



GodwinCapital

Our Vision

Godwin Capital (GC) is the fundraising and investment arm of Godwin Developments which is a UK focused regional property development and investment business.

Godwin's strategy is to build and monetise an extensive and diversified portfolio of residential, commercial and mixed use freehold property assets primarily through investment in sites to develop out with the option to sell or hold for income.

The business invests in a balanced portfolio of lower and higher yielding investments with a mix of short, medium and longer term maturity to optimise the value and timing of returns and cash flows from the investment programme, whilst maintaining an appropriate balance between risk and return.

Godwin Developments, itself, is a recognised and well regarded name in the UK property market and over the years has built a reputation for professionalism, quality and delivery.

There is a strong pipeline of development and investment opportunities across the UK because of Godwin's many years of experience, local knowledge, connections and networks.

Godwin operates with a small core management team who have a very strong execution capability embedded in the individual Godwin businesses. The development of the business is supported by a Property Board comprising individuals with strong track records and considerable experience of building successful businesses in their respective related industries.

The business operates from offices in Birmingham, Nottingham and London ensuring a strong regional presence across the UK.



About GodwinCapital

GC has been established to raise funding from a range of sources to include loan note instruments, listed bonds, ISAs and public listings. Funds raised are utilised to finance a full range of real estate transactions for Godwin Developments and if a project passes our stringent investment criteria other property companies. The focus is to target returns for our investors that are uncorrelated to market cycles and from any systematic factors.

We work with a variety of parties in the real estate sector including other property developers, joint venture partners, PRS funds, family offices, institutions and high net worth and sophisticated investors. GC focuses on all aspects of real estate funding to include property development and conversion, portfolio restructuring, debt refinancing, bridging finance, long term investments and indeed, sometimes taking an equity position in development projects.

GC is expert at mitigating risk by identifying the end user prior to project commitment. Utilising Godwin's strong contacts, agreements can be made prior to land purchase with, for example, housing associations, pension and PRS funds as well as retailers such as McDonald's, Lidl, Aldi, Subway, Costa and Starbucks. It would be rare for us to be involved with speculative projects, hence the end user is usually identified before funds are committed.

Example Investment Products (see enclosed product term sheets)

- **Godwin Capital No 1** – a 3 year and 5 year loan note instrument approved by a number of pension platforms
- **Godwin Capital No 2** – a 2 year loan note investment with either six monthly or deferred coupon payments
- **Godwin Capital No 3** – a 2 year and 4 year loan note investment with either annual or deferred coupon payments

Project Appraisal

Opportunities are appraised quite differently to how a traditional lender might do this. As part of a property development business, we are well placed to appraise and to mitigate project risk. Indeed, all projects are subject to a detailed appraisal and must be approved by the Property Board, the members of which are shown on the Our Team page.

Risks

Reliance on this financial promotion and the Information Memorandum (IM) for the purpose of engaging in any investment activity may expose an individual to a significant risk of losing some or all of the cash invested. If you are in any doubt in relation to the contents of these documents or what to do in relation to them, you should consult with an appropriately qualified independent professional, such as an Independent Financial Adviser, Accountant, Solicitor or Stockbroker who is appropriately authorised and regulated. Subscribing to the Loan Notes offered under the IM is not an activity covered by the Financial Services Compensation Scheme (FSCS) and consequently applicants will not be eligible to apply for any compensation from the FSCS.



Projects and Investments

Our portfolio of projects is spread across residential and commercial property sectors, multiple geographies in the UK and private and public sector customers, which in turn diversify risk for the business, its investors and stakeholders.

The project types that we will consider for investment are develop out, planning gain and strategic land purchases. These are outlined in more detail on the right.

The business has strict investment criteria including a target return for each project type against which each opportunity is assessed when determining which ones to pursue and invest resources in.

All opportunities will be evaluated for their investment or resale potential. The decision to hold for investment or resale at any point in time will be influenced by a number of factors. These include the financing structure, judgement on timing of disposal to maximise return, the opportunity cost of holding and economic factors such as the general economic environment, interest rates and investment demand.

Godwin, along with its partners, have the experience, knowledge and expertise to deliver the full property development lifecycle for customers from site identification through to development and asset management.

Godwin has an excellent track record in gaining planning permissions for its sites. This is the result of the high level of due diligence undertaken on every opportunity and the relationships built with the planning departments before deciding to invest.

We are proud to work with well known brands including:



Project Types

Develop Out

Land acquisition and construction of residential or commercial units

Planning Gain

Land acquisition to secure planning and sell on for development by a third party

Strategic Purchase

Acquired for strategic purposes including option deals

Target Market

Geographical

Godwin's primary focus is on residential, commercial and industrial property development and investment opportunities within an area bordered by the key cities of Leeds, Liverpool, Bristol and Cambridge, which encompasses the main population centres in the Midlands.

The Midlands and the North of England will be key areas for investment in housing and infrastructure over the next few years as a consequence of an increasing population, a worsening housing shortage, high rents and a general election in the next four years. Projects such as HS2 will improve access, connections and government incentives will attract businesses to these areas.

