



When purchasing a property, the majority of people hold ownership in their name as an individual.

Using a corporate entity or a trust to structure property ownership can offer a number of benefits to those looking to invest in property. However, it is important that this is done correctly, using the right entity type in the right jurisdiction, in order to ensure that the structure meets your requirements, is fit for purpose and effective to yield results.

## TYPES OF PROPERTIES

With a history going back over 35 years, we have developed a wealth of experience and understanding in the acquisition of, maintenance, redevelopment and sale of a broad range of property types worldwide including:

- Serviced apartments
- Hotels
- Office buildings
- Student accommodation
- Offices
- Care homes
- Residential developments

## BENEFITS

Placing your property into an ownership structure can offer a variety of benefits, including:

- Effective control of your assets
- Enhanced confidentiality
- Effective tax planning
- Inheritance tax planning
- Asset protection
- Future incapacity protection
- Wealth preservation

Whilst there are a number of benefits to placing your property in a corporate entity or a trust, there are a number of factors that require careful consideration.

The advantages far outweigh the disadvantages however, creating a property ownership structure should not be looked upon as a simple solution.



## CHOOSING THE RIGHT STRUCTURE

Investing in UK commercial real estate is becoming ever more complex and realistically is only viable for those individuals domiciled outside of the UK. However, if structured correctly, it can assist in mitigating UK tax exposures for foreign investors in UK commercial property.

Before establishing any kind of structure, consideration should be given to:

- how long the property will be held in the structure;
- plans for the property in the future; and
- the intended use of the property (family home, holiday home, buy-to-let, residential or commercial units).

Structuring property ownership is far more than just evaluating the pros and the cons; it is vital that you obtain the appropriate professional legal/tax advice and engage a professional service provider to implement a structure that meets your objectives, is fit for purpose and will yield results.

## OUR SERVICES

ESTABLISHMENT AND ADMINISTRATION OF BESPOKE PROPERTY OWNERSHIP STRUCTURES  
NON- RESIDENT LANDLORD SCHEME REGISTRATION | COORDINATION OF PLANNING, CONSTRUCTION AND SURVEYS  
VAT REGISTRATION, ADMINISTRATION & COMPLIANCE | TAX COMPLIANCE | BOOKKEEPING & ACCOUNTING  
CO-ORDINATION OF LEGAL, TAX AND VAT ADVISORY SERVICES | FACILITATION OF FINANCE AND INSURANCE  
INDEPENDENT PROPERTY OR INVESTMENT MANAGEMENT SELECTION AND MONITORING  
LIAISON WITH INVESTMENT MANAGERS, PROPERTY MANAGERS AND PROFESSIONAL ADVISORS

## ABOUT SENTIENT

Sentient International is a privately owned group of independent, modern corporate and trust service providers, who between them have a solid track record of over 35 years.

Providing bespoke international business solutions to a broad spectrum of international clients, not only do we offer a wide range of services that are efficient, flexible and cost effective, our team of professionals offer complete in-house expertise as well as experience within a number of industry sectors.

We are committed to providing the highest level of customer care and ensure that the services we provide are delivered professionally, reliably and with complete integrity. We are proud to be more than just a corporate and trust service provider.

### SENTIENT INTERNATIONAL LIMITED

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