

PROPERTY BRIDGES



Build Your Portfolio with Property-Backed Opportunities

Transparent and Regulated Crowdfunding Investments



www.propertybridges.com

Investing through crowdfunding involves risk, including possible loss of capital. Investments are illiquid, not guaranteed, and not covered by any deposit guarantee or investor compensation scheme. Before investing, read the KIID, [Terms and Conditions](#) and [Risk Warnings](#) on www.propertybridges.com. Bridge Peer Financial Ltd t/a Property Bridges is authorised and regulated by the Central Bank of Ireland under Regulation EU 2020/1503.

CONNECTING INVESTORS WITH PROPERTY-BACKED LENDING

Crowdfunding leverages the power of the internet to provide all investors with access to alternative investment opportunities. Throughout history, these types of investments were only available to the ultra-wealthy and, more recently, to institutional investors.

Crowdfunding reduces the high barriers to entry and enables everyday investors to diversify their portfolios.

ABOUT US

With over **8,000 lenders**, we are the leading provider of property-backed investment opportunities in Ireland. We are authorised to operate as a crowdfunding service provider by the Central Bank of Ireland.



OUR INVESTMENT PRODUCT



Returns

Target return of **up to 9% per annum**.

Returns are not guaranteed.



Security

All loans are secured by a first legal charge over property. Security is intended to mitigate risk and may assist in the recovery of invested capital in the event of borrower default, but it does not guarantee repayment of capital or the payment of returns.



Investment Type

We offer lenders the opportunity to invest quality property development and bridging projects across Ireland. Please refer to the KIIS at www.propertybridges.com.



Diversify




You can invest from **€500** or up to **€100,000** per offering. Meaning you can easily diversify across a number of projects.

OUR PREVIOUS PROJECTS



Kilkenny City

The development of 32 new homes for the private market.



-  Investor Return
9% per annum
-  LTC
65%
-  Term
24 months

Fully Repaid in Aug/2025

Indicative example only. Returns and terms vary, not guaranteed. Review the KIIS for each project before investing with a direct link. Past performance is not indicative of future results

Julianstown, Meath

The development of 21 new homes for private sale.

-  Investor Return
9% per annum
-  LTC
80%
-  Term
24 months

Fully Repaid in Jul/2025



Indicative example only. Returns and terms vary, not guaranteed. Review the KIIS for each project before investing with a direct link. Past performance is not indicative of future results

PROCESS – SIMPLE AND REGULATED INVESTMENT PROCESS

1 Sign up

Sign up at www.propertybridges.com by completing the registration form with your personal details, including your name, email address, and password.

2 Get Verified

Complete the quick verification process by uploading a clear and valid copy of your ID and proof of address. The process takes just a few minutes to complete.

3 Deposit

Once verified, you can access your personal IBAN in the dashboard or wallet section by selecting the "Top Up" option. Use your personal IBAN to transfer funds from your bank account to your Property Bridges account.

4 Invest

Explore the active offerings and choose the investment opportunity that aligns with your preferences and investment goals. Follow the prompts to invest your deposited funds in the selected offering*. Monitor your investment and track its performance through your Property Bridges account Dashboard

**Investing involves risk. Investments are illiquid and depend on borrower performance*



Excellent Investment Platform

I have been investing with Property Bridges for over 3 years, and have never had an issue. They have kept me well informed of the projects that I have invested in. The return on investment is very competitive, when compared to the deposit rates that are available with the banks. I had one investment that didn't go as planned, they kept me informed every step of the process. In the end they achieved a 85 cent in the Euro return on the investment I made in the failed project. It was disappointing at the time, but the interest that I have earned on other projects since has well passed the one that single loss. Withdrawing funds from your wallet is very easy. I have to say I would recommend investing with Property Bridges.

Date of experience: September 10, 2023



Excellent company to deal with

I have been investing with property bridges this past few years. They are transparent, easily accessible and great communicators. I have never had an issue with them, they are just professionals. The interest rate they pay to lenders is significantly competitive in comparison to other institutions, more so in times of high inflation. I am very pleased with my returns, in a nutshell, property bridges are highly commendable. John B

Date of experience: July 13, 2022



Good fast efficient service on building...

Good fast efficient service on building projects...which provides good return on investments and keeps investors fully aware of progress.

Date of experience: March 02, 2023



A Big Fan

I have been a fan of investing in Property Bridges since the very first investment opportunity presented itself. I feel very secure in my investments. Repayments of interest & capital are made in a timely manner. Property Services offers a professional service, communications are open and frequent, and the management is very accessible.

Date of experience: August 03, 2022



Solid diversification option

Have been an investor for few years now: had no issues whatsoever, made good returns so far, no issues in getting the money transferred back to your personal account, good & transparent communications...so I see it as a very good diversification option, especially in situations like the current macroeconomy environment. I find the due diligence process and documentation provided are pretty solid to make a decision on whether it is a good project even without too much knowledge of the industry.

Date of experience: January 28, 2022



As an investor I'm impressed

As an investor I'm impressed by the level of communication, business generated and the interest rate fairness and social capital provided. An essential element of any portfolio.

Date of experience: February 04, 2022



Amazing Concept

Love this Concept and the experience is top notch.

Date of experience: July 12, 2022

Opinions are personal and may not reflect all investors. Returns and capital are not guaranteed. Past performance is not indicative of future results

PROPERTY
BRIDGES

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Investing through crowdfunding involves risk, including the possible loss of some or all of your capital. Investments are illiquid, and past performance does not guarantee future results. Before investing, please read the KIS for each project. Investments are not covered by the Deposit Guarantee Scheme or the Investor Compensation Scheme.

Complaints can be submitted via <https://www.propertybridges.com/contact/>. This communication is a marketing advertisement and does not constitute investment advice.

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