



TIER ONE CAPITAL

tieronecapital.co.uk



REGIONAL FUND MANAGEMENT

ABOUT US

We have been providing fund management services to high net worth and institutional investors since 2013. Our expertise is managing funds focused on providing debt finance to the property development sector.

Since its listing in 2017 on the main market of the London Stock Exchange, we have had the mandate to manage the funds of institutional investor Develop North PLC as their appointed fund manager.

Our team is comprised of experienced professionals, ably supported through the diligence process by a small number of expert professional firms. Our team focus on identifying and making investments primarily in the North East of England and Scotland, the areas we know best and are passionate about.



**20 projects supported
creating an estimated
development value of
£150 million**

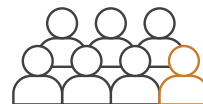


11.93% IRR
on a gross portfolio basis

OUR SERVICES

We provide a full suite of fund management services including:

- Implementation of mandated investment policy
- Deal origination, evaluation and execution
- Expertise in managing regional funds in the North East and Scotland with a social impact focus
- Fund management in accordance with UK plc listing rules
- Ongoing monitoring of investment portfolio
- Managing investment exit process
- Ongoing board reporting and wider investor relations
- General fund governance and administration



£3000 jobs created



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OUR EXPERTISE

- Leading experts in Private Credit in the North of England and Scotland
- Provision of development finance to the residential and commercial property sector
- Loan size - £1m up to £10m
- Working with high net worth and institutional investors
- Delivery of credible investments and consistent returns
- In house legal team allowing timely execution of transactions
- Authorised and regulated by the Financial Conduct Authority since 2013



c£41m
investments made



76.3% of funds
deployed in the north
east of England region,
23.7%
across Scotland

OUR CLIENTS



OUR TEAM



Ian McElroy
Chief Executive



Jess Swindells
Managing Director



Richard McEvoy
Head of Credit Committee



Brendan O'Grady
Fund Manager



Paul Crawley
General Counsel



Andrew Cawkwell
Credit Committee Member

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*All information provided is for the period 1 June 2018 to 30 September 2023



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