



• **VALENTIS** •
Global Consultants

Strategic Investments

For Visionary Investors

Execution Only Products and Services

For High Net Worth Individuals, Sophisticated Investors and Expatriates

Welcome to Valentis Global Consultants

Strategic Investment. Personalised Solutions. Global Perspective.

At Valentis Global Consultants, we believe that intelligent investing should be built on more than just numbers — it should be built on trust, insight, and meaningful strategy. That's why we've created a boutique, execution-only consultancy tailored specifically for individuals who value independence, security, and access to world-class opportunities that align with their financial ambitions.

We work exclusively with High Net Worth Individuals, Sophisticated Investors, and internationally-based Expatriates, offering a highly selective range of alternative and traditional investments across fixed income, real estate, pensions, and global markets. Each opportunity we present is subject to rigorous due diligence, and each provider is carefully vetted for experience, integrity, and alignment with investor interests.

Whether you're seeking secure income, long-term growth, or a flexible, tax-efficient retirement structure, Valentis is positioned to help you explore opportunities typically reserved for institutional investors — without the noise, the pressure, or unnecessary complexity.

Our strength lies in our independence. We are not tied to any single product, platform or provider. This means our sole focus is on presenting investment options that we ourselves would consider: clear, robust, and structured with real-world security features such as legal charges, debentures, custodianship, or regulated fund wrappers.

We understand the realities of investing in today's world. With shifting markets, rising inflation, and global uncertainty, traditional routes no longer offer the same certainty they once did. That's why Valentis has built a framework around alternative strategies that are tangible, income-generating, and asset-backed, alongside regulated solutions that offer liquidity, transparency and global flexibility — particularly suited to expat and internationally mobile investors.

Through strong relationships with our network of established partners — including regulated fund managers, pension trustees, developers, and institutional platforms — we deliver a modern investment experience that bridges global opportunity with strategic discipline.

At Valentis, we are not here to sell you a solution. We are here to present you with options that empower you to take control of your wealth — on your terms.

Thank you for considering Valentis Global Consultants.

We look forward to helping you shape a more purposeful financial future.

“Discipline, diversification, and due diligence: the timeless foundations of long-term wealth.”

— Valentis Global Ethos

Risk Warning

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Income Producing & Specialist Alternative Investments

**For HNW Individuals
Sophisticated Investors
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Medium Term Maximum Income Bond

60% Return over 4 Years

Investment Instrument	Fixed Return	Income based on £100k Invested over 4 Years
4 Year UK Property Portfolio Income Bond	15% pa <i>(Income is paid 6 monthly)</i>	£15,000 pa <i>(£60,000 in total over 4 Years)</i>

4-Year UK Property Portfolio Bond Overview

The Developer has over £120m GDV in assets, has won multiple awards and has a proven track record of paying investors back their interest and capital.

The Developer retains all developments to increase their portfolio value, and rents out all the units for consistent and reliable cashflow.

The 4-Year UK Property Portfolio Income Bond offers investors a fixed return of 15% per annum, with the income paid every 6 months.

This income-focused structure allows for regular returns during the term, helping to maximise the income that you can receive on your hard earned money.

To safeguard investors' capital, the bond is secured by a Debenture over the entire SPV (Special Purpose Vehicle) and the company's bank account.

This means that in the event of a default, the security trustee has the legal authority to take control of the fund's assets and bank holdings to recover capital on behalf of investors.

This strong security structure provides an added layer of protection and enhances confidence in the investment.

- ✓ Minimum investment £10,000
- ✓ Available via our Pension and Platform Routes (fees may apply)
- ✓ No Initial Charge or Ongoing Charges for this Product if Direct Investment is made (not via the Platform)

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Short Term Maximum Income Bond

22% Return over 2 Years

Investment Instrument	Fixed Return	Income based on £100k Invested over 4 Years
2 Year UK Property Portfolio Income Bond	11% pa <i>(Income is paid 6 monthly)</i>	£11,000 pa <i>(£22,000 in total over 2 Years)</i>

2-Year UK Property Portfolio Bond Overview

The Developer has over £120m GDV in assets, has won multiple awards and has a proven track record of paying investors back their interest and capital.

The Developer retains all developments to increase their portfolio value, and rents out all the units for consistent and reliable cashflow.

The 2-Year UK Property Portfolio Income Bond offers investors a fixed return of 11% per annum, with the income paid every 6 months.

This income-focused structure allows for regular returns during the term, helping to maximise the income that you can receive on your hard earned money.

To safeguard investors' capital, the bond is secured by a Debenture over the entire fund and the company's bank account.

This means that in the event of a default, the security trustee has the legal authority to take control of the fund's assets and bank holdings to recover capital on behalf of investors.

This strong security structure provides an added layer of protection and enhances confidence in the investment.

- ✓ Minimum investment £10,000
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Litigation Finance:

Fixed Monthly Income from Legal Resolutions

12% Return Per Annum

Investment Instrument	Fixed Return	Income based on £100k
Litigation Income Fund	12% pa <i>(Income is paid monthly)</i>	£12,000 pa

Litigation finance offers investors a unique opportunity to earn fixed, contractual returns by backing high-value legal claims through a professionally managed fund structure.

Capital is deployed into a portfolio of carefully selected commercial litigation cases with strong legal merit and clear enforceability.

