

Property Funds in Guernsey

Guernsey is a jurisdiction with a proven track record in property funds.

With typical property fund life cycles of between 10-12 years, the fact that Guernsey has experience dating back to the early 1980s when property funds were in their infancy is both reassuring and a strong credential for fund promoters looking for a jurisdiction where property works.

Promoters of Guernsey funds include:

- **ING Real Estate**
- **F&C**
- **M&G**
- **Schroders**
- **ISIS**
- **Scottish Widows**
- **Tilney**
- **Thames River**
- **AXA**
- **Standard Life**
- **Kenmore**
- **Teesland**

Growth in property funds

The net asset value of property funds in Guernsey has grown dramatically over the past 5 years. Adverse global market conditions during 2008 and into 2009 have had an impact but values remain higher than a few years ago.

NAV in £ Bn



Infrastructure

Pragmatic regulation – The Guernsey Financial Services Commission promotes a pragmatic regulatory environment for property funds.

Fast track capability – Self-certification Qualifying Investor Funds (QIFs) enable very short authorisation times. A parallel streamlined consent process for registered funds has also been introduced.

Competitive tax environment – Property funds are structured so that no liability to tax will arise in Guernsey. No VAT is payable in Guernsey.

IT solutions – Many administrators have software systems developed specifically for property funds, providing effective solutions for both complex and simple property fund structures.

Legislation – Guernsey has a modern limited partnership law and company law. A Guernsey limited partnership can elect to have a legal personality.

Expertise

With more than 20 years of experience in property funds Guernsey has a pool of dedicated specialists.

Experienced administrators – As well as fund managers and custodians, Guernsey has more than 45 administrators (many of them international operations), with a significant number dedicated to the provision of property administration services.

Accounting services – the big four all have large offices on the Island, in addition to other accounting practices.

Legal expertise – all of the principal local law firms have specialists with property expertise.