

NEWSLETTER

JDC GROUP UPDATE



OUR MISSION IS TO HELP SOLVE THE HOUSING CRISIS IN THE UK

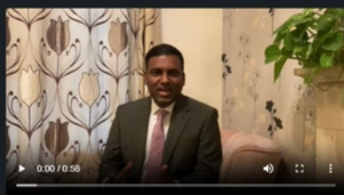
With a collective effort, we can create unlimited opportunities for young people to move forward, and help start-up and scale business which truly contributes to the communities across the UK.

JDC GROUP MISSION AND VISION

Our team works across the UK, whether it is Buy To Let (BTL), House of Multiple Occupancy (HMO), uninhabitable buildings to add value, Care Homes for the elderly, or Joint Ventures to do development projects, we are helping individuals and families move forward with quality safe homes.

Join us to solve the housing crisis in the UK

Together we can achieve more and make a difference for generations to come!



www.jdcholdings.co.uk

JDC GROUP OF COMPANIES

- JDC Property Holding Ltd
- St Helen Property Ltd
- KJ Vastu Coventry Ltd
- Bethel Property Holdings Ltd
- Eddies Properties UK Ltd
- Oasis Dwellings Ltd
- Gitari Property Shield Ltd
- JDC Deal Sourcer Ltd



OUR WINNING TEAM



Jitto David
Founder

A banker by profession, Property Entrepreneur by Passion, Servant Leader by Faith



Neera S Joseph
Director

Director - St Helen Property Ltd



Mark Gitari
Director

Director - Gitari Property Shield Ltd



Robin Babu
Director

Director - Bethel Property Holdings Ltd



Joelina Guedes
Director

Director - Oasis Dwellings Ltd



Maziano Guedes
Director

Director - Eddies Properties UK Ltd



Bejoy Mathew
Director



Kushal Mane
Director

Director - KJ Vastu Coventry Ltd



Dona
Executive Administrator

JDC Group

OUR WINNING TEAM

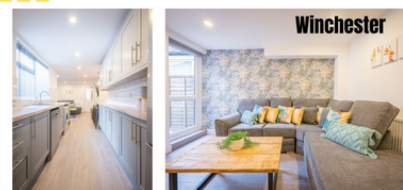
OUR HMO PROJECTS



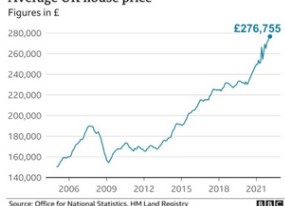
DEVELOPMENT PROJECTS



OUR HMO PROJECTS



Average UK house price

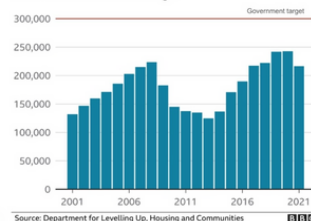


CURRENT REALITY

DEVELOPMENT PROJECTS



Net additional dwellings



CURRENT REALITY

OUR GROWTH PLAN

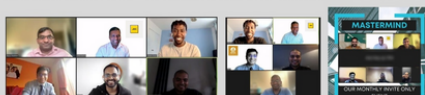
TO HELP SOLVE THE HOUSING CRISIS IN THE UK

- 01 BTL Projects
- 02 HMO Projects
- 03 Care Home Projects
- 04 Build a community of property developers

DISCOVERY DAY - MONTHLY INVESTOR MEET



MASTERMIND - MONTHLY DIRECTOR MEETING



GET CONNECTED WITH US

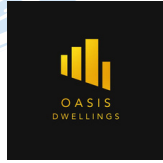
- ✉ dono@jdcholdings.co.uk
jitto@jdcholdings.co.uk
- ☎ 0044 7501801219
- 🌐 www.jdcholdings.co.uk
- 📍 Suite 3, 19A High Street, Shefford, Beds, SG17 5DD





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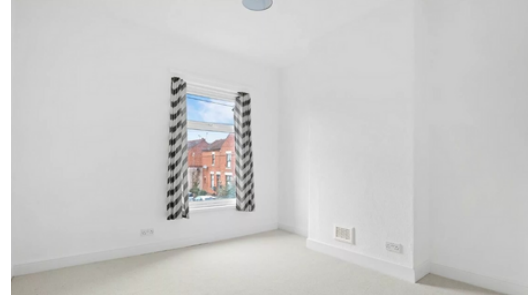
OASIS DWELLINGS MARLBOROUGH RD



Project Marlborough Road is a new development project. It is a two bed terrace house to be developed into five Bed en-suite HMO. The development work started in July 2023.



The project is now open for the investors, for your copy of the investor pack please contact Mr Maziano Guedes via email on: info@oasisdwellings.co.uk.

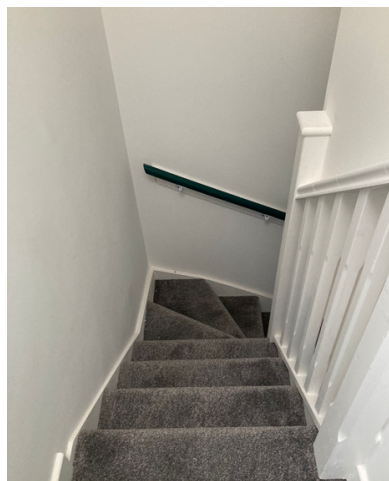


BETHEL PROPERTY HUMBER AVENUE, CV1



Project Humber Avenue is ready for the dressing and photo shoot. Our team is working towards the certification for an HMO license.

