



THE TOGHER GROUP: PROPERTY INVESTMENT YIELDS THAT CAN

The crown jewel to any diversified investment portfolio is property. Not a surprise to Hong Kong and Asian investors. Whether it is a specific goal-like education, immigration or a long term investment, sophisticated investors recognize the importance and safety inherent in diversification that includes overseas properties. Overseas property investments, however, come with risks unlike that of buying in one's home country. Firstly, identifying the opportunity then navigating the regulatory hurdles and sourcing funding an investment is daunting. An advisor or partner with the utmost knowledge and experience will reduce these risks and needs for hands on management. The Togher Group, whose industry experience and expertise spans over two decades are the ideal team here in Hong Kong. Their experience and expertise has seen successful delivery of projects in residential, commercial, and hotel construction and management worldwide-including locally the Hong Kong International Airport, MTR projects, and most recently the East & West Kowloon cultural districts. As a result of the many worldwide industry, social and government contacts the Togher Group has cultivated their overseas property investment arm springs forth from the increasing demand in Hong Kong and Asia for investment grade overseas property opportunities.

"We work in partnership with land owners and investment funds to deliver mixed and single use schemes throughout Ireland

and the U.K. We operate strategically with our dedicated team of surveyors, town planners, and construction professionals able to advise upon, manage and deliver developments at all stages from acquisition through to development completion. Our development expertise enables us to maximize the value of the site that we acquire and option-including securing funding from investors, partners and commercial institutions," states Steve Togher; the Managing Director of Togher Group.

"Ireland is fresh and vibrant-the healthiest place in the world. We have world leading education and health care resources. It is the only remaining English speaking country in the EU allowing those who obtain residence to be able to travel freely both to the EU and the UK. This country of lush green rolling hills is the EU headquarters for many global corporations with giants like Google, Apple, Facebook, and Pfizer topping the list," he continues.

On one hand, the growing presence of global enterprises choosing Ireland as a base is creating a demand at all levels from corporate facilities to housing and commercial sites. On the other hand, the Government of Ireland is mandated through the current planning cycle to provide increases in public housing and other facilities to a level that a funding gap arises.

Leveraging their vast connections, experience and comprehensive expertise, the Togher Group is taking the lead on

PHILOSOPHY

To ensure our client's projects are staffed with outstanding capability, exceptional quality of workmanship and the highest possible levels of health and safety compliance at all times.



FAST FACTS

- The Togher Group is a dedicated recruitment and construction services business today, driven to make a substantial positive impact to the construction industry.
- In the past year, the company has grown with subsidiary companies opening in Hong Kong, Ireland and UK, employing over 100 staff and sub-contracted workers.
- Its Managing Director, Steve Togher set up his own business in Hong Kong to primarily focus on construction and recruitment services, working on high profile projects such as Hong Kong International Airport, MTR projects and East & West Kowloon cultural districts.

This page: Island properties. Opposite Page: Steve Togher, Managing Director of Togher Group

an opportunity that delivers high yields to investors and assisting in the development of Ireland. Supported by the Government of Ireland and the various County Councils through the granting of 25 year leases tied to property investment and development of a myriad of opportunities present themselves to investors at all levels and in all sectors.

"Certainly, the advantages of immigration linked property investments are there, but one should not miss out on the investment itself," affirms Steve, "A single house purchase can be secured for €200-300K per house and rented out for high rental yield. We are focused on delivering to our investors a secure and highly favourable annual yield".

On a larger scale, the Togher group has recently purchased a site for the purpose of constructing a turnkey nursing home for €6.6 million with the objective of a leasing for 25 years to a healthcare provider. Steve anticipates a half million annual net return to investors.

The Togher Group's philosophy of participating and offering their clients a safer and higher yielding investment are core to their corporate objectives. "We have a commitment to our clients; that every property we propose is one that we believe in. We have a team of investment managers and researchers who conduct thorough due diligence on the developer, the development itself and the market in which it is being built. We financially commit to only those we believe will deliver strong results and in return give priority access to the best global property investment opportunities for our client," adds Steve.

Togher's worldwide team of experts are based in offices in Hong Kong, Dublin and London. With expertise in all aspects

of project and investment delivery the Togher Group provides all solutions required by partners and investors. Not only has Togher Group often acted as a main contractor they have also assisted with comprehensive solutions to financial management, facilities management, and tenant management. Togher's team of solicitors and investment advisors pave the way for investors smoothing bumps and eliminating hurdles to partner investors in managing their investment every step of the way through to exit.

The foundation of Togher's core values are building long term relationships, trust, and a total commitment to clients, partners, and investors. These core beliefs are carried into their CSR activities in the spirit of giving back to the communities and industry in which they operate. Charities such as Darkness into Light in Ireland, KELY group, the Samaritans, MindHK, and the Lighthouse in Hong Kong are supported regularly by Togher Group.

Overseas property investments with the Togher Group attract an eclectic mix of investors and partners that range from the individual with immigration or education tie-ins to those that aspire to have that dream castle, literally. The Togher group is soon to fulfil a client spec that includes a castle with surrounding property to construct a hotel as well as residential/commercial units with a golf course designed by the investor- a truly aspirational investment. Should all go to plan the yield would be equivalent to getting the golf course and castle for free!

"Development delivery from conception to completion" the hallmark of the Togher Group. For continuing excellence in Overseas Property Investment the Togher Group wins the Hong Kong Business Magazine High Flyer Award for 2020.