This asset class is uncorrelated to traditional markets, making it especially attractive during periods of economic volatility. Each case is rigorously vetted by experienced legal professionals, ensuring that only those with a high probability of success and settlement are included.

Investment Highlights:

- Fixed 12% annual return, paid monthly
- Exposure to a diversified pool of litigation claims
- Returns are contractually structured, not market-based
- Portfolio managed by a team of legal and financial experts
- No exposure to operating or legal costs — investor capital goes directly into case funding
- Suitable for High Net Worth and Sophisticated Investors

Investor funds are protected through segregated deployment, with clear legal agreements and oversight mechanisms in place. This structure provides stable cash flow while supporting access to justice for commercial claimants.

For investors seeking monthly income, capital security, and market-independent returns, litigation finance is a powerful alternative that complements both traditional and alternative allocations within a diversified portfolio.

- ✓ Minimum investment £10,000
- ✓ Product Matures in June 2027
- ✓ Available via our Pension and Platform Routes
- ✓ Initial Charge and Ongoing Fees may be applicable

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Fortis Mutual Fine Art Fund

Tangible Wealth. Curated Growth. Fixed Monthly Income.

12% Return Per Annum

Investment Instrument	Fixed Return	Income based on £100k
Fortis Mutual Fine Arts Fund	12% pa <i>(Income is paid monthly)</i>	£12,000 pa

The Fortis Mutual Fine Art Fund offers discerning investors a rare opportunity to combine the timeless value of fine art with the predictability of fixed monthly income. Structured to deliver both capital preservation and long-term growth, the fund acquires, restores, and resells investment-grade artworks by blue-chip and museum-quality artists — selected for their historic resilience, liquidity, and global appeal.

Each artwork is expertly curated, insured, and securely stored under strict custodianship, with sales executed through international galleries, private collectors, and renowned auction houses.

Key Investment Highlights:

- 12% annual return, paid monthly (1% per month)
- Fully asset-backed by a diversified portfolio of physical fine art
- Legal structure includes full title ownership and 1st charge security
- Assets are custodied by CIBC (Canadian Imperial Bank of Commerce) — a globally recognised financial institution with 150+ years of experience in asset safeguarding and fiduciary services
- No leverage or borrowing used – 100% equity-based acquisitions
- Optional liquidity every 12 months, with clear exit terms and fixed redemption timelines
- Administered under Maltese and UK legal frameworks to ensure structured investor protection

This fund is designed for High Net Worth and Sophisticated Investors seeking:

- Stable, contractual income
- Non-market correlated returns
- Exposure to tangible, inflation-resilient luxury assets

With its foundation in a sector that blends cultural prestige with financial resilience, the August Adams Fine Art Fund transforms art into a strategic, income-generating investment class — all within a robust institutional framework.

- ✓ Minimum investment £25,000
- ✓ Income can be taken monthly, or paid back into the Fund for Growth
- ✓ Available via our Pension and Platform Routes
- ✓ Initial Charge and Ongoing Fees may be applicable

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Fortis Digital Asset Fund

Active Exposure to the Future of Finance

150% Return Per Annum

Investment Instrument	Forecast Return	Forecast Return based on £100k
Fortis Digital Asset Fund	150% pa (Back Tested)	£150,000 pa (Forecast and Back Tested)

The Fortis Digital Asset Fund offers sophisticated investors institutional-grade access to the rapidly evolving world of digital assets. Actively managed by a team of experienced portfolio managers and supported by cutting-edge AI trading infrastructure, the Fund provides diversified exposure across large-cap cryptocurrencies, emerging altcoins, and high-upside small-cap digital assets.

Built to capture market momentum while preserving capital through risk controls, this fund is suited for investors seeking intelligent participation in the digital economy — without the complexity of managing crypto portfolios directly.

Key Investment Highlights:

- **Minimum Investment:** USD 25,000
- **Fund Type:** Open-ended
- **Domicile:** St. Vincent and the Grenadines
- **Currency:** USD
- **Liquidity:** T+60 (60 business days)
- **Lock-in Period:** None
- **Annual Management Fee:** 2%
- **Performance Fee:** 20% (High-Water Mark)
- **Redemption Fee:** 5%, reducing annually to 0% over 5 years
- **Subscription Fee:** 0–5%

The Fortis Digital Asset Fund employs an actively managed strategy combining top-tier crypto assets with emerging altcoins and high-upside small-cap tokens.

With up to 50% strategic leverage, the fund seeks to maximise return potential while controlling downside risk through automated stop-losses and profit-taking systems. AI-driven tools such as 3Commas, CryptoHopper, and Altrady are used to manage positions across multiple exchanges. Back-tested over five years, the strategy has shown strong annualised performance, averaging over 150% per annum with only one drawdown year in that period.

- ✓ Minimum investment £25,000
- ✓ Investment is for Growth over 5 Years
- ✓ Available via our Pension and Platform Routes
- ✓ Initial Charge and Ongoing Fees may be applicable

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JM Copper AMC

Institutional Arbitrage. Retail Access.

