


MOORE STEPHENS

A high-angle photograph of a man in a white dress shirt and striped tie sitting on a modern staircase. He is holding a large, unrolled architectural blueprint. The staircase has a light-colored tiled floor and a silver metal handrail. The lighting is bright, creating strong shadows on the floor.

Supporting your investment in UK real estate

Real estate

PRECISE. PROVEN. PERFORMANCE.

Supporting your investment in UK real estate

Even in difficult economic circumstances throughout Europe, the real estate sector in the UK has been surprisingly resilient – even more of a reason to consider investing here.

The real estate market in the UK currently offers some great opportunities, particularly for those with equity to invest. There are few restrictions on foreign investors, no exchange controls and a favourable tax regime.

If you are considering investing in the UK, Moore Stephens can help.

Structuring your investment

The first and most important decision when investing in the UK is determining the structure of the investment. Our international tax structuring specialists can advise on which structure will suit your individual circumstances best.

Accounting and reporting assistance

If your investment is made through a UK corporate entity, you will need to maintain statutory and accounting records and prepare annual accounts for submission to the Registrar.

Where your investment is made through an overseas entity it is likely that your lender or equity provider will require regular financial reporting from you.

We can provide assistance with accounting and reporting, including a full back-office service for all of your accounting and administrative needs. The accounting

function is carried out in our London offices and, if required, can be viewed securely by you over the internet. The service can include the operation of bank accounts and general cash management, the processing of invoices and payments and acting as a postal address.

As well as bookkeeping and accounts payable services, we can prepare management accounts, annual statutory financial statements and budget forecasts, freeing up you and your staff's time.

Depending on the size of the company and the group to which it belongs, or perhaps due to your preference or the requirements of external lenders, the annual statutory financial statements will also need to be audited. Our real estate team can provide you with an efficient and effective audit, focusing on the key risks facing your investment.

Taxation

If investing in the UK, both corporate and personal taxes need to be considered.

All UK companies must submit a tax return to HM Revenue & Customs within 12 months of their company's year end. Corporation tax is normally due within nine months of the year end, however for larger

companies tax may need to be paid more often than this via instalments.

UK companies are currently assessed for corporation tax at rates up to 24%, reducing to 22% over the next two years.

If you are not investing through a UK corporate entity, and are a landlord who is not resident in the UK, you will need to submit annual returns under the non-resident landlord scheme. We can advise you on the operation of the scheme and prepare the annual returns on your behalf. Income tax is payable on property rental income less allowable property expenses at 20%.

Value added tax (VAT) is an additional UK tax charged on most UK goods and services. UK properties are usually exempt from this tax, however landlords can choose to opt to tax in respect of VAT under certain circumstances. Once opted to tax, the building must usually remain opted for at least 20 years. Our VAT experts can provide advice on the advantages and disadvantages of opting a building to tax, and the consequences of purchasing a building that has already been opted. If opted to tax, quarterly VAT returns will need to be submitted to HM Revenue & Customs.



As well as dealing with your statutory compliance requirements, we can provide advice and solutions on a full range of real estate tax matters, from planning for the future to maximising capital allowance claims. If you are developing a property we can also guide you through the requirements of the construction industry scheme (CIS).

Our real estate tax specialists have the expertise to help you decide what's right for you so you can be confident you are maximising the tax opportunities available to you.

Company secretarial services and trust administration

If your investment is made through a UK company we can arrange the provision of company secretarial services on your behalf including company formation, assistance with company law compliance and filing requirements and registered office facilities.

If your investment is made through an offshore entity we can arrange the provision of trust administration services, including the provision of experienced directors or trustees and registered office facilities.

Due diligence

If you are thinking of purchasing a property in the UK either through a UK company, a

unit trust or an overseas company, you want to make sure there are no unwelcome surprises. We offer tailored due diligence services to help prospective property investors assess the underlying entity being purchased and validate the key financial assertions on which the proposed acquisition is to be based.

Corporate finance

Raising finance in the current economic climate is a challenge. With most UK banks trying to reduce their exposure in the real estate sector, providing potential financiers with a robust proposal is key. Through our relationships with financial institutions and the assistance we provide to clients when preparing their financial proposals, we have helped property professionals seek finance from banks and equity providers for a wide range of purposes.

Other services

As a leading global accountancy network, Moore Stephens also provides a range of other services and sector-specific advice, including corporate governance and risk, IT assurance, forensic accounting, and private client services such as wealth management and personal taxation. Also, through our unparalleled knowledge of the real estate sector we can connect you to lawyers, banks and managing agents who share our industry focus and help smooth the investing process for you.

How international member firms work together

Member firms of Moore Stephens International aim to provide comprehensive, valuable services to clients on a worldwide basis, through the development and maintenance of a cohesive network that operates to high standards of professionalism in each country. We all share the same common values: integrity, personal service, quality, knowledge and a global view. Through these relationships, we ensure clients receive a seamless service and have peace of mind that everyone involved in their affairs is reading from the same page.

What next?

Moore Stephens has a long-established track record of providing business advice to international investors and the real estate sector. We understand the specific issues challenging the sector and your motivations as investors and developers. We work with our clients to help them tackle the challenges they face and reduce other pressures from regulatory requirements and the economic climate.

If you are thinking of investing in the UK, please contact us so we can assist.

Moore Stephens in the UK

Moore Stephens is the UK's 11th largest independent accounting and consulting network, comprising some 1,500 partners and staff in 34 locations.

Our objective is simple: to be viewed by clients as the first point-of-contact for all their financial, advisory and compliance needs. We achieve this by providing sensible advice and tailored solutions to help clients achieve their commercial and personal goals.

Clients have access to a range of core and specialist services including audit and tax compliance, business and personal tax, trust and estate planning, wealth management, IT consultancy, governance and risk, business support and outsourcing, corporate finance, corporate recovery and forensic accounting.

Our success stems from our industry focus, which enables us to provide an innovative and personal service to our clients in our niche markets. Specialist sectors include energy and mining, financial services, insurance, not-for-profit, pensions, professional practices, real estate, shipping, transport and public sector.

Moore Stephens globally

Moore Stephens International Limited is a global accountancy and consulting network, headquartered in London.

With fees of US\$2.3 billion and offices in 100 countries, you can be confident that we have access to the resources and capabilities to meet your needs. Moore Stephens International independent member firms share common values: integrity, personal service, quality, knowledge and a global view.

By combining local expertise and experience with the breadth of our UK and worldwide networks, clients can be confident that, whatever their requirement, Moore Stephens will provide the right solution to their local, national and international needs.

Contact information

If you would like further information on any item within this brochure, or information on our services please contact:

Andrew Potts – Partner & Head of Real Estate

andrew.potts@moorestephens.com

Joanne Allen – Partner

joanne.allen@moorestephens.com

Moore Stephens LLP, 150 Aldersgate Street, London EC1A 4AB
T +44 (0)20 7334 9191
www.moorestephens.co.uk

MOORE STEPHENS