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Shariah Compliant Portfolio

Tranche 3

*Sustainable and Ethical
Property Investment*

Certified by



As seen on





Important notice to investors

This document is exempt from the general restriction in Section 21 of the Financial Services and Markets Act 2000 on the communication of invitations or inducements to engage in investment activity on the grounds that it is made to 'investment professionals' within the meaning of Article 19 of the Financial Services and Markets Act (Financial Promotion) Order 2005 (FinProm); persons believed on reasonable grounds to be 'certified high net worth individuals' within the meaning of Article 48 FinProm; persons who are 'certified sophisticated investors' within the meaning of Article 50 FinProm; and persons who are 'self-certified sophisticated investors' within the meaning of Article 50A FinProm.

Please ensure you read the Information Memorandum ("IM") in full, in conjunction with this Investment Summary ("IS"), including the **FAQs** and the **KEY RISKS**.

If you are in any doubt about the contents of this document, we strongly recommend that you consult and seek advice from an authorised person who specialises in advising on the acquisition of shares and other securities, and is authorised under the Financial Services and Markets Act 2000 ("FSMA"). An investment in Acorn Green Investments No.2 Limited (the "Company", the "Issuer") with Company Registration number 13804430 will not be suitable for all recipients of this IS and the accompanying IM.

The purpose of this IS is to provide information to individuals who have expressed an interest in the possibility of investing in Redeemable Shares (the "Redeemable Shares") issued by the Issuer.

An application form to subscribe for Redeemable Shares will only be provided to persons:

a) who can evidence to the Directors of the Issuer that they are either:

- (i)** certified as a 'high net worth individual',
- (ii)** certified as a 'sophisticated investor',
- (iii)** self-certified as a 'sophisticated investor', in each case in accordance with the FCA's Conduct of Business Sourcebook (COBS), Chapter 4.7;

b) who are pension fund trustees investing pension money, where the beneficiary of the pension would otherwise be entitled to invest in accordance with the terms of this invitation (referred to herein as "Potentially Eligible Investors").

Potentially Eligible Investors should consider carefully whether an investment in Redeemable Shares is suitable for them in light of their personal circumstances and the KEY RISKS noted in the accompanying IM.

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Nothing in this document shall be construed as the giving of investment advice by the Issuer or any other person. If you are in any doubt as to whether to invest in the Redeemable Shares described herein, you should consult an independent financial adviser ("IFA") who is qualified to advise on investments of this nature.

This IS does not constitute a prospectus to which the Prospectus Rules of the Financial Conduct Authority apply. This IS has not been approved by the Financial Conduct Authority or any other regulatory body. You should ensure that you have read and understood all of the accompanying IM before applying for Redeemable Shares.

The distribution of this document in certain jurisdictions may be restricted by law, and therefore persons into whose possession this document comes should inform themselves about, and observe, any such restrictions. Any such distribution could result in a violation of the law of such jurisdictions.

Acorn Green Investments No.2 Limited will issue the Redeemable Shares to fund the delivery of various development sites being developed by subsidiaries of the Issuer.

Security

The Redeemable Shares include a commitment to redeem the Share at the end of the term. RST Group Holdings Limited, has secured the capital invested, by way of a corporate guarantee.

Use of Funds

Acorn Green Investments No.2 Limited shall invest the proceeds raised from the issue of the Redeemable Shares in the development described in this document, and as appropriate in the course of its day to day business as a property developer and investor.

An Ethical Pathway to Property Investment

Introducing the Shariah-Compliant Portfolio, an ethical investment opportunity designed to align with Islamic finance principles. Choose between 3-year and 5-year fixed-term options, investing in high-potential property developments in the UK, particularly in the South West. Benefit from robust returns while adhering to ethical standards and capitalising on the dynamic UK property market.

An overview

Rate of return p.a.*

11% - 15%

Investment term options

3/5 years

Minimum investment

£5,000



Crooklets Reach - Bude
Funded in June 2025

Our unique structure:

1. Your Contribution:

Funds are invested in a specific project being developed by Acorn Property Group and managed by Acorn Green Investments No.2 Limited, an SPV within our group.

