

BRENTOR DEVELOPMENTS

EXECUTIVE SUMMARY

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Brentor Developments is part of Brentor Property Group, an investment and development company based in Brockenhurst, Hampshire, UK.

Brentor Developments specialises in Commercial to Residential conversions and ground-up builds, focusing on building luxury apartments and high-end residential houses.

Combining a wealth of knowledge, capabilities and experience from our director to our office and site-based employees, we strive to consistently deliver successful projects to a diverse network base spanning institutional investors to HNWI in our joint venture equity partnerships.

We operate with local, national and international investors.

We have delivered over £30m worth of developments for ourselves, our clients and our investing partners, with a steadily climbing growth rate.



WILL ROBINSON
MANAGING DIRECTOR

Will has been investing in and developing property since 2009. During this time he has personally developed over £12 Million worth of property in the UK for his own projects, and considerably more for clients.

To date, he has delivered 96 units and is actively increasing the number of delivered units year on year.

Alongside developing Will has a background in the management of multi-million-pound assets for UHNWIs, large renovation projects and continuous education in property investment. Will is well-skilled and has a proven track record of delivering great returns on investments.

In his spare time, Will is a keen sailor and can be found racing yachts out of his home town of Lympington in Hampshire.

OUR VISION

Opportunity comes from change.

Our vision is to help tackle the UK's housing shortage and provide high-quality housing in cities and towns across Southern England.

We create value by repurposing and converting commercial property into high-quality housing.

Our vision creates much-needed high-quality housing, in the form of one and two-bedroom apartments, from disused or underutilised commercial properties.

THE OPPORTUNITY

The Government and Local Authorities are already committed to addressing this problem.

Under the Prior Approval scheme, some commercial-to-residential property conversions no longer need to go through the full planning process.

This means shorter development timelines resulting in higher projected profitability, more properties available for re-purposing with increased planning approvals, and reduces the risk of planning refusal.

OUR STRATEGY

Brentor Property Group believes it has identified key strategic drivers fundamental to its success, that will fuel its growth over the next decade.

- Targeting developments in Southern England (outside of London), where property prices and demand are strong and are expected to remain so in the medium to long term.
- A focus on creating aesthetically appealing apartments and houses.
- Primarily developing properties eligible for Prior Approval.
- Only developing properties where the GDV is £400 per sqft or more.
- Focus on Projects that deliver a GDV of £3 - £10 Million
- Schemes that deliver up to 40 units.

The business provides investors with an opportunity to earn great returns while investing in the conversion of commercial spaces into high quality housing, and targeting a return of at least 25% on cost per project.

We have established a track record of securing a consistent and healthy return on all previous projects to date.



HOW DO YOU INVEST?

As an Investor, you have two ways you can invest in our developments depending on whether you are classified as a sophisticated investor / HNWI or not.

For sophisticated investors, we welcome you to invest directly into the equity stack of a development. Each Development is acquired in its own SPV and at the formation of the SPV, sophisticated investors are welcomed to acquire equity shares of the SPV and become an investing partner in the development. The equity stack will normally be allocated 50% of the shares of the SPV, your proportion will be allocated depending on the level of equity you commit. Each SPV is set up under a non-regulated collective investment scheme and is FCA-approved under a third-party FCA regulated company. This allows us to utilise multiple investors (if required) to invest the total equity required.

At the completion of the development, depending on the planned exit, we can either sell the entire development or buy out the equity investor's shares reflecting the new increased value of the SPV, profits are paid according to the share allocation after all debt is repaid.

For non-sophisticated investors or those who want to be exposed to less risk, we have a platform that allows investors, both professional and retail to invest in our property developments on a loan with interest basis. The platform offers fixed returns and fixed terms, so as an investor, you understand your returns before investing. This takes away any guesswork and minimises the risk of your investment.

It allows you as an investor to be in control of your investment. Interest is paid either quarterly or annually (you decide). You know what your returns will be prior to starting, when they will be paid and when your initial investment will be paid back (you would also have the option to reinvest).

