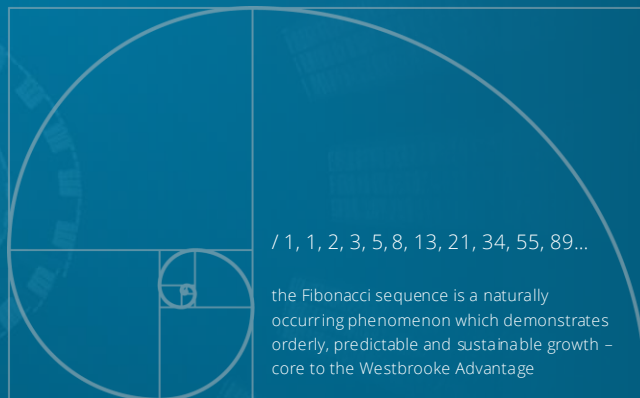


# westbrooke real estate finance



access  
**capital solutions**  
with the westbrooke advantage

Established in 2004, Westbrooke is a multi-asset, multi-strategy manager and advisor of alternative investment funds and co-investment platforms. We have a heritage as a shareholder and operator of assets and invest our own capital alongside our investors in Private Debt, Hybrid Capital, Real Estate and Private Equity in the UK, USA and South Africa.

We provide businesses and support transactions with fast, flexible, value-added debt and equity solutions which are tailored to meet their needs.

## looking for financing solutions

We have permanent capital available to deploy into a wide range of real estate finance transactions. If you are a borrower looking for capital, contact us to understand what Westbrooke can do for you.



**Target loan size:**  
£5m - £50m

## funding solutions

### Bridge loans

- Short-term Income and Value-Add Strategies
- 6 – 24 months
- From 4% margin

### Term lending

- Quality assets,
- 75% max LTV
- 12 – 60 months
- From 3.5% margin

### Residential

- Dev Exit & Mixed-use portfolios
- 12-60 months
- From 3.25% margin

*We do not provide ground up development funding or lend against greenfield sites.*

*We will also consider providing mezzanine and equity funding alongside the above depending on the nature of the transaction and our partner's funding requirements. Typically, this will be value-enhancing capital with high-returning arbitrage.*

## why westbrooke

### Partnership ethos

We aim to work with clients on a repeat basis, creating strong alignment

### Speed in decision making

Rapid risk assessment process, highlighting key risks up front

### Execution certainty

We have permanent capital available, limiting execution risk

### Flexible mandate

We embrace inherent operational, structural and market complexity, and deliver bespoke solutions



Current Gross Loan Book of **£250m**



**48 hours** to issue terms subject to investment committee ("IC") approval



All transactions are **fully underwritten** on IC approval



**£500m** CRE debt loans completed over 134 facilities

# case studies


**Transaction type:**  
Refinance facility


**Transaction rationale:**  
Experienced sponsor with a strong tenant profile


**Term loan** Dockside Outlet, Chatham Marina


Borrower  
**WD Group**

Transaction highlights

  
 < 67.5% LTV

  
 > £10m facility

  
 1.5x ICR




**Transaction type:**  
Refinance facility


**Transaction rationale:**  
UK leading sponsor with granular, proven income stream


**Term loan** Fort Dunlop, Birmingham


Borrower  
**Tristan Capital Partners**

Transaction highlights

  
 61%LTV

  
 £33m facility

  
 1.2x ICR




**Transaction type:**  
Refinance facility


**Transaction rationale:**  
Strong portfolio performance with granular income stream


**Term loan** Portfolio


Borrower  
**Coffer Investments**

Transaction highlights

  
 68% LTV

  
 £12.5m facility

  
 1.2x ICR



## borrowers



## contact us

Entrepreneurial investment team and advisory committee with over 50 years combined real estate finance experience



**James Lightbody**

E james.lightbody@westbrooke.com  
C +44 7956 071678



**Harry Newall**

E harry.newall@westbrooke.com  
C +44 7826 855115



**Iona Miller**

E iona@westbrooke.com  
C +44 7826776972



**Rhidian Lerwell**

E rhidian@westbrooke.com  
C +44 7432 799000



**Antimo Osato**

E antimo@westbrooke.com  
C +44 7007 452 431

**united kingdom** 17 Portland Place, Marylebone, London, W1B 1PU  
**telephone** +44 (0)203 746 8878  
**email** info@westbrooke.com



Scan the QR code to view our disclaimer online



**united kingdom**  
united states  
south africa  
  
westbrooke.com