2. Project Funding:

These funds are used to support sustainable residential property developments across South West England and South Wales. By avoiding reliance on costly commercial loans, we can maximise the value returned to investors.

3. Compliance:

Investments follow a **Murabaha structure**, a trading-based model that replaces interest with a mutually agreed profit. This ensures full alignment with Islamic finance principles.

4. Your Return:

At the end of the term, your shares are repurchased by Acorn Settlements at a pre-agreed profit, delivering your returns as per your selected plan (income or growth).



3.



*Returns are not guaranteed. Please ensure you read the Information Memorandum in full, including the FAQs and Key Risks.

Product options

Fundraise detail

Total shares issued

2,000

Total target fundraise

£2,000,000

Instrument

K Shares

Issuer

Acorn Green Investments
No.2 Limited

Payment Schedule

Returns are paid as
either income or
capital growth.

Returns will be paid to investors on a quarterly basis for our Quarterly shares or at the end of the investment term for our Growth shares.

Three Year - Income

Rate 11% p.a.

Target raise £500,000

Term length 36 months

Returns are paid quarterly
as income.

Five Year - Income

Rate 12% p.a.

Target raise £500,000

Term length 60 months

Returns are paid quarterly
as income.

Three Year - Growth

Rate 13% p.a.

Target raise £500,000

Term length 36 months

Returns are paid at the end
of the investment term.

Five Year - Growth

Rate 15% p.a.

Target raise £500,000

Term length 60 months

Returns are paid at the end
of the investment term.

How can we ensure the returns are Shariah-Compliant?

Amanah Advisors is the Shariah board of Acorn. Amanah Advisors have designed the product as a Murabaha and reviewed the agreements for Shariah compliance purposes.

Amanah Advisors are a global Shariah advisory firm headquartered in the UK, and serving financial institutions worldwide. Amanah Advisors specialise in Shariah compliant product development, Shariah advisory, transaction structuring, Shariah certification, Shariah governance and Shariah audit.



3 Year Income

Initial investment	Year 1 11%*		Year 2 11%*		Year 3 11%*	
£10,000	£1,100	£275 ^{PQ}	£1,100	£275 ^{PQ}	£1,100	£275 ^{PQ}
£20,000	£2,200	£550 ^{PQ}	£2,200	£550 ^{PQ}	£2,200	£550 ^{PQ}
£50,000	£5,500	£1,375 ^{PQ}	£5,500	£1,375 ^{PQ}	£5,500	£1,375 ^{PQ}
£100,000	£11,000	£2,750 ^{PQ}	£11,000	£2,750 ^{PQ}	£11,000	£2,750 ^{PQ}
£200,000	£22,000	£5,500 ^{PQ}	£22,000	£5,500 ^{PQ}	£22,000	£5,500 ^{PQ}
£500,000	£55,000	£13,750 ^{PQ}	£55,000	£13,750 ^{PQ}	£55,000	£13,750 ^{PQ}
£1,000,000	£110,000	£27,500 ^{PQ}	£110,000	£27,500 ^{PQ}	£110,000	£27,500 ^{PQ}



5.



*Returns are not guaranteed. Please ensure you read the Information Memorandum in full, including the FAQs and Key Risks.

3 Year Growth

Initial investment	Year 1 13%*	Year 2 13%*	Year 3 13%*	Total Return*
£10,000	£1,300	£1,300	£1,300	£3,900
£20,000	£2,600	£2,600	£2,600	£7,800
£50,000	£6,500	£6,500	£6,500	£19,500
£100,000	£13,000	£13,000	£13,000	£39,000
£200,000	£26,000	£26,000	£26,000	£78,000
£500,000	£65,000	£65,000	£65,000	£195,000
£1,000,000	£130,000	£130,000	£130,000	£390,000



6.



*Returns are not guaranteed. Please ensure you read the Information Memorandum in full, including the FAQs and Key Risks.