9% Return Per Annum

Investment Instrument	Fixed Return	Income based on £100k
JM Copper ACM	9% pa <i>(Income is paid monthly)</i>	£9,000 pa

The JM Copper Actively Managed Certificate (AMC) gives investors access to a high-conviction, institutional-grade trading strategy that captures arbitrage opportunities between global copper markets. By targeting pricing inefficiencies between the London Metal Exchange (LME) and the Chicago Mercantile Exchange (CME), this strategy delivers powerful income potential, irrespective of market direction.

With a fixed annual income of 9% paid semi-annually, investors benefit from reliable cash flow backed by a transparent and regulated structure. Trades are executed by an experienced discretionary fund manager under strict risk management controls, using institutional custodianship and a fully regulated Swiss ISIN.

Key Investment Highlights:

- **Minimum Investment: USD 100,000**
- **Structure: Swiss-listed Actively Managed Certificate (AMC)**
- **ISIN: CH1251953822**
- **Return: 9% p.a., paid semi-annually**
- **Duration: 5 years (fully liquid)**
- **Liquidity: Daily (no lock-in)**
- **Custodian: IG Bank Switzerland**
- **Administrator: Orpheus Capital**
- **Manager: Shire Capital (Pty) Ltd (regulated DFM)**

The JM Copper AMC leverages institutional arbitrage techniques to capitalise on pricing inefficiencies between copper futures traded on the London Metal Exchange (LME) and the Chicago Mercantile Exchange (CME). By actively managing long and short positions across these global exchanges, the strategy seeks to generate consistent returns irrespective of market direction. With no reliance on leverage or derivatives, the approach is designed for stable performance and low structural risk — historically accessible only to professional trading desks.

Investor protection and transparency are central to the AMC's structure. Funds are held with IG Bank Switzerland, administered by Orpheus Capital, and managed by Shire Capital (Pty) Ltd — a regulated discretionary fund manager. The product offers a fixed income of 9% per annum, paid semi-annually, and remains fully liquid throughout its five-year duration. Investors can redeem at any time via Euroclear, with no lock-in, combining reliable income with institutional-grade access and control.

- ✓ Minimum investment £25,000
- ✓ Income can be taken monthly, or paid back into the Fund for Growth
- ✓ Available via our Pension and Platform Routes
- ✓ Initial Charge and Ongoing Fees may be applicable

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10 Year Maximum Growth Bond

400% Return over 10 Years

Investment Instrument	Fixed Return	Growth based on £275k Minimum Investment at Maturity
10 Year Battersea Discounted Bond Plus	40% pa <i>(paid at maturity - end of year 10)</i>	£1,375,000 <i>(*Includes £275,000 return of capital)</i>

Structured to deliver a fixed 400% total return over 10 years (simple interest basis), investors benefit from a clearly defined exit strategy and full maturity payout — without any income withdrawals during the term. Capital invested is allocated into a portfolio of short-term, secured bridging loans provided to experienced borrowers in the UK property sector.

Key Investment Highlights:

- Fixed 400% return over 10 years (simple interest basis)
- No income paid during the term — growth-only structure, no early redemption.
- **Minimum investment: £275,000**
- Legal charge held over the underlying real estate assets
- Loans are short-term (typically 6–12 months) and diversified across multiple borrowers and projects
- Available exclusively to High Net Worth and Sophisticated Investors and Expatriates

Investor capital is protected through a conservative, real-asset lending model. For each loan funded:

- The issuing party holds a first legal charge over the underlying property asset, ensuring priority recovery rights in the event of borrower default.
- Funds are only deployed against UK-based, independently valued real estate assets with conservative loan-to-value (LTV) ratios.
- A debenture across the issuer's assets and bank accounts further strengthens the security position.
- An independent security trustee is appointed to safeguard and enforce investors' rights on behalf of all bondholders.

This bond is ideal for investors seeking:

- Fixed, predictable high-growth returns over a long-term horizon
- Real estate-backed security without the risks of direct property ownership
- Non-market correlated investments with a contractual maturity value

With real asset collateral, legal structuring, and a disciplined secured lending strategy, the 10-Year Discounted Bond Plus delivers a powerful, reliable solution for long-term wealth creation.

- ✓ Minimum investment £275,000
- ✓ Available via our Pension and Platform Routes (fees may apply)
- ✓ No Initial Charge or Ongoing Charges for this Product if Direct Investment is made (not via the Platform)

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7.5 Year Maximum Growth Bond

200% Return over 7.5 Years

Investment Instrument	Fixed Return	Growth based on £275k Minimum Investment at Maturity
7.5 Year Battersea Discounted Bond Plus	26.66% pa <i>(paid at maturity - end of 7.5 years)</i>	£687,500 <i>(*Includes £275,000 return of capital)</i>

Structured to deliver a fixed 400% total return over 10 years (simple interest basis), investors benefit from a clearly defined exit strategy and full maturity payout — without any income withdrawals during the term. Capital invested is allocated into a portfolio of short-term, secured bridging loans provided to experienced borrowers in the UK property sector.

