

generating **predictable, sustainable,
risk managed returns** in an increasingly
complex environment

private
debt

hybrid
capital

real
estate

private
equity

private debt
hybrid capital
real estate
private equity

westbrooke.com



westbrooke

Alternative
Asset
Management

the fibonacci sequence

/ 1, 1, 2, 3, 5, 8, 13, 21, 34, 55, 89...

the **Fibonacci sequence** is a naturally occurring phenomenon which demonstrates orderly, predictable and sustainable growth - core to 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 South Africa, the UK and the USA.

At Westbrooke Alternative Asset Management, we provide investors with a unique gateway to private market alternative investment opportunities which are traditionally difficult to access.

Investors benefit from the depth of experience and quality of our investment teams, who apply the Westbrooke Investment & Risk Philosophy and Approach in their daily dealings. This, together with our highly aligned financial interests, our heritage as an owner and operator of assets, our multi-decade track record of performance and our focus on capital preservation provides our investors with a unique advantage. **Invest with The Westbrooke Advantage**



invest

with the westbrooke advantage

why alternative investments

Since alternatives are generally uncorrelated to typical equity and bond investments, investing in them as a core component of a portfolio may provide broader diversification, reduced risk, reduced volatility and enhanced returns.

why invest with westbrooke

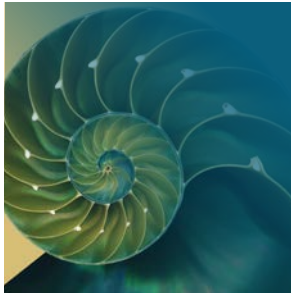
- A team of highly **experienced professionals** with decades of investment experience
- Core investment philosophy focused on the **preservation of investor capital** and **compounding returns**
- Heritage as a **shareholder and operator of assets**
- Financial alignment – we are invested materially **alongside our clients and partners**
- Providing a unique gateway to **alternative investment opportunities** which are traditionally difficult to access

entrepreneurial, experienced and aligned

why partner with westbrooke

- With our heritage as an **owner and operator of assets**, we understand the needs of entrepreneurs which allows us to see risk differently
- A team of **highly experienced professionals** who move with speed and are comfortable dealing with complexity
- Our partnership approach allows us to provide **tailored funding solutions** - there is no tick box

invest with us



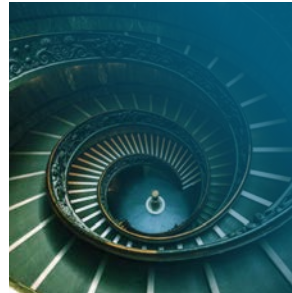
private debt

- The participation of private investors in direct non-bank lending
- Diversification achieved through portfolios which spread risk across asset classes and geographies
- Robust security packages with conservative gearing and significant equity cushions
- Attractive, risk-adjusted returns targeting contractual yield and real underlying liquidity



hybrid capital

- Investment in transactions with debt-like risk mitigation but with equity return characteristics
- Capitalising on market pricing dislocations and liquidity constraints
- Targeting a blend of yield and capital growth



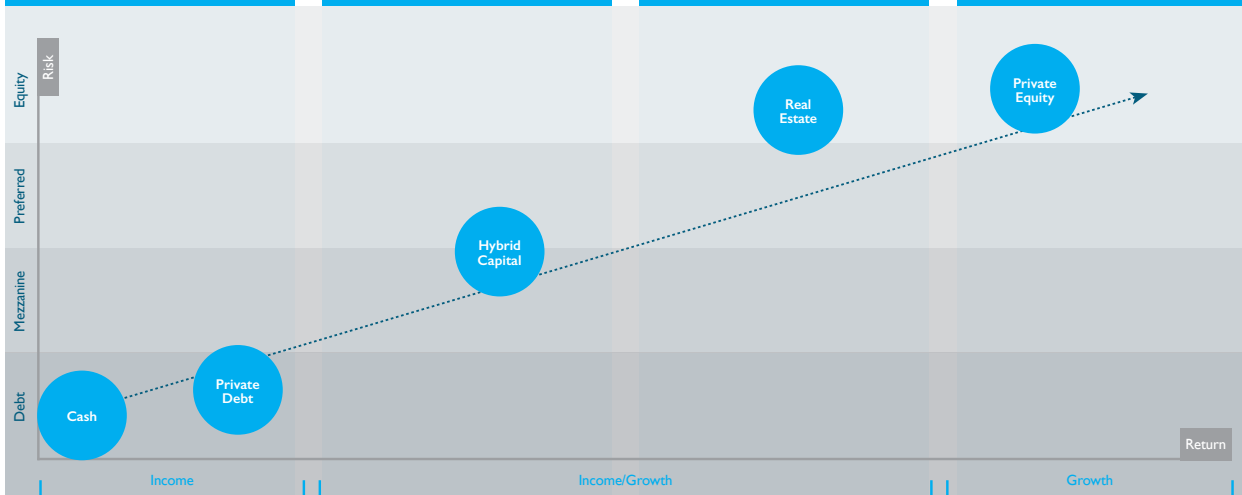
real estate

- Direct real estate equity investments alongside experienced, on-the-ground partners
- Subsectors include residential, mobile home parks, logistics, student accommodation and hospitality
- Targeting a blend of yield and capital growth



private equity

- Partnership with best-of-breed operating partners
- Global investment reach providing investors unique access to investments as a result of Westbrooke's relationship set
- Capital growth-focused



