



Commercial Property



**UNDERSTANDING YOUR REQUIREMENTS.
EXCEEDING YOUR EXPECTATIONS.**

OUR COMMERCIAL PROPERTY SERVICES

We assist clients with establishing commercial property structures and provide guidance in respect of VAT planning across jurisdictions. We provide assistance with the registration of mortgages and liaise with banks and advisors in relation to financing the property, in addition to legal advisors and brokers in respect of purchase and sale. Our comprehensive service involves the on-going administration of ownership structure.

OUR SERVICES

- Incorporation of ownership structures.
- VAT planning, compliance and administration.
- Liaison with banks and advisors in relation to financing the property.
- Registration of mortgages.
- Administration of the ownership structure.
- Liaison with legal advisors and brokers in respect of purchase and sale.
- Liaison with property manager.
- Liaison with tenants.
- Maintenance of non-resident landlord status.
- Preparation of budgets, periodic management reports and annual financial statements.
- Statutory administration services.



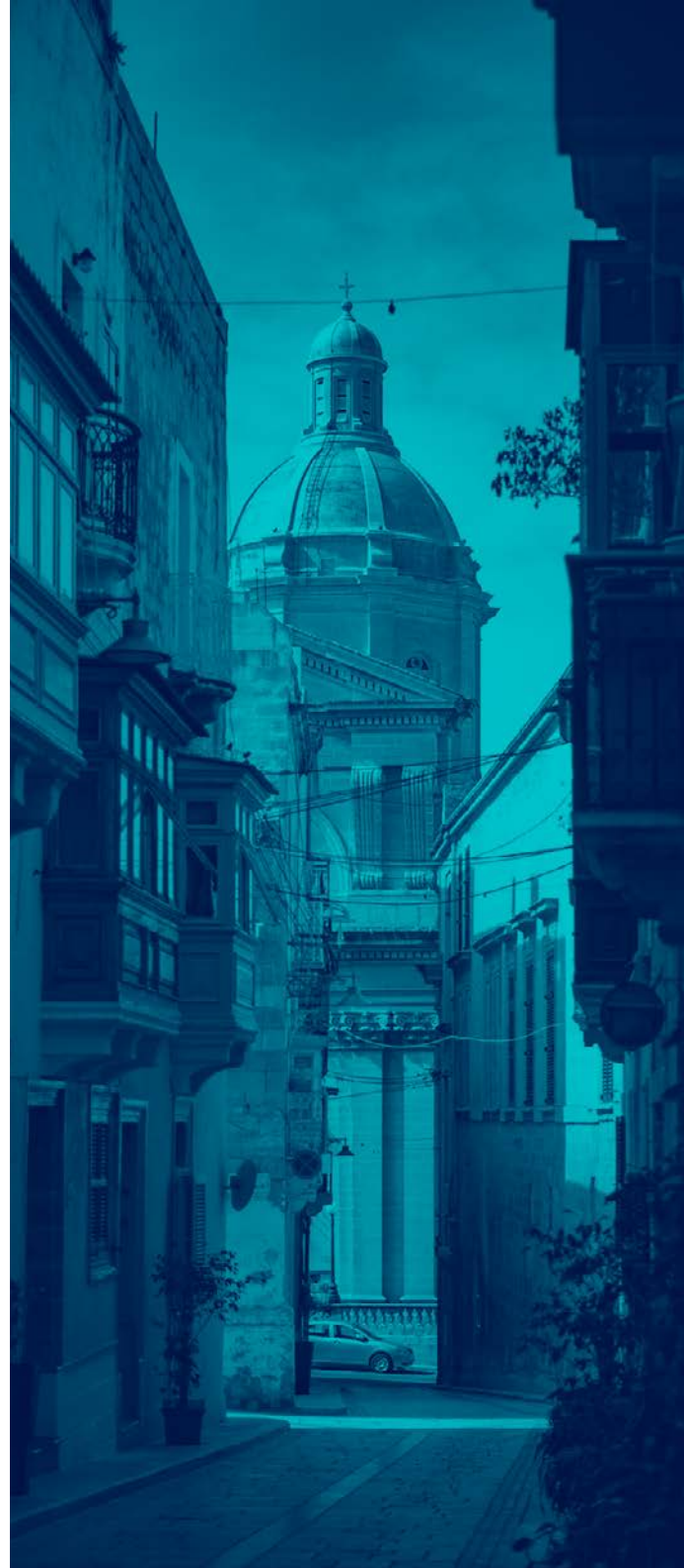


AFFINITY IN MALTA

Malta offers...