Key Investment Highlights:

- Fixed 200% return over 7.5 years (simple interest basis)
- No income paid during the term — growth-only structure, no early redemption.
- **Minimum investment: £275,000**
- Legal charge held over the underlying real estate assets
- Loans are short-term (typically 6–12 months) and diversified across multiple borrowers and projects
- Available exclusively to High Net Worth and Sophisticated Investors and Expatriates

Investor capital is protected through a conservative, real-asset lending model. For each loan funded:

- The issuing party holds a first legal charge over the underlying property asset, ensuring priority recovery rights in the event of borrower default.
- Funds are only deployed against UK-based, independently valued real estate assets with conservative loan-to-value (LTV) ratios.
- A debenture across the issuer's assets and bank accounts further strengthens the security position.
- An independent security trustee is appointed to safeguard and enforce investors' rights on behalf of all bondholders.

This bond is ideal for investors seeking:

- Fixed, predictable high-growth returns over a long-term horizon
- Real estate-backed security without the risks of direct property ownership
- Non-market correlated investments with a contractual maturity value

With real asset collateral, legal structuring, and a disciplined secured lending strategy, the 10-Year Discounted Bond Plus delivers a powerful, reliable solution for long-term wealth creation.

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5 Year Maximum Growth Bond

105% Return over 5 Years

Investment Instrument	Fixed Return	Growth based on £125k Minimum Investment at Maturity
5 Year Battersea Discounted Bond Plus	21% pa <i>(paid at maturity - end of year 5)</i>	£256,250 <i>(*Includes £125,000 return of capital)</i>

Structured to deliver a fixed 400% total return over 10 years (simple interest basis), investors benefit from a clearly defined exit strategy and full maturity payout — without any income withdrawals during the term. Capital invested is allocated into a portfolio of short-term, secured bridging loans provided to experienced borrowers in the UK property sector.

Key Investment Highlights:

- Fixed 105% return over 5 years (simple interest basis)
- No income paid during the term — growth-only structure, no early redemption.
- **Minimum investment: £125,000**
- Legal charge held over the underlying real estate assets
- Loans are short-term (typically 6–12 months) and diversified across multiple borrowers and projects
- Available exclusively to High Net Worth and Sophisticated Investors and Expatriates

Investor capital is protected through a conservative, real-asset lending model. For each loan funded:

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- Funds are only deployed against UK-based, independently valued real estate assets with conservative loan-to-value (LTV) ratios.
- A debenture across the issuer's assets and bank accounts further strengthens the security position.
- An independent security trustee is appointed to safeguard and enforce investors' rights on behalf of all bondholders.

This bond is ideal for investors seeking:

- Fixed, predictable high-growth returns over a long-term horizon
- Real estate-backed security without the risks of direct property ownership
- Non-market correlated investments with a contractual maturity value

With real asset collateral, legal structuring, and a disciplined secured lending strategy, the 10-Year Discounted Bond Plus delivers a powerful, reliable solution for long-term wealth creation.

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4 Year Term Growth Bond

68% Return over 4 Years

Investment Instrument	Fixed Return	Return based on £100k Invested over 4 Years
4 Year UK Property Portfolio Growth Bond	17% pa <i>(Interest is paid end of the term)</i>	£168,000 <i>(Includes £100k return of capital)</i>

4-Year UK Property Portfolio Bond Overview

The Developer has over £120m GDV in assets, has won multiple awards and has a proven track record of paying investors back their interest and capital.

The Developer retains all developments to increase their portfolio value, and rents out all the units for consistent and reliable cashflow.

The 4-Year UK Property Portfolio Growth Bond offers investors a fixed return of 17% per annum, with the return paid at Maturity.

To safeguard investors' capital, the bond is secured by a Debenture over the entire SPV (Special Purpose Vehicle) and the company's bank account.

This means that in the event of a default, the security trustee has the legal authority to take control of the fund's assets and bank holdings to recover capital on behalf of investors.

This strong security structure provides an added layer of protection and enhances confidence in the investment.

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3 Year Term Growth Bond

40% Return over 3 Years

Investment Instrument	Fixed Return	Growth based on £125k Minimum Investment at Maturity
3 Year Battersea Discounted Bond Plus	13.33% pa <i>(paid at maturity - end of year 3)</i>	£175,000 <i>(Includes £125,000 return of capital)</i>

Structured to deliver a fixed 400% total return over 10 years (simple interest basis), investors benefit from a clearly defined exit strategy and full maturity payout — without any income withdrawals during the term. Capital invested is allocated into a portfolio of short-term, secured bridging loans provided to experienced borrowers in the UK property sector.

Key Investment Highlights:

- Fixed 105% return over 5 years (simple interest basis)
- No income paid during the term — growth-only structure, no early redemption.
- **Minimum investment: £125,000**
- Legal charge held over the underlying real estate assets
- Loans are short-term (typically 6–12 months) and diversified across multiple borrowers and projects
- Available exclusively to High Net Worth and Sophisticated Investors and Expatriates

Investor capital is protected through a conservative, real-asset lending model. For each loan funded:

- The issuing party holds a first legal charge over the underlying property asset, ensuring priority recovery rights in the event of borrower default.
- Funds are only deployed against UK-based, independently valued real estate assets with conservative loan-to-value (LTV) ratios.
- A debenture across the issuer's assets and bank accounts further strengthens the security position.
- An independent security trustee is appointed to safeguard and enforce investors' rights on behalf of all bondholders.

This bond is ideal for investors seeking:

- Fixed, predictable high-growth returns over a long-term horizon
- Real estate-backed security without the risks of direct property ownership
- Non-market correlated investments with a contractual maturity value

With real asset collateral, legal structuring, and a disciplined secured lending strategy, the 10-Year Discounted Bond Plus delivers a powerful, reliable solution for long-term wealth creation.