- UK Westbrooke Yield Plus
- SA Westbrooke Income Plus
- USA Westbrooke Private Debt Co-Investments

- UK Westbrooke Dynamic Opportunities
- SA Westbrooke Dynamic Opportunities
- SA ^T Westbrooke Aria
- SA ^T Westbrooke Aria Plus
- SA ^T Westbrooke Real

- USA Westbrooke USA Residential
- USA Westbrooke Tovia Mobile Home Parks
- SA ^T Westbrooke Stac
- SA ^T Westbrooke Capital Hospitality

- UK Westbrooke Rhythm
- UK Westbrooke Private Equity
- USA Westbrooke Private Equity
- SA Westbrooke Private Equity

partner with us



private funding

Westbrooke is a leading provider of flexible funding solutions to lower-middle market companies, entrepreneurs, investment holding companies, alternative lenders, real estate and private equity sponsors across multiple sectors.

The business leverages our heritage as a shareholder and operator of assets to develop a comprehensive solution that best suits our partners' requirements.

We provide structured, flexible and innovative financing solutions to our partners across the capital structure to create / facilitate long-term value creation. Core to our strategy is collaboration and alignment with key partners.



real estate equity

Westbrooke is a direct real estate investor and debt / equity capital provider alongside real estate sponsors across the UK, USA and South Africa.

Our global portfolio includes multifamily residential, hospitality, last-mile logistics, mobile homes and student housing across the world.

Key to our philosophy is partnering alongside experienced, reputable, on-the-ground sponsors with deep local networks and decades of experience. We look for thematic and opportunistic real estate transactions where we see outsized return potential based on our fundamental analysis.



private equity

Westbrooke has invested group and investor capital across a range of industries including retail, FMCG, industrial and commercial product import and distribution, manufacturing, building materials, services and property.

With a heritage as an owner and operator of assets, Westbrooke acts as a strategic partner for growth, taking an active role in investee companies and supporting management to develop strategies for ongoing sustainable growth and the creation of value for investors. Over the last 20 years, we have helped transform privately owned businesses into industry-leading companies.

disclaimer

This material is for your private information and Westbrooke Alternative Asset Management (Proprietary) Limited, Westbrooke Alternative Asset Management UK Limited and / or WAAM US Manco Limited ("Westbrooke") are not soliciting any action based upon it. Any terms contained are indicative only. Final terms and conditions are subject to further negotiation. The information contained in this communication does not constitute an offer, advertisement or solicitation for investment or financial services. It is for informative purposes and not intended to constitute advice in any form, including but not limited to investment, accounting, tax, legal or regulatory advice.

The information, therefore, has no regard to the specific investment objectives, financial situations or particular needs of any specific recipient. The material is based upon information that we consider to be reliable, but we do not represent that it is accurate or complete, and it should not be relied upon as such. The sender accepts no liability whatsoever for any loss or damage of any kind arising out of the use of all or any part of this communication.

This presentation is confidential and is not intended for circulation or publication. The information contained herein is for the benefit of the addressee only. The addressee accepts responsibility for ensuring that the confidentiality of this document will be maintained at all times. The contents of this document may not be communicated or disclosed to any person other than the addressee, its employees and advisors, subject to the prior consent of Westbrooke.

The addressee is not entitled to reproduce this document either directly or indirectly or in whole or in part for any purpose other than for internal consideration of the proposal for which purpose this document has been provided.

Westbrooke does not warrant that the addressee will in fact receive any benefit or return from implementing any investment strategies described herein, nor does it make any representation that the addressee may not suffer losses or incur costs should it implement or unwind any such transaction(s) or any part thereof. In this document, a number of assumptions have been made in order to furnish an indication of potential benefits that may be derived.

Some or all of these assumptions may not materialize and Westbrooke makes no warranties or representations in respect thereof. The addressee should note that changes to assumptions may have a material impact on any potential returns described above and that past performance is not indicative of future returns.



south africa

Westbrooke House, 32 Impala Road,
Chislehurst 2196
+27 (0) 11 245 0860

united kingdom

17 Portland Place, Marylebone,
London, W1B 1PU
+44 203 597 0153

united states of america

Suite 302-N International Plaza,
7280 W Palmetto Road, Boca Raton,
FL 33433

info@westbrooke.com

westbrooke.com



Dino Zuccollo
dino@westbrooke.com
+27 (0)82 632 4145



Megan Lee
megan@westbrooke.com
+27 (0)82 565 2029



Jodi Slotsky
jodi@westbrooke.com
+27 (0)79 772 8488

private debt
hybrid capital
real estate
private equity

westbrooke.com



westbrooke
Alternative
Asset
Management