EXECUTIVE SUMMARY

MURABAHA HALAL DEVELOPMENT

ST. JAMES PLACE
BIRMINGHAM

LOCATION
7 St. James Place,
Birmingham, B7 4JE

DEVELOPMENT
322 Residential Units
over 40 Floors

PLANNING TIME FRAME
18 months (30 months Long Stop Date)

RIVERLAKE HOMES LTD
On Behalf Of

PEARLSFIELD
ENTERPRISES

Development Opportunity

Minimum shares offered: 13

Single Share Purchase Price: £2,000

Return on Capital Deployed: 20% - 40% over the investment period

Presenting St. James Place

St. James Place is a transformative residential development located in central Birmingham, featuring 322 luxury apartments across 40 floors, along with commercial retail spaces on the ground and first floors. Situated approximately 100 yards from the HS2 Curzon Street Terminal, this prime location offers unparalleled connectivity and growth potential.

The Location: Birmingham

Birmingham, known as the UK's 'Second City,' is experiencing significant growth and regeneration. With a GDP of £25.3 billion and forecasted GVA growth of 25.5% from 2018 to 2028, the city is a hub for business and culture. Key projects like the £1.1 billion Arena Central and the HS2 project, which will connect Birmingham to London in 38 minutes, further enhance its appeal.

Venture Proposition

Pearlsfield Enterprises is raising £5,000,000 via a sale and buyback agreement of 2,500 shares in the limited company holding the land asset. Shareholder funds are secured against the land, ensuring a safe return. Upon receiving planning permission, shareholders are promised a 20% - 40% return on capital within an 18-24 month timeframe, with a long stop date of 30 months. The return percentage will depend on the amount of floors approved in the planning process.

Murabaha Halal Structure

This development is compliant with the Murabaha Islamic Law Shariah model, involving a sale and buyback agreement. This structure ensures transparency and ethical investment practices, making it suitable for a broad range of shareholders. The Murabaha purchase model is a popular Islamic financing structure where a person, company or a financial institution buys an asset and sells it to the customer at a higher price, agreeing on a profit margin. This transaction adheres to Islamic laws of jurisprudence which prohibits charging or paying interest.