- ✓ Minimum investment £125,000
- ✓ Available via our Pension and Platform Routes (fees may apply)
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3 Year Rudolf Wolff Park Funds

Upto 10% Return per annum

Investment Instrument	Fixed Return	Return based on £100k Investment at Maturity
3 Year Battersea Discounted Bond Plus	Up to 10% pa <i>(paid quarterly or annually)</i>	£130,000 <i>(Up to £30,000 Interest and £100,000 return of capital)</i>

Rudolf Wolff Ltd offers investors access to a UK-based, secured lending opportunity focused on the development of high-demand residential park home communities. These funds provide a fixed-income return, backed by tangible UK assets and structured under the oversight of one of Britain's oldest financial brands.

With a legacy spanning over 150 years and full FCA regulation since 1998, Rudolf Wolff delivers institutional-grade transparency, governance, and consistency. The RW Park Funds are designed for income-focused investors seeking reliable cash flow with real asset security and low build intensity.

Key Facts:

- Minimum Investment: £25,000
- Term: Fixed (varies by issue)
- Return: Up to 10% p.a. (fixed), paid quarterly or annually
- Security: Loan notes secured against residential park home developments in the UK
- Principal Repayment: At maturity
- Audited Structure: Yes – over 25 years of audited public accounts
- Investor Type: High Net Worth / Sophisticated Investors only
- Regulation: FCA Regulated (UK)

Security:

Investor capital is secured by a legal charge over UK residential park home assets, with conservative loan-to-value ratios and oversight from Rudolf Wolff Ltd — an FCA-regulated asset manager with over 25 years of audited financials, ensuring a high level of transparency and asset protection.

This bond is ideal for investors seeking:

- Fixed, predictable high-growth returns over a short-term horizon
- Real estate-backed security without the risks of direct property ownership
- Non-market correlated investments with a contractual maturity value

The RW Park Funds offer a stable, asset-backed investment designed for High Net Worth and Sophisticated Investors seeking predictable fixed-income returns. With security over UK residential park assets and the strength of a long-established, FCA-regulated manager, this opportunity combines income certainty with institutional-grade governance — ideal for those looking to diversify away from traditional market risk.

- ✓ Minimum investment £25,000
- ✓ Available via our Pension and Platform Routes (fees may apply)
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2 Year Term Growth Bond

26% Return over 2 Years

Investment Instrument	Fixed Return	Income based on £100k Invested over 2 Years
2 Year UK Property Portfolio Income Bond	13% pa <i>(Income is paid 6 monthly)</i>	£126,000 <i>(Includes £100,000 return of capital)</i>

2-Year UK Property Portfolio Bond Overview

The Developer has over £120m GDV in assets, has won multiple awards and has a proven track record of paying investors back their interest and capital.

The Developer retains all developments to increase their portfolio value, and rents out all the units for consistent and reliable cashflow.

The 2-Year UK Property Portfolio Growth Bond offers investors a fixed return of 13% per annum, with the return paid at Maturity.

To safeguard investors' capital, the bond is secured by a Debenture over the entire fund and the company's bank account.

This means that in the event of a default, the security trustee has the legal authority to take control of the fund's assets and bank holdings to recover capital on behalf of investors.

This strong security structure provides an added layer of protection and enhances confidence in the investment.

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12 Month Term Growth Bond

12% Return over 12 Months

Investment Instrument	Fixed Return	Income based on £100k Invested over 1 Year
1 Year UK Mixed Use Property Bond	12% pa <i>(Income is paid monthly)</i>	£112,000 <i>(Includes £100,000 return of capital)</i>

This 12-Month Fixed Income Bond offers High Net Worth and Sophisticated Investors the opportunity to generate reliable monthly income through a short-term, asset-backed investment structure. Designed for capital preservation and contractual returns, the bond delivers a 12% fixed annual return, paid as 1% income monthly, with the original capital returned at maturity.

Funds raised are deployed into a carefully managed pipeline of UK-based residential and mixed-use property developments, with a focus on regeneration, planning uplift, and value creation through development or resale. The team behind the bond operates with an agile, vertically integrated model — acquiring land, securing permissions, and overseeing delivery — while maintaining control over construction, marketing, and exits.

Key Investment Highlights:

- Fixed return of 12% per annum, paid monthly
- 12-month fixed term – capital repaid in full at maturity
- Minimum investment: £10,000 / \$15,000 / €15,000
- Funds deployed into secured lending against UK property assets
- Investment capital is protected by first legal charges over underlying properties
- Structured through a dedicated SPV to ring-fence investor exposure
- Independent security trustee appointed to act on behalf of investors
- Available only to High Net Worth and Sophisticated Investors

Business Model Overview

The property development model behind this bond focuses on:

- Acquiring undervalued or strategically located sites
- Adding value through planning, design, and development
- Generating profit via sale, refinancing, or rental uplift
- Recycling capital into new projects with short execution cycles (typically 6–18 months)

By deploying capital into secured, high-demand development sectors, the model enables consistent income generation, while keeping investor capital protected by tangible, asset-backed security.

