



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 or an originator, contact us to understand what Westbrooke can do for you.



Target loan size:
£3m - £50m

funding solutions

Bridge loans

- Short-term change of use and refurbishments
- 6 - 18 months
- From 5% margin

Term lending

- Quality assets, short to medium term income
- 75% max LTV
- 12 - 60 months
- From 4% margin

Operating real estate

- Flexible mandate
- Senior and mezzanine funding
- Typically secured against leased assets

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.

about westbrooke

Established in 2004, Westbrooke is a multi-asset, multi-strategy manager 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, Private Equity and Venture Capital in South Africa, the UK and the USA.

why westbrooke

Partnership ethos

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



>£300m deployed to date **across the UK and Europe**

Speed in decision making

Rapid risk assessment process, highlighting key risks up front



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

Execution certainty

We have permanent capital available, limiting execution risk



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

Flexible mandate

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



>130 loans completed
>70 loans repaid





originating partners







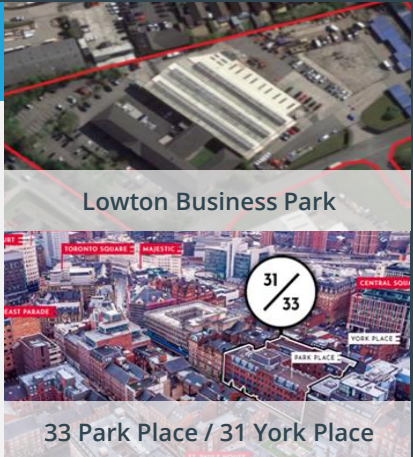



borrowers



case studies

<p>Transaction type: acquisition and refurbishment facility</p> <p>Transaction rationale: off-market transaction to known partner</p> <p>Time to complete: 3 weeks</p>	<p>Bridge loan King's House, Bromley</p>	 <p>32-40 Widmore Road, Bromley</p>
	<p>borrower Berkshire Group</p> <p>transaction highlights</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  65% LTC </div> <div style="text-align: center;">  £4.50m facility </div> <div style="text-align: center;">  30-month term </div> </div>	

<p>Transaction type: mezzanine facility</p> <p>Transaction rationale: supporting partner in acquisition of newly built 340-key aparthotel</p> <p>Time to complete: 6 weeks</p>	<p>Bridge loan King's House, Bromley</p>	
	<p>stakeholders Song Capital • StayCity Aparthotels</p> <p>transaction highlights</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  25-year RPI-linked lease </div> <div style="text-align: center;">  €15m facility </div> <div style="text-align: center;">  central location </div> </div>	

<p>Transaction type: acquisition & refinance facility</p> <p>Transaction rationale: PAG typically acquire assets through short-term facilities and refinance them with high-street bank finance once they have completed the value-add strategy</p> <p>Time to complete: 4 weeks</p>	<p>Bridge loan King's House, Bromley</p>	 <p>Lowton Business Park</p> <p>33 Park Place / 31 York Place</p>
	<p>borrower PAG</p> <p>transaction highlights</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  70% LTV </div> <div style="text-align: center;">  £12.6m facility </div> <div style="text-align: center;">  18-month term </div> </div>	

contact us

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



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disclaimer

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