5 Year Income

Initial investment	Year 1 12%*		Year 2 12%*		Year 3 12%*		Year 4 12%*		Year 5 12%*	
£10,000	£1,200	£300 ^{PQ}	£1,200	£300 ^{PQ}	£1,200	£300 ^{PQ}	£1,200	£300 ^{PQ}	£1,200	£300 ^{PQ}
£20,000	£2,400	£600 ^{PQ}	£2,400	£600 ^{PQ}	£2,400	£600 ^{PQ}	£2,400	£600 ^{PQ}	£2,400	£600 ^{PQ}
£50,000	£6,000	£1,500 ^{PQ}	£6,000	£1,500 ^{PQ}	£6,000	£1,500 ^{PQ}	£6,000	£1,500 ^{PQ}	£6,000	£1,500 ^{PQ}
£100,000	£12,000	£3,000 ^{PQ}	£12,000	£3,000 ^{PQ}	£12,000	£3,000 ^{PQ}	£12,000	£3,000 ^{PQ}	£12,000	£3,000 ^{PQ}
£200,000	£24,000	£6,000 ^{PQ}	£24,000	£6,000 ^{PQ}	£24,000	£6,000 ^{PQ}	£24,000	£6,000 ^{PQ}	£24,000	£6,000 ^{PQ}
£500,000	£60,000	£15,000 ^{PQ}	£60,000	£15,000 ^{PQ}	£60,000	£15,000 ^{PQ}	£60,000	£15,000 ^{PQ}	£60,000	£15,000 ^{PQ}
£1,000,000	£120,000	£30,000 ^{PQ}	£120,000	£30,000 ^{PQ}	£120,000	£30,000 ^{PQ}	£120,000	£30,000 ^{PQ}	£120,000	£30,000 ^{PQ}



5 Year Growth

Initial investment	Year 1 15%*	Year 2 15%*	Year 3 15%*	Year 4 15%*	Year 5 15%*	Total Return*
£10,000	£1,500	£1,500	£1,500	£1,500	£1,500	£7,500
£20,000	£3,000	£3,000	£3,000	£3,000	£3,000	£15,000
£50,000	£7,500	£7,500	£7,500	£7,500	£7,500	£37,500
£100,000	£15,000	£15,000	£15,000	£15,000	£15,000	£75,000
£200,000	£30,000	£30,000	£30,000	£30,000	£30,000	£150,000
£500,000	£75,000	£75,000	£75,000	£75,000	£75,000	£375,000
£1,000,000	£150,000	£150,000	£150,000	£150,000	£150,000	£750,000



8.



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About Acorn Property Invest

Acorn Property Invest operates as the fundraising arm for Acorn Property Group, a prominent property developer in the UK. As an investor, you will have the chance to financially support the creation of high-specification, design-led homes devised by Acorn Property Group's proficient team.

Through their straightforward and transparent methods, Acorn Property Invest gives qualified investors an avenue to gain from the potential of the thriving UK property market, without the commitment of a buy-to-let or direct investments.

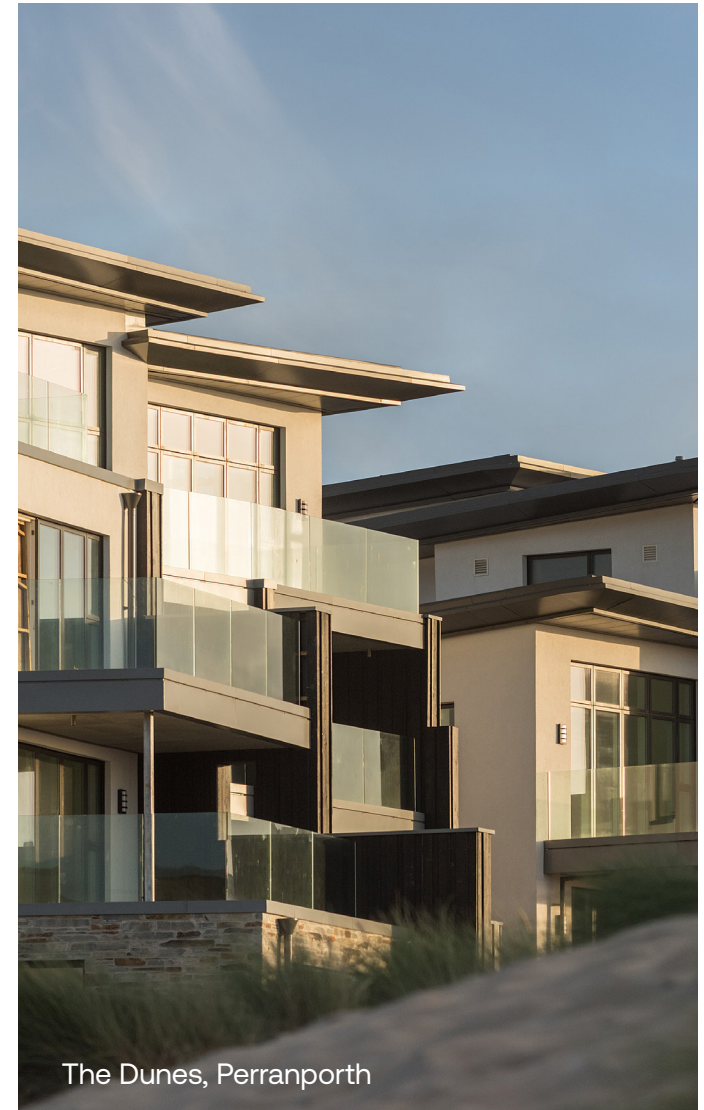
Pledging its commitment to creating distinctive homes for future generations, Acorn Property Invest aligns your financial contribution with the production of modern, sustainable dwellings tailored to suit the demands of the current market.