- ✓ Minimum investment £10,000 / \$15,000 / €15,000
- ✓ Available via our Pension and Platform Routes (fees may apply)
- ✓ No Initial Charge or Ongoing Charges for this Product if Direct Investment is made (not via the Platform)

Risk Warning

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• **VALENTIS** •
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Secured Return Land Investments

For Income and Capital Growth.

**For HNW Individuals
Sophisticated Investors
& Expatriates**

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Walton Land Investment (WLI)

Target IRR: 12%–15%

Investment Instrument	Projected Return	Minimum Investment of USD 50,000
Capital Protected Walton Land Investment (WLI)	Target IRR: 12%–15%	Projected Return: 12%–15% IRR



Direct Land Ownership | Target IRR: 12%–15% | Title Protection + Exit Strategy

The Walton Land Investment (WLI) offers investors direct title ownership of strategic, pre-development land parcels across the U.S., located in fast-growing regions primed for residential expansion.




Investors participate in specific projects backed by pre-negotiated builder exit agreements with national homebuilders such as D.R. Horton and Lennar.

This model is ideal for long-term capital appreciation and wealth preservation, backed by the security of registered government-issued land title and a 115% Put Option available between months 61–66.

Key Facts:

- **Minimum Investment: USD 50,000**
- **Term: Typically 3–7 years (project-specific)**
- **Projected Return: 12%–15% IRR**
- **Security: Individual land title deed in investor's name with title insurance**
- **Cash Flow: Expected within 24–36 months, depending on project timeline**
- **Capital Protection: 115% exit via 5-Year Put Option**
- **Shariah Compliant:  (Certified by Amanie Advisors)**
- **U.S. Citizens Eligible:  (Non-resident U.S. passport holders only)**

This solution suits investors seeking long-term, asset-backed capital growth with defined legal ownership and exit mechanisms.

-  Minimum investment USD 50,000
-  Capital Protection: 115% exit via 5-Year Put Option
-  No Initial Charge or Ongoing Charges for this Product if Direct Investment is made (not via the Platform)

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Walton Land Finance (WLF)




Fixed Income | 8% p.a. Paid Quarterly | Equity-Backed Loan Note

Investment Instrument	Fixed Return	Minimum Investment of USD 50,000 (3 Year Term)
Walton Land Finance (WLF)	8% pa <i>(Paid Quarterly)</i>	USD 12,000 Return <i>(Based on Minimum Investment)</i>




Walton Land Finance (WLF) provides investors with a fixed-income return from short-term loans made to Walton-affiliated land acquisition entities. This simple-interest bond delivers 8% p.a., paid quarterly, and is backed by a 100% equity pledge over the land-owning entities — adding an additional layer of investor security.

With an optional 1-year extension in years 4 and 5 (interest rising to 8.5%), this product is designed for income-focused investors who prefer a defined, passive cash flow without market correlation.

Key Facts:

- **Minimum Investment:** USD 50,000
- **Term:** 3 years + 2 optional 1-year extensions (5 years max)
- **Return:** 8% p.a. (fixed), paid quarterly
- **Security:** Equity pledge over land-owning entities
- **Principal Repayment:** During the loan term
- **Tax Efficiency:**  No U.S. withholding tax (Portfolio Interest Exemption)
- **Shariah Compliant:**  (Available via Murabaha structure)
- **U.S. Citizens Eligible:**  (U.S. passport holders not eligible)

Best suited for international and offshore investors seeking reliable fixed quarterly income with asset-backed security.

-  Minimum investment USD 50,000
-  Return: 8% p.a. (fixed), paid quarterly
-  No Initial Charge or Ongoing Charges for this Product if Direct Investment is made (not via the Platform)

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U.S. Builder Land Income Fund (Walton Cayman Fund)




9% Fixed Return | Semi-Annual Income | Institutional Counterparty (D.R. Horton)

Investment Instrument	Fixed Return	Minimum Investment of USD 100,000 (5 Year Term)
U.S. Builder Land Income Fund	9% pa <i>(Paid Semi Annually)</i>	USD 45,000 Return <i>(Based on Minimum Investment)</i>




The U.S. Builder Land Income Fund is a fixed-income bond strategy offering investors 9% p.a., paid semi-annually. The fund is backed by a senior lien on U.S. residential land parcels and a direct obligation from D.R. Horton — the #1 publicly listed homebuilder in the U.S. (investment-grade rated).

Structured through Cayman Islands fund vehicles, this product offers high-grade yield with institutional counterparty risk and clear tax advantages under the Portfolio Interest Exemption.

Key Facts:

- **Minimum Investment:** USD 100,000 (or USD 10,000 via investment platforms)
- **Term:** 4 + 1 years
- **Return:** 9% p.a., paid semi-annually
- **Counterparty:** D.R. Horton, investment-grade U.S. homebuilder
- **Security:** Senior lien on land and corporate obligation from builder
- **Tax Efficiency:**  No U.S. withholding tax (Portfolio Interest Exemption)
- **Shariah Compliant:**  Not available
- **U.S. Citizens Eligible:**  Not eligible

An ideal solution for investors seeking institutional-quality fixed returns with strong credit backing and consistent income distributions.

