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**CemInvest UK** CemInvest - A UK based Cemetery Plot owner

**GBP 7%**

ISIN **GB00BP8KV144**

**USD 7%**

ISIN **GB00BP8KV250**

**EUR 7%**

ISIN **GB00BP8LOV09**

## The Company

In its first two years of operation, it has acquired a significant portfolio of asset in the funeral and cemetery industry, currently owning in excess of 12,000 exclusive rights of burial ("ERB's") in Essington Cemetery, Elysium Gardens (East London) Cemetery and Great Hallingbury Cemetery with a total value of £50M+ GBP.



## Offering & Security

CemInvest Fixed Term Note will offer the client a fixed yearly rate of 7.00% paid quarterly, fully securitised by way of a debenture over CemInvest, implemented by security trustee AMICORP. Unlike in other cemeteries where the lease starts reducing from the point of purchase the investment retains a 99 year right of interment until the plot is used, thus ensuring the investor maintains the full value in their asset.

## CemInvest Strategy

Acquisition of new parcels of land with consent to develop new cemeteries, to serve the demands of those wishing to be buried, has created a high yielding, low entry level, asset backed investment opportunity. The average cost of repurposing the current 3 sites, averaged £750 per plot. In Q1 2022 the plots were valued as follows:

- Essington Cemetery £2,850.00 per plot
- Elysium Gardens Cemetery £4,600.00 per plot
- Great Hallingbury Cemetery £3,500.00 per plot

In order to maintain a 10-year supply of burial plots, the company estimates that it will need to acquire a minimum of 10,000 additional plots per year, to meet the forecasted year on year increase in demand. The company is seeking to raise up to £30 million to acquire further ERBs in cemeteries in;

Solihull / Coventry West London & Southwest London (Northolt / Esher) / Croydon / Huddersfield / Leicester Manchester / Bolton Blackburn / Preston Leeds

## Asset

- There is growing evidence to suggest that England is facing a shortage of burial space, therefore opening a large market for privately owned cemeteries.
- More than three quarters of all cemeteries in England are already full or have very limited space.
- Only a fifth of England's Church of England sites have undisturbed land available (space for burial).
- Based on an average of 1,300 burial plots per acre it is safe to assume that England currently requires 123 acres of new burial space per annum (this does not factor the growth in population).

## Current Asset / Sales

The assets of CemInvest Limited are primarily the Exclusive Right of Burial (ERB) leases it owns in various cemeteries, it owns 12,000 ERB's, and a further 25,000 memorialisation features for cremated remains. The additional plots purchased using the proceeds of the £30M Loan Note, will stand alongside the current assets within CemInvest. This will take CemInvest asset value to around GBP£100M (Current total assets £50M+)

<b>Issuer</b>	CemInvest Limited
<b>Yield</b>	7.00%
<b>Frequency</b>	Quarterly
<b>Min. Investment Size</b>	10,000
<b>Term</b>	3 Years (36 Months)
<b>Currency</b>	GBP, USD, EURO
<b>ISIN / Maturity Date</b>	<b>GBP : GB00BP8KV144</b> Maturity : 30/03/25  <b>USD : GB00BP8KV250</b> Maturity : 30/03/25  <b>EUR : GB00BP8LOV09</b> Maturity : 30/03/2025
<b>Coupon Payments</b>	31 March / 30 June / 30 September / 31 December
<b>Total Issue</b>	£30,000,000 GBP
<b>Assets as Security</b>	£50,000,000 GBP
<b>Geographical Focus</b>	United Kingdom
<b>Security Trustee Settlement Agent Registrar Legal Counsel</b>	Amicorp Shard Capital Neville Registrars RW Blears

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