand for rental accommodation and push up property prices and rental returns over the medium term.



BAE Systems plc is a British multi-national arms, security, and aerospace company.

It is the largest defence contractor in Europe and ranked the seventh-largest in the world based on applicable 2021 revenues.

It employs over 90,000 people.



Sellafield

Barrow-in-Furness is the nearest

population centre for the Sellafield Nuclear Facility (which has 10,000 employees) and is within commuting distance.

Average salary levels
Barrow-in-Furness - £30,000 (BAE - £35,000)
Liverpool - £28,000
Manchester - £30,000

Barrow-in-Furness ; one of the UK's best rental markets



The average UK house price was £285,476 in February, according to Halifax's most recent house price index — 2.1% higher than this time last year. That annual rate of house price inflation has held steady for three months in a row.

Prices rose by 1.1 per cent between January and February, whereas economists had expected prices to register a small decline of about 0.3%.



It is the same old story for rents

Data released by the Office for National Statistics (ONS) shows how the cost of living crisis is influencing how much people pay for their homes as landlords hike rent for millions of tenants but the sales market slows.

The figures show that rent paid by tenants in the UK increased by an average of 4.7% in the 12 months to the end of February — the largest annual percentage change since the ONS started comparing data from the whole country in 2016.

In London, private rental prices increased by an average of 4.6% in the 12 months to February, up from 4.3% in the year to January — the fastest annual rise since 2013.

Or are they?

Nationwide, which estimated that prices fell for the sixth consecutive month in February and were 1.1% below where they were at the start of 2022.

Halifax and Nationwide base their reports on their own mortgage approvals, meaning that cash buyers, a small but meaningful part of the market, are excluded. Nationwide excludes buy-to-let mortgages too.



Emma Abdoll
General Manager
Construction

The interview

Our editor recently caught up with Emma to discuss her role within St David.

Q. When did you join St David **A.** June 2021, initially as the Admin Manager and I must have impressed everyone as they promoted me to General Manager.

Q. What are your responsibilities now? **A.** I deal with various aspects of the operation including project planning, budget management, resource allocation, quality control, contract management, documentation and communication with suppliers etc.

Q. What did you do before joining us? **A.** Prior to joining St. David, I served as the COO of Chiron Limited, a Nigeria-based technology company.

Q. What is the best and worst parts of your job? **A.** Being a construction manager is an incredibly fulfilling role, it brings great satisfaction in seeing a construction project completed and knowing that you played a key role in its success. Additionally, working collaboratively with the St David team towards a shared goal creates a strong sense of unity and purpose. The worst is the potential for project delays or setbacks due to factors outside of my control.

Q. Plans and targets for the future? **A.** My aspirations include continuing to develop and progress in my professional role while also focusing on personal growth. As a part of this, I see travel as an important aspect of my future plans. By exploring new places and cultures, I hope to expand my horizons, gain new perspectives, and challenge myself.

Q. Social life? **A.** I spend a lot of time with friends and family, cooking and explore new restaurants.

Q. Favourite food? **A.** Indian – hotter the better.

Q. Book? **A.** "The Subtle Art of Not Giving a F*ck" by Mark Manson – a must read for a mother of teenagers!

Q. Music? **A.** Eclectic due to the teenagers and spending 12 years in Nigeria. If I had to choose, I would say Afrobeat's.

Q. Something people wouldn't know about you. **A.** I hate tomatoes.



New team member

Ben Jackson has recently joined us as our Business Development Manager and will be focusing his time on developing our operations in the supported living sector (more on that in next month's newsletter!).

Ben completed his undergraduate studies with a major in finance before gaining his MBA at Cape Breton University, Canada, achieving Dean's list honours in each academic year. Having moved to Canada to study on a football-scholarship, Ben also won 4 conference titles and a national championship during his time in the Cape.

Since returning to the UK, Ben co-founded a land & property brokerage service specialising in the supported living and social housing sectors.

In his spare time Ben enjoys reading, hiking and generally being outdoors- especially with his five dogs.

Welcome aboard Ben!

Thought of the month

When asked for your opinion, sometimes not giving it is the best approach as silence can never be misquoted



About a fifth of homes in the UK, about 6.2 million in total, were built more than a century ago.

A third of all commercial buildings — about 600,000 — are also more than 100 years old.

If you would like a conference call to discuss our opportunities and projects, please contact us

info@stdavidgroup.com
www.stdavidgroup.com



Something lighter

Tony and Denessa have just completed their latest visit to Hong Kong

THANK YOU

Thanks to all our clients, associates and friends
See you again in June!

You have to laugh sometimes

For those of us who are getting a little older....

What would you rather have... Parkinsons or Alzheimers?

Well... better to spill half a glass of Scotch than forget where you put the bottle...!



We have to agree....

Important

This newsletter, including information on its fixed interest opportunities, should not be viewed as an offer to the general public to invest.

Such opportunities are only available to selected professional and sophisticated investors as defined in the jurisdictions in which they reside.

The content herein expresses the views of St David and its MD.
No offence is intended to any party