- Stable political, legal and economic environment.
- A Mediterranean climate with high living standards and access to free healthcare.
- A global financial centre within the European Union.
- EU Residency (access to live, work and study across 27 member states).
- The general rate of tax for companies in Malta is 35%, however a system of tax refunds and participation exemptions may result in shareholders of a Malta company getting back 6/7 reducing the effective tax rate down to 5%.
- Holding companies may avail themselves of a participating exemption, resulting income from such holdings exempt from tax altogether – 0%.
- No annual property tax, inheritance tax, estate duty, wealth taxes or property ownership tax. Stamp Duty is 5%, and 2.5% in Gozo and 2% in heritage sites. Sale of a property tax is 8%.
- Tax on rental income is 15% (flat rate for non-residents and residents, which covers all types of properties and the total number of them).

- Income is taxable at graduated progressive rates, ranging from 0% to 35%. (35% is annual chargeable income in excess of EUR 60,000).
- Any person who is ordinarily resident in Malta but not domiciled in Malta is taxable only on income arising in Malta and on any foreign income remitted to Malta. Such persons are not taxable in Malta on income arising outside Malta, which is not received in Malta, and on capital gains arising outside Malta, regardless of whether they are received in Malta, or otherwise.
- Non-domiciled residents also benefit from a flat rate tax of 15% on foreign-source income remitted to Malta.
- Real estate is regarded as a lucrative investment, which is a testament to the jurisdictions construction and real estate sectors.
- A diverse and lucrative property sector, return on investment at the excavation stage can reach 50% and value of property rising 5-7% per year and in good locations up to 15-50% per year.
- Flourishing industries, including tourism, construction, fintech, egaming and maritime.





AFFINITY IN CAYMAN ISLANDS

The Cayman Islands offers...

- Stable political, legal and economic environment
- World-class financial centre, leading in trust and investment vehicles.
- A diverse and lucrative property sector, with strong development across the sector in modern infrastructure and variety of investment opportunities.
- A Caribbean climate, with some of the highest living and healthcare standards in the world.
- High ROI, value of property rising 11% per year and expected to grow another 5-10% in 2023.
- 0% income tax, inheritance tax, withholding tax, property tax or capital gains tax.
- There is no requirement to pay taxes on income from leasing a property.
- 7.5% stamp duty and no tax on the sale of property.
- Thriving finance, tourism and maritime sector.
- Second largest commercial real estate in the Caribbean.
- Close proximity to the United States.

AFFINITY IN ISLE OF MAN

The Isle of Man offers...

- Stable political, legal and economic environment.
- High standard of living and healthcare
A global financial centre and highly regulated jurisdiction.
- A secure mortgage register, accepted by all major banks and financiers
0% stamp duty land tax and 0% tax on sale of property.
- Commercial property tax is 30%
0% capital gains tax, wealth tax or inheritance tax.
- The standard Isle of Man rate is 20% but tax free allowances apply.
- Non-residents in the jurisdiction are permitted to buy property without restriction.



OUR STORY

Our story dates back to 2004, when we formed in the Isle of Man. Yachting was our sole focus, and we grew with the success of the Isle of Man's new superyacht register.

We quickly developed relationships with clients who demanded attention to detail and excellent service. Through meeting their expectations, we won and retained business. As a result, many from 2004 are still with us today. We evolved as our client requirements changed and as opportunities opened in other jurisdictions. Our diversification has allowed us to further our relationships with many key clients, as we have worked together across several sectors, including aviation, corporate services, commercial and residential property, eGaming, fintech, and trusts.

In 2019, Affinity was acquired. A young and dynamic leadership team with a new vision surged innovation into the Group's brand, and harnessed a new strategy to push diversification and exploration into niche and emerging sectors. The result, a transition from the traditional, a contemporary brand reflecting our diverse offering; one that stands out in the luxury asset sector, yet fits in with our emerging sectors.

Our new leadership team has overseen a period of unprecedented growth. In 2020 we rebranded to Affinity Group, as we opened an office in the Cayman Islands. Yachting remains an integral part of what we do.

OUR COMMERCIAL PROPERTY TEAM



Andy Morgan
Group CEO



Alex Gardner
Group COO



Eliza Rayner
Business Development Executive

WHY AFFINITY?

Our team hold the necessary skills to manage your Commercial Property.

With offices in both the Isle of Man, Malta, and the Cayman Islands, we are able to facilitate engagement with Island based financial, legal and technical partners, and can establish entities through a number of jurisdictions. We take care of the management and administration of structures and provide a comprehensive range of services.

We pride ourselves on our knowledge of the industry, our high standards of confidentiality and risk management skills which offers our client and our intermediaries' peace of mind.

TALK TO US

We are ready to support you with your Commercial Property requirements. Please get in touch if you would like advice or to speak to one of our experts.

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**A PERSONAL APPROACH TO CORPORATE,
DIGITAL & PRIVATE WEALTH SERVICES**



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