DEAL PACKAGING 4 INVESTORS

CONFLICTS OF INTEREST POLICY

Conflicts of Interest Policy

At Deal Packaging 4 Investors ("DP4I", "we", "our" or "us"), we believe that trust is earned through honesty, transparency and acting in the best interests of our clients.

Property transactions can involve multiple parties with different commercial interests. We recognise that actual, potential or perceived conflicts of interest can arise and are committed to identifying, managing and, where appropriate, disclosing such conflicts openly and professionally.

This policy explains how we seek to identify and manage conflicts of interest in the course of our business.

Our Commitment

We are committed to:

- Acting honestly and with integrity.
- Treating investors and landlords fairly.
- Being transparent about our commercial interests.
- Identifying actual and potential conflicts of interest.
- Managing conflicts appropriately.
- Disclosing material conflicts before a client makes a decision wherever reasonably practicable.
- Maintaining confidentiality throughout the process.

What Is a Conflict of Interest?

A conflict of interest exists where our own interests, or those of another client or third party, could reasonably be perceived as influencing our judgement or the services we provide.

A conflict does not necessarily mean that something improper has occurred.

The important consideration is whether the conflict could reasonably affect, or appear to affect, our objectivity or professional judgement.

Situations Where Conflicts May Arise

Examples include, but are not limited to:

- Acting for both an investor and a landlord in relation to the same property.
- Introducing multiple investors to the same opportunity.
- Receiving referral fees or commissions from third parties.
- Introducing professional advisers with whom we have an existing business relationship.
- Transactions involving connected persons.
- Transactions involving companies associated with Deal Packaging 4 Investors.
- Personal investment interests held by the Directors.
- Joint venture arrangements.
- Portfolio transactions involving multiple investors.

Each situation will be considered individually.

Our Commercial Position

Deal Packaging 4 Investors is a commercial business.

We receive fees for providing professional property sourcing and related services.

Where appropriate, we may also receive fees from third parties in connection with services provided to clients.

Where a fee, commission or commercial relationship could reasonably influence a client's decision, we will seek to disclose that relationship openly before the client commits to the transaction.

Transparency is one of our core business principles.

Personal Property Investments

The Directors of Deal Packaging 4 Investors may, from time to time, invest in property personally or through associated companies.

Where a property or opportunity offered by Deal Packaging 4 Investors involves a personal or connected interest that could reasonably be considered material, that interest will be disclosed before a client makes a commitment.

We believe openness is essential to maintaining trust.

Multiple Investors

Occasionally, more than one investor may express an interest in the same opportunity.

Where this occurs, we will seek to manage the situation fairly and professionally.

We cannot guarantee exclusivity unless a formal exclusivity or reservation agreement has been entered into.

Until such an agreement exists, we reserve the right to continue discussions with other interested parties.

Landlords and Investors

Our role is often to introduce motivated landlords to suitable investors.

Although we seek to facilitate successful transactions, we do not act as the legal adviser, financial adviser or tax adviser to either party.

Both landlords and investors are expected to obtain independent professional advice before entering into legally binding agreements.

Referral Relationships

We may introduce clients to independent third-party professionals, including:

- solicitors;
- mortgage brokers;
- accountants;
- surveyors;
- insurance advisers;

- planning consultants;
- property managers;
- other professional advisers.

Clients remain entirely free to choose their own advisers.

Where we receive a referral fee or other commercial benefit from an introduction, we will seek to disclose this where it is material to the client's decision.

Independence of Advice

Any third-party professional introduced by Deal Packaging 4 Investors acts independently.

Advice provided by those professionals is their own responsibility.

Clients remain free to seek alternative professional advice at any time.

Confidential Information

We frequently receive confidential information from both investors and landlords.

Confidential information provided by one client will not be disclosed to another client without appropriate authority, unless disclosure is required by law.

Maintaining confidentiality is fundamental to our business.

Managing Conflicts

Where a conflict of interest is identified, we may:

- disclose the conflict to affected parties;
- implement appropriate safeguards;
- recommend independent professional advice;
- decline to act further where the conflict cannot be appropriately managed;
- withdraw from the proposed transaction where necessary.

Our objective is always to protect the integrity of the transaction and maintain the confidence of all parties involved.

Investor Responsibility

Investors should make their own independent decisions based upon:

- their own due diligence;
- independent legal advice;
- independent financial advice;
- independent tax advice;
- independent valuation where appropriate.

Nothing in this policy reduces the importance of obtaining professional advice appropriate to the transaction.

Landlord Responsibility

Landlords should similarly obtain independent professional advice regarding:

- valuation;
- taxation;
- legal matters;
- mortgage redemption;
- financial planning.

We encourage every client to make informed decisions based upon independent advice.

Raising Concerns

If you believe a conflict of interest may exist or have concerns regarding our independence, we encourage you to discuss the matter with us as early as possible.

We welcome open and honest conversations regarding any potential conflict.

Continuous Review

We review our business relationships and working practices regularly to help identify and manage potential conflicts of interest as our business develops.

Changes to this Policy

We may amend this Conflicts of Interest Policy from time to time to reflect changes in legislation, professional guidance or our business practices.

The latest version will always be published on this website.

Contact Us

If you have any questions regarding this Conflicts of Interest Policy, please contact:

Deal Packaging 4 Investors

Email: support@dealpackaging4investors.com

Related Policies & Professional Standards

You may also find the following documents helpful:

- Anti-Money Laundering (AML), Customer Due Diligence & Financial Crime Prevention Policy
- Property Sourcing Code of Professional Conduct
- Fee Transparency Policy
- Confidentiality Policy
- The DP4I Promise
- Investor Charter