INVESTORS RETURNS

SOPHISTICATED/HNWI INVESTORS:

For investors that qualify as 'Sophisticated Investors/ HNWI' and as an equity partner, returns will be based on a profit share of the projects. We do not undertake any project where there is less than a 25% profit margin on the GDV forecasted from the purchase price and all forecasted costs.

Our goal, as a minimum, is to deliver your original investment plus at least 25% ROI for your time, often returns can be much higher.

Please contact us for further information, as each project has different forecasted returns.

NON-SOPHISTICATED INVESTORS:

For investors that do not qualify as 'Sophisticated Investors' returns will be based on the amount invested.

Investors are invited to invest from £5,000 - £5,000,000.

Loan terms are for periods of 6, 9, 12 or 24 months. Investments of £100,000 become eligible for profit share although unless you qualify as a sophisticated investor then you would not be eligible to be an equity partner.

Please contact us for your exact returns as this varies depending on the amount invested and length of term.

DEVELOPER SUMMARY

GROSS DEVELOPED VALUE

£12,300,000 to date personally
£22,000,000 to date for Clients

TARGET GDV

£50,000,000 by 2030

YEAR FOUNDED

Developing since 2009 privately
Brentor Property Group Started
2021

FUNDING OPPORTUNITY

£50,000 to £5,000,0000

Offering various exits and returns, please
enquire for specific details.

TARGET EQUITY

£5,000,000 in 2024

USE OF FUNDS

Purchase of commercial buildings to
develop into residential property

LAST DEVELOPMENT

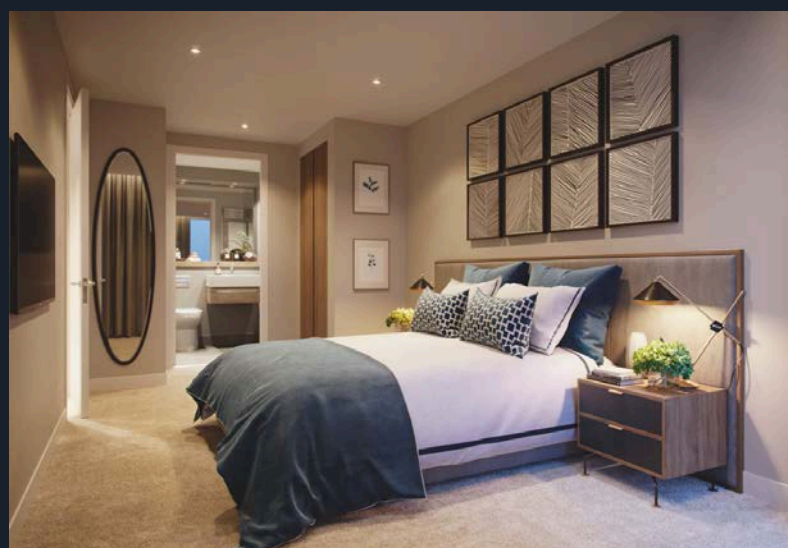
CUMBERLAND PLACE

2023
GDV £2.4M
12 Flats

FOR SALE PP £655,000
DC £1.1m

OFFICE TO RESIDENTIAL CONVERSION

The office building had planning for conversion to 6 flats. We put planning in for a further 6 apartments in the rear car park.



