

Quarterly factsheet 28 February 2025

Develop North PLC (DVNO) is an investment company listed on the LSE Main Market. It targets a 4.0p annual dividend and 5% NAV total return, through a diversified portfolio of fixed rate loans:

- Secured over land and/or property in the UK, primarily regional (i.e. loans to property developers)
- Targeted towards both residential and commercial property developments

Review of the Quarter to 28 February 2025

The start of the financial year has seen turmoil in the markets as the uncertainty over tariffs has seen global indices fall dramatically. This coupled with the increase in employer's national insurance in the UK from April 2025 has seen UK GDP forecasts reduced to 1.1% for 2025 (IMF). The base rate sits at 4.5% at the time of writing but is still expected to fall to 3.5% by Q1 2026 (Capital Economics). March 2025 inflation figure shows CPI at 2.6% down from 2.8% in February 2025. Year on year house prices are up by 2.8% across the country (Halifax House Price Index March 2025).

Within DVNO, this quarter saw deployment to two new facilities and to two of the existing facilities. There were two exits in the quarter, bringing the total number of exits to twenty-five since the fund's inception. The investment adviser reports a healthy pipeline with another transaction completing post quarter end along with another exit.

The results for the quarter to 28 February 2025 are 1.14p per share and the NAV has increased to 79.96p. The year end audit also successfully concluded in March 2025 and the gearing facility with Shawbrook is expected to be extended shortly.

1.44% NAV total return for the first quarter of this financial year	Attributed as follows (as a % of 30 Nov 2024 NAV): <ul style="list-style-type: none"> • 1.25% increase in dividends paid • 0.19% increase in NAV per share
1.0p dividends declared	Interim dividends of 1.0p for the quarter to 30 November 2024 were declared and paid in April 2025.

Key facts

Ticker
DVNO

Launched
24 January 2017

Domicile
UK

Listing
LSE Main Market

Ordinary shares
24,978,201

Market cap
£19.483m

Share price
78p

NAV per share (cum income)
79.96p

Price discount to NAV
2.45%

Forecast Yield
5.13%

Dividends
1.0p/quarter

Dividend cover
1.14

Gearing
6.01% (max. 30%)

Portfolio Manager
Tier One Capital Ltd

Annual Management Fee (% of net assets)
0.25% on assets from £0m to £100m
0.50% on assets above £100m

Financial year end
30 November

Dividend payment dates
Jan, Apr, Jul, Oct

OCF
0.0%

Portfolio at a glance

14

Loans

£20.0m

Portfolio value

£1.4m

Average loan size

9.7%

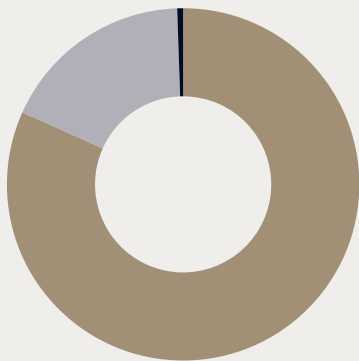
Average coupon

100%

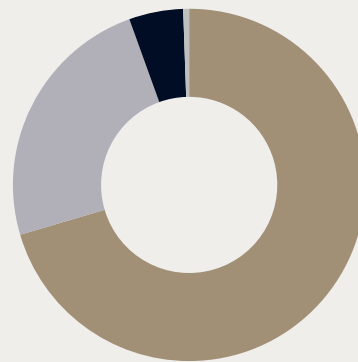
Secured

73%

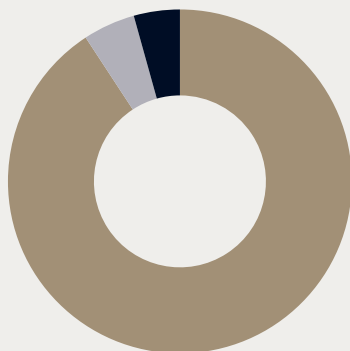
LTV



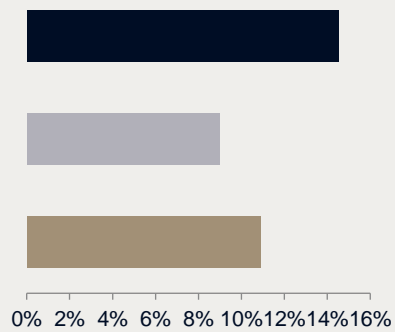
- Residential
- Commercial
- Cash



- North East
- Scotland
- North West
- Cash



- Senior & Profit
- Senior
- Mezzanine



- Senior
- Senior & Profit
- Mezzanine

Investment risks

The value of investments and any income will fluctuate, and investors may not get back the full amount invested. When making an investment into an investment trust you are buying shares in a company that is listed on a stock exchange.

The price of the shares will be determined by supply and demand. Consequently, the share price of an investment trust may be higher or lower than the underlying net asset value of the investments in its portfolio and there can be no certainty that there will be liquidity in the shares. The investment trust may use borrowings to invest in the market. The use of borrowings may enhance total return when the investment trust's assets are rising, but it will have the opposite effect when asset values fall. The use of borrowings may increase the volatility of the share price and the net asset value per share. In certain circumstances the investment trust may be required to repay borrowings, and this could adversely affect income and capital returns.

Important information

This document is marketing material and is not intended as a recommendation to invest in any particular asset class, security or strategy.

Regulatory requirements that require impartiality of investment/investment strategy are therefore not applicable nor are any prohibitions to trade before publication. The information provided is for illustrative purposes only, it should not be relied upon as a recommendation to buy or sell securities.

Where individuals or the business have expressed opinions, they are based on current on current market conditions, they may differ from those of other investment professionals and are subject to change without notice. For more information on our products, please refer to the relevant Key Information Document (KID), Alternative Investment Fund Managers Directive document (AIFMD), and the latest Annual or Half Yearly Financial Reports. This information can be found at www.developnorth.co.uk.

Further information

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