



Legal Structure Overview

How investment within the Fractional Keys platform will be structured.

Fractional Keys is designed to let you invest in specific properties in small amounts, while Fractional Keys manages the property on your behalf. This page explains the intended legal structure in a simple way for early supporters and waitlist members.

TLDR:

- Each property sits inside its own limited company (an SPV).
- You invest by buying shares in that SPV.
- Fractional Keys manage the property day-to-day
- Returns may come from rental income and/or property value changes.
- To keep admin practical at small amounts, we may use a nominee structure.

1) One SPV per property

Every property listed on Fractional Keys will sit inside a dedicated Special Purpose Vehicle (SPV). Each SPV is intended to hold one property and its related contracts (insurance, management agreements, and supplier contracts). This helps ring-fence risk between properties.

2) Investors buy shares in SPV

When you invest, you buy shares in the SPV that owns that specific property. Your holdings are recorded and tracked so your ownership is clear.

3) Fractional Keys manages the property

Fractional Keys (and/or professional managing agents we appoint) will handle lettings, maintenance, compliance, insurance administration, and reporting. Investors are not responsible for day-to-day management.

4) How returns work

Returns may come from (a) net rental income after costs and agreed fees, and (b) changes in the property's value over time, reflected in the value of the SPV and your shareholding.

5) Keeping small investments practical

To keep shareholder administration efficient at scale, SPV shares may be held through a nominee arrangement. Investors remain the beneficial owners and their holdings are recorded on the Fractional Keys platform.

6) Regulation and Oversight

Fractional keys intends to operate within an FCA-regulated framework, including working with FCA-authorised partners where required. As the platform grows, we may apply for direct FCA authorisation.