For more details and an investor pack, please contact Mr Robin via robin@bethelproperty.co.uk



NEWSLETTER

ST HELEN PROPERTY WINCHESTER STREET



Project Winchester is a two-bedroom terraced house, which will be transformed into a five-bedroom en-suite HMO. Secured the keys in July 2023 and the project is to start in July 2023.

The project is now open for the investors, for your copy of the investor pack please contact Mrs Neera Joseph via email on: neera@jdc Holdings.co.uk.



EDDIES PROPERTIES MARLBOROUGH ROAD

Project Marlborough is a three Bed Terrace House to be developed to a six Bed en-suite HMO. The project started in July 2023.



For more information please contact Mr Bejoy Mathew via email on: info@eddieproperties.co.uk.



NEWSLETTER

PROPERTY MARKET NEWS

Price Growth and New Activity: Insight from Zoopla portal housing data

The June House Price Index from Zoopla reports that “falling mortgage rates over the first half of 2023 boosted sales and led to small price increases.” It finds that the number of sales over the last four weeks has been +8% higher than the five-year seasonal average, and that the total number of new sales agreed in the first 5 months of the year “recovered to within 2% of the 5-year average.”

It adds that “this improvement in sales volumes has led to a small increase in the 3-month rate of house price growth, reversing the quarterly price falls recorded over Q4 2022 and Q1 2023.” Currently, it estimates that the average UK home has appreciated by +1.2% year-on-year, but it also shows that growth has varied considerably by region. It also warns that “quarterly price falls are set to return in the second half of the year as higher mortgage rates hit buying power.” Accordingly, it believes that price falls of up to -5% are still possible by the year-end, though it adds that the UK’s most expensive markets are the ones most likely to bear the brunt of any decline.

Findings & extracts:

- UK consumer confidence has rebounded over the last 5 months as the labour market remains strong, earnings rise and energy prices started to fall.
- Our localised house price indices show a clear link between price growth and the actual level of house prices. It’s markets with average prices over £350,000 where further price falls are most likely.
- At the regional level, the UK’s fastest annual house price growth has been seen in the more affordable markets: Wales (+2.5%), the West Midlands (+2.4%), the North West (+2.3%) and Yorkshire & Humber (+2.2%). London and Northern Ireland were the poorest performers, with respective growth rates of -0.2% and -0.8%.
- In its city index, Zoopla notes that the strongest performers include Nottingham (+2.9%), Birmingham (+2.7%), Sheffield (+2.4%), Manchester (+2.3%) and Leeds (+2.3%).

NEWSLETTER

Discovery Day

19th August @ 10:00AM

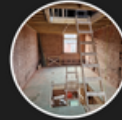
*agenda will be shared with the registered investors

A monthly discovery day at JDC is an excellent opportunity to meet like-minded people, network, and learn about live projects. We will be exploring land development, the latest news, changes taking place by the council and much more. Wish to join our next Discovery Day Tour? Simply DM!

DISCOVERY DAY & NETWORKING



EXPLORE INVESTMENT PATCH



DEVELOPMENT PROJECT WIP



COMPLETED PROJECTS



NETWORKING LUNCH



JDC GROUP

SATURDAY,
AUGUST
19TH

LIMITED PLACE

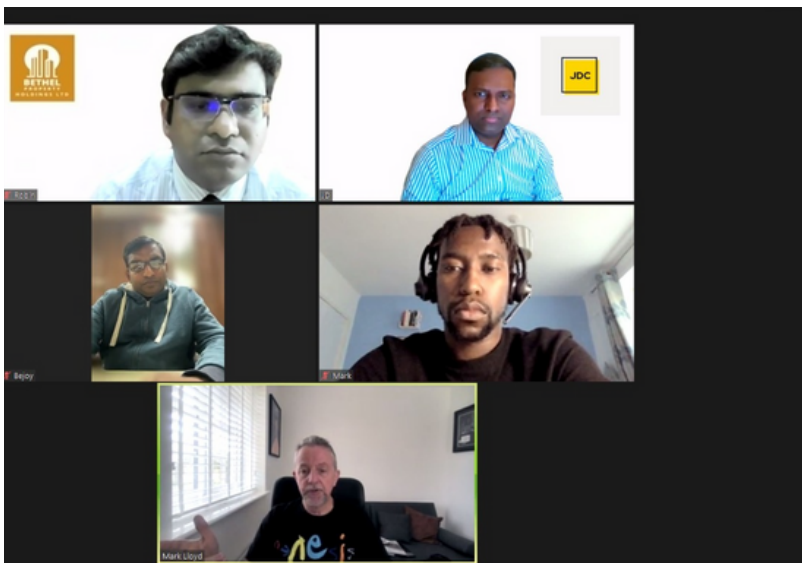
FOR REGISTRATION EMAIL:

DONA@JDC HOLDINGS.CO.UK

www.jdcholdings.co.uk



AUGUST UPCOMING EVENTS



Mastermind

23rd August @ 7PM

An invite-only event for internal stakeholders and the JDC core team.

In July we had Mr Mark Lloyd, who helped us to understand better the crowdfunding platforms and opportunities.