-  Minimum investment USD 100,000
-  Return: 9% p.a. (fixed), paid semi annually
-  No Initial Charge or Ongoing Charges for this Product if Direct Investment is made (not via the Platform)

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QROPS Repatriation Service

**For HNW Individuals
Sophisticated Investors
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About our QROPS Repatriation Service

For British expatriates and international professionals, transferring a UK pension into a QROPS (Qualifying Recognised Overseas Pension Scheme) was once considered the gold standard for tax efficiency and international access.

However, changing legislation, rising fees, and the introduction of the 25% Overseas Transfer Charge (OTC) have made many QROPS arrangements expensive, complex, and inflexible — particularly for those returning to the UK or seeking to repatriate wealth.

At Valentis, we specialise in helping eligible clients repatriate their QROPS back into a UK Occupational Pension Scheme, using an exclusive, HMRC-approved route that is fully UK regulated and specifically designed to eliminate the OTC where applicable.

This service is ideal for individuals looking to bring their pensions back under UK oversight with greater control, flexibility, and long-term security.

Moving a QROPS (Qualifying Recognised Overseas Pension Scheme) back to a UK Occupational Pension Scheme can offer several benefits, depending on individual circumstances.

Here are some key advantages:

Favorable UK Pension Protections Pension Protection Fund (PPF): UK Occupational Pension Schemes benefit from the PPF, which protects members if the employer becomes insolvent. **Financial Services Compensation Scheme (FSCS):** This covers certain risks for pension savings, offering further security.

Tax Efficiency and Simplification Avoiding Overseas Transfer Charges: If you are returning to the UK, keeping funds in a QROPS may attract a 25% Overseas Transfer Charge. Transferring back to a UK scheme eliminates this risk. **Simplified Tax Reporting:** Pensions in a UK scheme are subject to UK tax rules, which can simplify reporting compared to QROPS, especially if based in a different jurisdiction with complex local tax laws. **Tax-Free Lump Sum:** UK Occupational Pension Schemes often allow a tax-free lump sum of up to 25%, in line with UK pension rules.

Currency and Investment Considerations Currency Stability: Repatriating to a UK scheme can eliminate currency risk if your income needs are in GBP, avoiding exposure to fluctuations in foreign currencies. **Investment Choices:** UK schemes may offer diverse investment options, especially if part of a larger occupational scheme with tailored fund choices.

Inheritance and Death Benefits Beneficiary Flexibility: UK pension schemes allow flexible nominations for beneficiaries. Death benefits may be paid tax-free if the member dies before age 75. **Avoiding Local Jurisdiction Rules:** QROPS might be subject to local inheritance or estate laws, which can be bypassed by moving back to the UK.

Lower Costs and Fees Reduced Administrative Costs: UK Occupational Pension Schemes often have lower administrative and compliance costs compared to maintaining a QROPS, especially in highly regulated overseas jurisdictions.

Regulatory Oversight and Governance Stronger Regulatory Environment: The UK pension market is regulated by The Pensions Regulator, offering strong governance, consumer protection, and oversight, ensuring members' interests are safeguarded.

Access to UK Pension Benefits Flexible Drawdown: UK schemes often allow flexible access to pension benefits through drawdown options rather than rigid structures in some QROPS.

The measure of a great investment isn't just the return — it's the confidence you have holding it. — Valentis Global Ethos

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Your QROPS Repatriation Journey



1 Investor Certification & Terms of Business

Confirm client eligibility and
issue Terms of Business



2 Onboarding & AML Verification

Complete fact find and Anti-
Money Laundering checks



3 Authority to Act & Transfer Request

Sign Letter of Authority and
request transfer valuation



4 Transfer Out Documentation

Issue and submit schemes'
completed transfer forms



5 Fund Transfer & Confirmation

Receive funds and confirm
scheme membership



6 Investment Selection & Implementation

Choose investment preferences
and allocate funds

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Open Architecture Platform

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The Open Architecture Investment Platform

In partnership with AMI Financial Products Ltd, Valentis Global Consultants offers access to a fully regulated, institutional-grade Open Architecture Investment Platform. Designed specifically for High Net Worth, Sophisticated, and Expatriate Investors, this platform delivers complete flexibility, transparency, and security for holding both regulated and alternative investments across multiple jurisdictions.

The platform provides clients and their advisers with the tools to consolidate, manage, and grow their portfolios efficiently. Whether it is used to hold existing investments, structure new allocations, or serve as a centralised wealth management solution, this platform offers control, compliance, and performance under one secure umbrella.

Global Custody in Leading Jurisdictions

Operating across the UK, Ireland, and Luxembourg, the platform offers multi-jurisdictional asset custody. This structure allows clients to hold a wide variety of asset classes within a single, streamlined portfolio, benefiting from the legal and regulatory protections offered by some of the most established financial centres in the world.

Key Features and Capabilities

Secure Custody for a Broad Range of Assets

The platform accommodates a full range of investment types, including listed securities, UCITS, ETFs, structured notes, private placements, property-backed instruments, and other alternative assets. Clients benefit from institutional-grade custody, segregation of assets, and regulatory protection.

Transparent Reporting and Real-Time Access

Clients and advisers receive clear, consolidated reporting with up-to-date portfolio valuations, asset performance tracking, and secure digital access. Information is presented in a client-friendly format, with multi-currency options and detailed transaction history.