3000+

Active investors

£62.3M

Funds raised (via API)



The Dunes, Perranporth

Meet the management



Group

Romy Summerskill

Founder & Executive Chairman



Group

Melanie Omirou

Executive Group MD & Funding Director



Group

Rickard Eriksson

Finance Director (FCCA)



Group

Yonatan Ayele

Financial Controller (BA (Hons), ACCA)



Group

Julian Hampson

Design Director (BA (Hons) DipArch, RIBA)

How to invest

1. Create your free account

Join our investment platform today. It's quick, easy and totally free to sign up and gain access to all our live opportunities.

2. Set up your profile

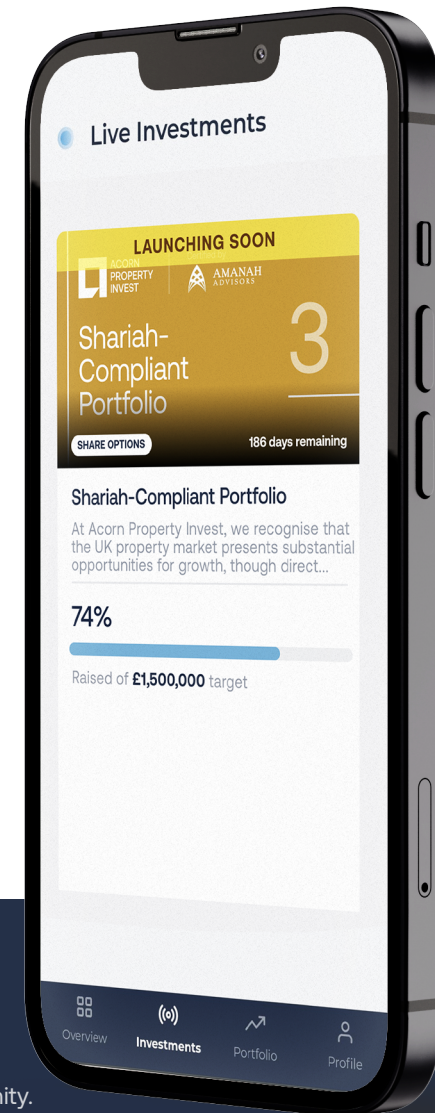
Finish your investor classification, complete your profile and appropriateness test to unlock our opportunities.

3. Browse our live opportunities

Once you've created your profile, you'll be able to view and browse all of our live opportunities within minutes.

4. Invest and submit funds

When you're ready to invest, simply follow the payment instructions sent by our receiving agent to securely submit your funds.



Scan me



Portfolio focused

Build a portfolio of potentially high-yield property investments from an award-winning housebuilder



Stay up to date

Never miss a new fundraising opportunity. Keep track of full rates and terms by staying up to date with our platform.