CURRENT OPPORTUNITIES

HINTON ROAD



2024



PP £2.5m



GDV £7.9M



DC £3m

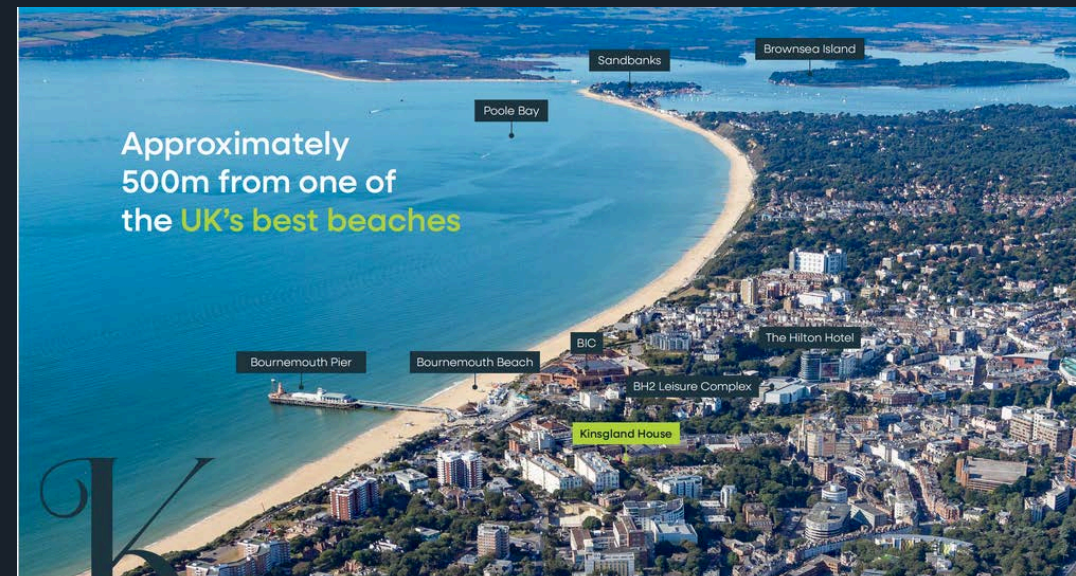
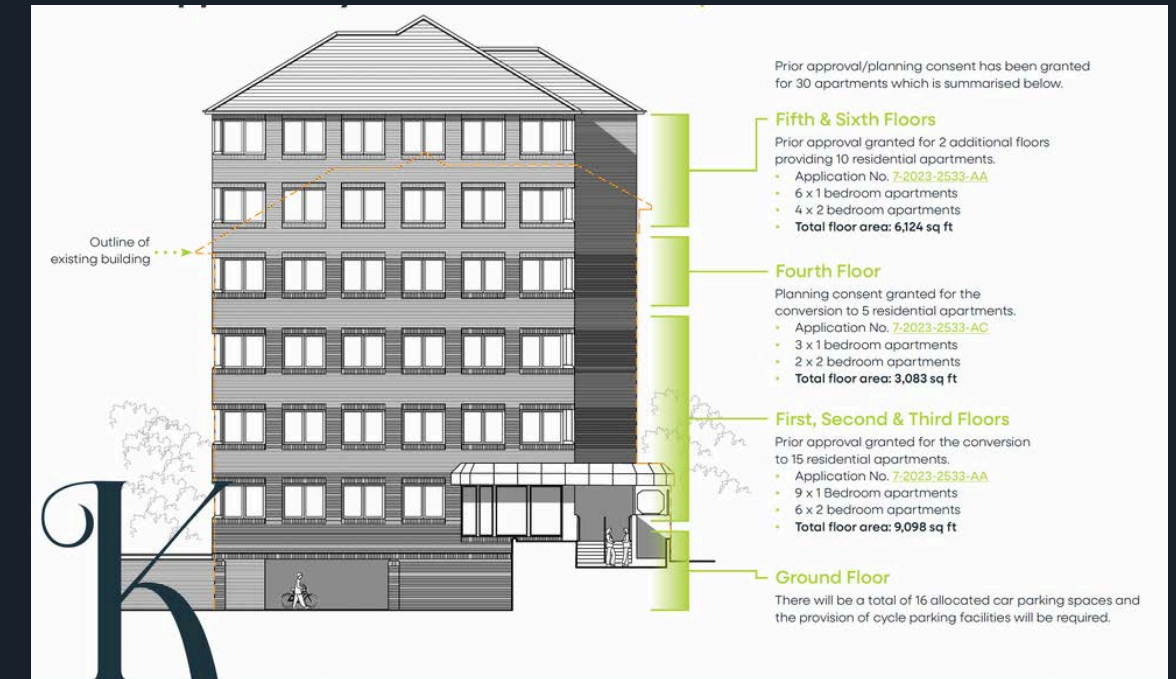


30 Flats

OFFICE TO RESIDENTIAL CONVERSION

The office building has planning for conversion to 30 flats. Located in Central Bournemouth represents a great opportunity.