Flexible Asset Holding and Portability

Existing investments can be brought onto the platform with ease, offering a convenient home for assets held in multiple jurisdictions. New allocations can be deployed quickly, and rebalancing or switching between strategies can be done efficiently, all within a single infrastructure.

White-Label Capability for Advisers and Firms

The platform enables wealth managers, family offices, and advisory firms to create a branded investment experience. Firms can offer their clients bespoke model portfolios and discretionary investment services within a customised environment that maintains their identity while benefiting from institutional infrastructure and compliance.

Regulatory Oversight and Protection

This solution is governed by regulatory authorities in its host jurisdictions, with strong oversight, client asset segregation, and robust compliance controls in place. The platform adheres to international AML/KYC standards and maintains a clear audit trail for every transaction.

Digital Asset Integration

Future-ready architecture allows for the inclusion of tokenised securities, digital assets, and blockchain-compatible custody structures. This makes the platform ideal for clients who wish to access emerging investment opportunities in a compliant and transparent manner.

Who Is This Platform For?

- Advisers and wealth managers seeking scalable, secure solutions for client asset management
- Family offices managing multi-generational wealth across borders
- International, HNW, and Expat clients requiring flexible, consolidated investment infrastructure with high levels of regulatory protection

A Modern, Borderless Wealth Management Solution

This open architecture platform brings together everything required for professional, transparent, and secure portfolio management. Whether used to hold diversified global assets, manage alternative investments, or provide white-label solutions to clients, the partnership between Valentis and AMI Financial Products Ltd delivers a robust, compliant, and future-focused investment environment.

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The Open Architecture Investment Platform Summary



GLOBAL CUSTODY
OF ASSETS



FLEXIBLE INVESTMENT
HOLDING



REGULATORY
COMPLIANCE &
INVESTOR PROTECTION



CLEAR, TRANSPARENT
REPORTING



WHITE-LABEL ACCESS
FOR ADVISERS & FIRMS



DIGITAL ASSET
COMPATIBILITY

Intelligent portfolios start with intelligent partnerships.. — Valentis Global Ethos

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Risk Warnings and Legal Information

This brochure and its contents are provided by Valentis Global Consultants for information purposes only. It does not constitute an offer, invitation or solicitation to invest in any financial product, service or strategy.

The information contained herein is not intended for general public use and is only directed at persons who fall within exempt categories under the Financial Services and Markets Act 2000 (FSMA) and the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005.

This communication has not been approved by an authorised person under FSMA. As such, it is being provided exclusively to self-certified High Net Worth Individuals, Sophisticated Investors, or Expatriate Investors who are capable of making their own investment decisions and fully understand the associated risks.

Capital at Risk

Investing in alternative or unregulated products involves a high degree of risk. You may lose some or all of your capital. These investments are typically illiquid, non-transferable, and not listed on any exchange. They may not be suitable for investors who cannot afford to lose the capital they invest.

No Regulatory Protection

Valentis Global Consultants is not authorised or regulated by the Financial Conduct Authority (FCA). The investment opportunities presented may not be covered by the Financial Services Compensation Scheme (FSCS) or the Financial Ombudsman Service (FOS). This applies to Offshore Jurisdictions and other Regulators.

Security & Guarantees

While some investments may offer asset-backed security or collateral (such as legal charges, debentures, or trustee oversight), this does not guarantee repayment. In the event of default, recovery of capital is not assured and may be subject to legal, administrative, or market limitations.

Liquidity & Exit

Investments presented by Valentis are generally not transferable, and no secondary market exists, they must run for the full term.

Early exit or redemption is not guaranteed and may only be permitted in exceptional circumstances at the sole discretion of the issuing party.

Projections & Forecasts

Any forward-looking statements or projected returns are illustrative only and should not be relied upon as a guarantee of future performance. Past performance is not indicative of future results. Actual outcomes may differ significantly due to market, operational, or issuer-specific factors.

Investor Responsibility

Before making any investment decision, you must:

- Self-certify as a High Net Worth, Sophisticated, or Expatriate Investor
- Read all official offering documents in full, including risk factors and disclaimers
- Seek independent financial, tax, and legal advice from a qualified professional if required
- If you are an Expatriate, domiciled outside of the UK, if you require Financial Advice, we can refer you to our Regulated Partner, Fortis Wealth Solutions. Please note Fortis DO NOT advise on Alternative Investments or Valentis Products.

Valentis Global Consultants acts solely as an introducer and facilitator of investment opportunities for High Net Worth, Sophisticated, and Expatriate Investors on an execution-only basis. We do not provide financial advice, portfolio management, or suitability assessments in relation to any product or service introduced.

All investments facilitated by Valentis are offered by third-party issuers, managers, or providers who are solely responsible for the management, performance, and operation of those products. Valentis makes no representations, warranties, or guarantees, express or implied, regarding:

- The financial performance, security, or outcomes of any investment product
- The legal, regulatory, or tax status of the investments facilitated
- The accuracy, completeness, or fitness for purpose of any information provided by third parties

Investors are strongly advised to undertake their own independent due diligence and seek advice from qualified financial, legal, and tax advisers prior to making any investment commitment.

By engaging with Valentis, you acknowledge and accept that any investment you enter into is at your own risk, and Valentis bears no responsibility or liability for any loss, damages, or claims arising from or relating to any product, service, or investment introduced.

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