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# *What* Investment

— BECAUSE MONEY MATTERS —

## IHT mitigation fund targets £200 million injection

19 October 2011



**Tritax's Wealth Preservation Fund aims to raise £200 million, as it targets investments in commercial property.**

**Tritax's Wealth Preservation Fund aims to raise £200 million, as it targets investments in commercial property.**

The inheritance tax mitigation fund, launched at the end of September, is designed to provide 100 per cent tax relief for investors with assets of more than £325,000 after just two years, as opposed to the usual seven years.

The fund will offer an income option or capital growth option with a target return of 4 per cent, on top of the additional 40 per cent inheritance tax saving.

With inflation rising and interest rates low, a steady source of income is becoming increasingly important for investors.

A Tritax statement said the fund was looking to invest in 'specific qualifying property types that will offer predictable income or capital growth'.

These include branded budget hotels, such as Holiday Inn and Novotel, Doctors' and dentists' surgeries and data centres.

Tritax, which specialises in tax efficient property-related investments, has over £1.7 billion in its combined portfolios.

Colin Godfrey, a partner at Tritax, said: 'In addition to the 40 per cent tax saving we want to offer a solid return in the form of income or capital growth, which we feel we can confidently achieve by investing in appropriate and relatively recession proof properties, such as budget hotels and doctors' surgeries.

'Our approach is born out of 17 years' experience and a portfolio of £1.7 billion in tax efficient property investments.'

To ensure liquidity, The Wealth Preservation Fund will constantly retain a cash reserve equivalent to 5 per cent of its net asset value (NAV).