

PROPERTY SOURCING CODE OF PROFESSIONAL CONDUCT

At Deal Packaging 4 Investors ("DP4I", "we", "our" or "us"), our reputation is built upon honesty, integrity, professionalism and transparency.

We recognise that successful property transactions depend upon trust. Investors, landlords and professional advisers must have confidence that they are dealing with an organisation that conducts its business ethically and professionally.

This Code of Professional Conduct sets out the standards that govern the way we conduct our business.

It applies to every service we provide and to every relationship we develop.

Our Core Principles

Everything we do is guided by six fundamental principles:

- Honesty
- Integrity
- Transparency
- Professionalism
- Respect
- Accountability

These principles influence every decision we make and every client relationship we establish.

Acting With Integrity

We will always seek to:

- conduct business honestly;
- act ethically;
- keep our word wherever reasonably possible;
- communicate openly;

- honour our contractual commitments;
- admit mistakes if they occur;
- resolve issues fairly.

Professional integrity is more important than completing any individual transaction.

Acting in Good Faith

We will conduct our business in good faith with investors, landlords, professional advisers and other stakeholders.

We will seek to:

- communicate honestly;
 - avoid misleading statements;
 - explain our services clearly;
 - encourage informed decision-making;
 - maintain professional relationships based upon mutual respect.
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Professional Competence

We are committed to maintaining and continually improving our professional knowledge.

We seek to remain informed regarding matters including:

- property markets;
- landlord legislation;
- investment practice;
- taxation developments affecting property investors;
- anti-money laundering requirements;
- property sourcing best practice;
- relevant regulatory guidance.

Where specialist advice is required, we will recommend that clients consult appropriately qualified professionals.

Honesty in Marketing

We will seek to ensure that our advertising and marketing materials are:

- accurate;
- fair;
- balanced;
- capable of substantiation where appropriate;
- not misleading.

We will not knowingly:

- exaggerate investment returns;
 - conceal material information;
 - create false urgency;
 - use misleading testimonials;
 - make promises that cannot reasonably be fulfilled.
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Transparency

We believe transparency builds confidence.

Accordingly, we will seek to be open regarding:

- our services;
- our fees;
- our commercial position;
- known material information relating to property opportunities;
- any material conflicts of interest.

Where information is uncertain or requires independent verification, we will make this clear.

Treating Clients Fairly

Every client will be treated with courtesy, professionalism and respect.

We seek to provide the same high standard of service regardless of:

- investment experience;
- portfolio size;

- nationality;
- financial circumstances;
- background;
- level of investment.

We value long-term relationships over short-term commercial gain.

Respect for Landlords

Many landlords contact us during periods of significant personal or commercial change.

Some may be:

- retiring;
- restructuring their portfolios;
- facing financial pressures;
- responding to legislative change;
- seeking a confidential exit.

We undertake to treat every landlord with dignity, discretion and respect.

We will not knowingly exploit vulnerability or place inappropriate pressure upon anyone to sell.

Respect for Investors

We recognise that every investor has different objectives, experience and risk tolerance.

We will seek to:

- understand investment objectives;
- communicate honestly;
- answer questions openly;
- provide information in a clear and understandable manner;
- encourage independent due diligence.

Investment decisions remain the responsibility of the investor.

Respect for Tenants

Although our contractual relationships are generally with landlords and investors, we recognise that tenants are often directly affected by property transactions.

Where properties are sold with tenants in situ, we support a professional and respectful approach towards existing tenants.

We believe responsible property investment should recognise that good tenants are valuable assets and should be treated fairly and lawfully.

Confidentiality

We frequently receive commercially sensitive information.

We undertake to:

- protect confidential information;
- respect client privacy;
- disclose information only where appropriate;
- comply with applicable data protection legislation.

Further information is available in our Privacy Policy and Confidentiality Policy.

Professional Relationships

We work alongside a range of independent professionals including:

- solicitors;
- accountants;
- mortgage brokers;
- surveyors;
- valuers;
- planning consultants;
- insurance advisers.

We respect the independence of those professionals and encourage clients to obtain independent advice appropriate to their circumstances.

Compliance

We seek to comply with all legislation and regulatory requirements applicable to our business.

This includes maintaining appropriate standards in relation to:

- data protection;
- anti-money laundering obligations where applicable;
- consumer protection legislation;
- business integrity;
- professional conduct.

Where legislation or professional guidance changes, we will review and update our practices accordingly.

Continuous Improvement

We believe that professionalism requires continuous learning.

We regularly review:

- our procedures;
- our documentation;
- client feedback;
- complaints;
- industry developments.

Where improvements can reasonably be made, we will seek to implement them.

Accountability

We accept responsibility for our own conduct.

If we fall short of the standards set out within this Code, we will:

- acknowledge the issue;
- investigate it fairly;
- take appropriate corrective action where necessary;
- learn from the experience.

Professional credibility is built through accountability as well as success.

Our Promise

Our objective is not simply to complete transactions.

Our objective is to build a business recognised for honesty, transparency and professionalism.

We believe lasting commercial relationships are created through trust, and trust is earned through consistent professional conduct.

That principle underpins every aspect of Deal Packaging 4 Investors.

Changes to this Code

We may update this Property Sourcing Code of Professional Conduct 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 Property Sourcing Code of Professional Conduct, please contact:

Deal Packaging 4 Investors

Email: support@dealpackaging4investors.com

Related Policies & Professional Standards

You may also find the following documents helpful:

- Conflicts of Interest Policy
- Confidentiality Policy
- Fee Transparency Policy
- Investor Charter
- Landlord Charter
- The DP4I Promise

Last updated: 26th July 2026