FOR MORE INFORMATION will@brentorgroup.co.uk



CURRENT OPPORTUNITIES

BRENTOR DEVELOPEMENT

HEATHLAND



2024



PP £1.8m



GDV £6M



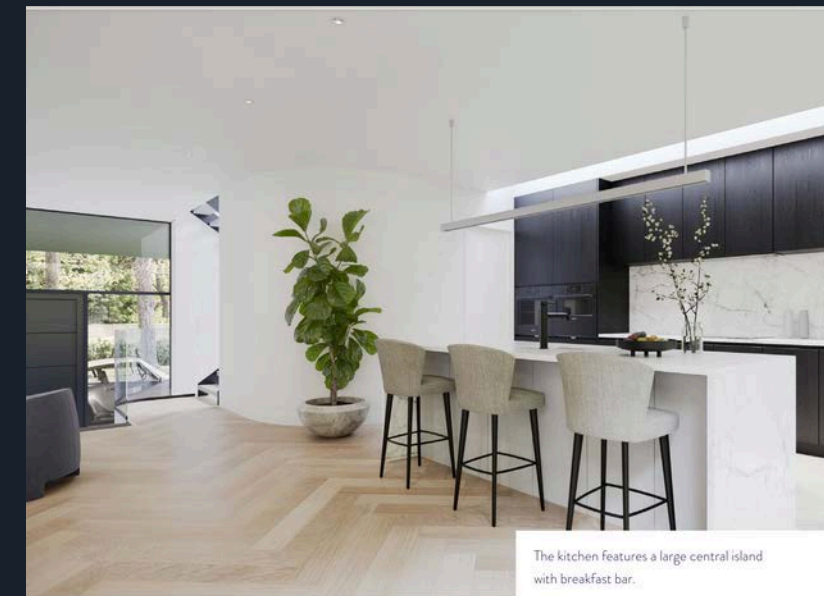
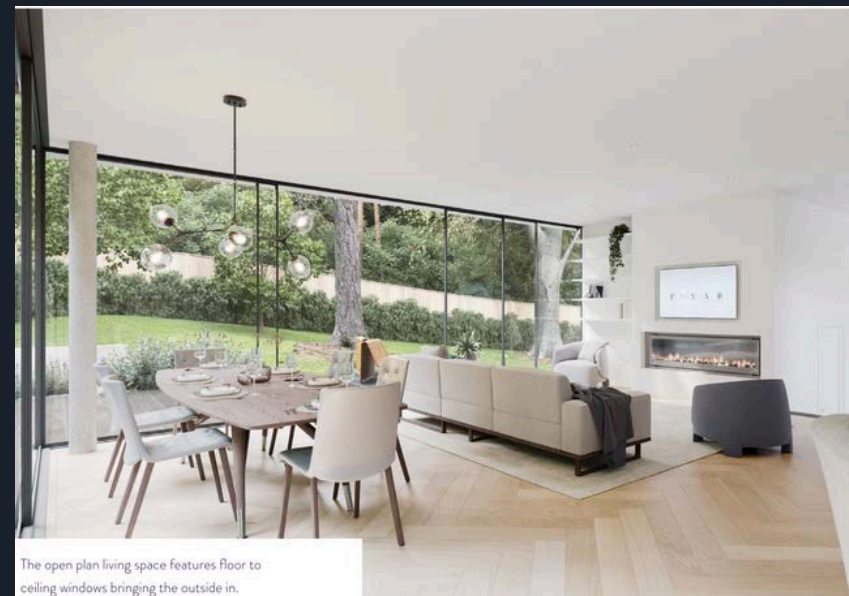
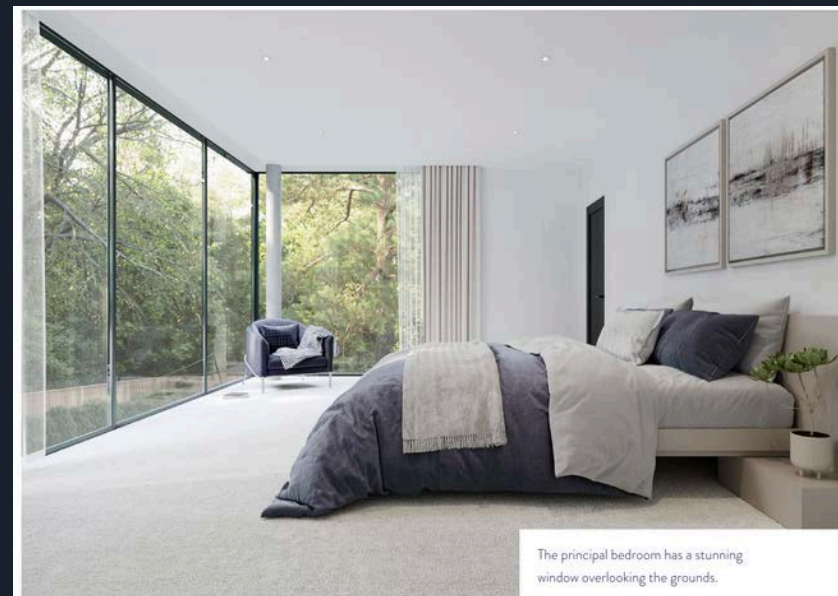
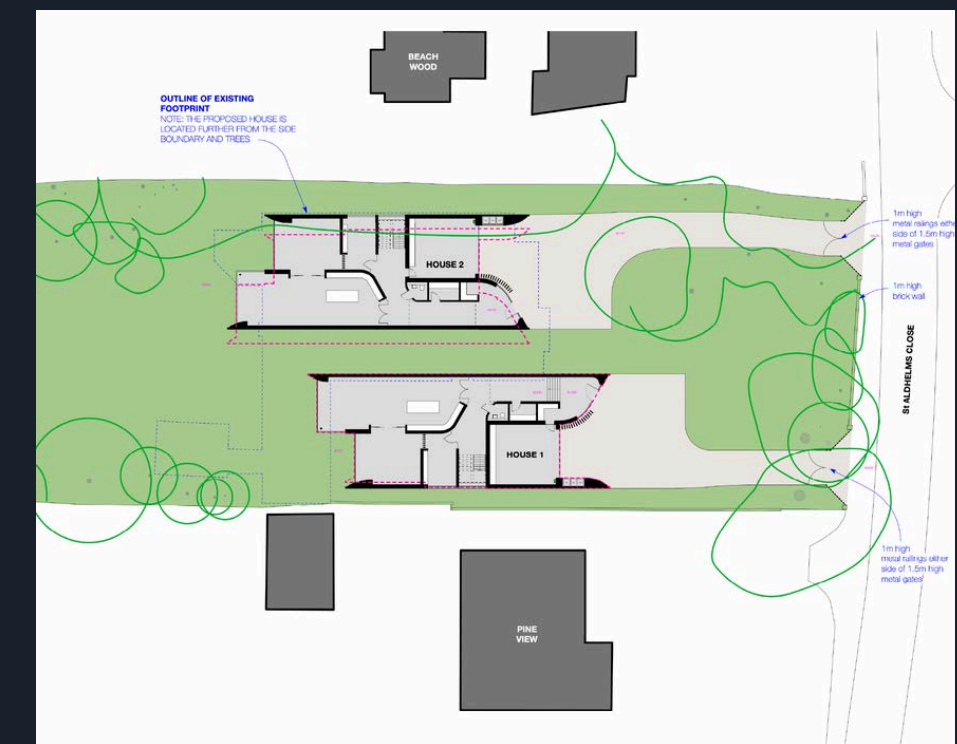
DC £2.5m



2 Luxury Houses

PLOT SPLIT TO 2 LUXURY HOUSES

Offer accepted STP on the site. This will be a turnkey build of two luxury houses in an exclusive area of Poole
FOR MORE INFORMATION will@brentorgroup.co.uk



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WHAT NEXT?

We would love to have you on board for our next project. We are constantly evaluating projects and while the two above are examples of projects available for investment, we have several other opportunities coming along.

Contact the team to learn more.

If you think that investing in developments might be for you, please contact Will Robinson for a no-obligation call on [+44 \(0\)1590 230088](tel:+441590230088) to discuss investing with Brentor Property Developments in more detail.

Alternatively, you can email Will at will@brentorproperty.co.uk to arrange a suitable time for a call.

We look forward to hearing from you.

www.brentorproperty.co.uk

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