In addition, the PRS/BTR market focus also encompasses Greater London, the South East within 1-hour commutable distance of London and key locations across the South and South West.

Sectors

In the residential sector, Godwin Developments will have a particular focus on opportunities in:

- Private Rental Sector (PRS) / Build to Rent (BTR)
- Housing Associations
- Suburban and Rural
- City Living

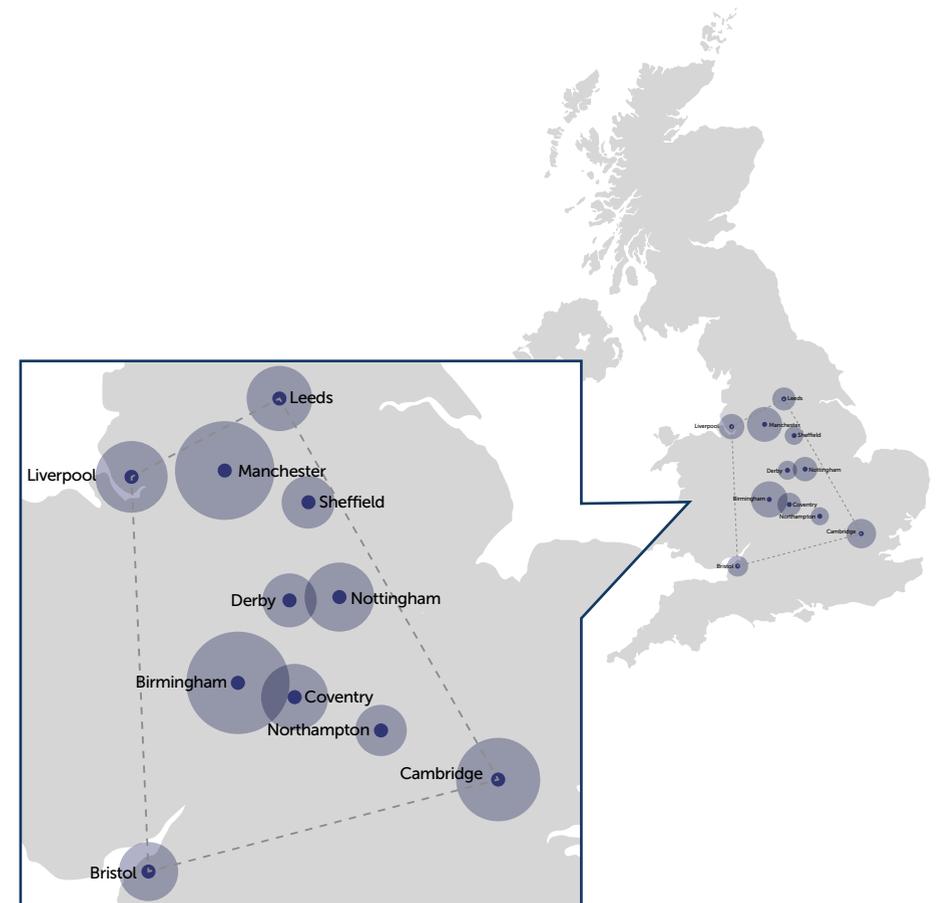
In the commercial property sector, there will be a focus on opportunities in:

- Food Stores
- Retail
- Roadside
- Neighbourhood Centres

In the industrial and logistics sector, Godwin will have a focus on opportunities in:

- Trade Centres
- Distribution
- Warehousing

Godwin also work on joint venture projects incorporating one or more of the above sectors.



Our Team



Steve Blackshaw
Property Board - Construction

Steve has over 40 years experience of working in the construction industry for both national and regional contractors where he has held senior positions. Trained as a Quantity Surveyor before then taking Regional Director roles in business development. Steve has spent the last eight years with Winvic Construction Ltd managing the development of retail projects and developing it's medium and high rise residential construction portfolio before joining Godwin as Construction Director.



Ken Carter
Property Board - Construction

Ken is a Fellow of the Royal Institution of Chartered Surveyors and has been in the construction industry for over 40 years. He was a Senior Partner in Gleeds International Management and Construction Consultancy and he worked on commercial and residential property projects totalling in excess of £100 billion. His expertise is extensive including project, contract and cost management services and funding.



Richard Cornes
Managing Director - Developments

Richard has over 35 years experience of construction and property development. Trained as a Quantity Surveyor working for contractors in various sectors, he progressed to hold a main board position at William Davis Ltd for 14 years, leading the residential contracting division. Richard works on the Godwin Advisory Board as well as establishing and managing the delivery process and team.



Richard Johnston
Chief Operating Officer

Richard has over 35 years experience of operations, strategy development and capital raising across a broad range of industries. He has held senior roles in retail banking at NatWest and in a number of management consultancy firms including KPMGs Performance Improvement Practice. Richard is an associate of the Institute of Financial Services, a Member of the Institute of Directors and a visiting speaker at Judge Business School at the University of Cambridge.



Andrew Mitchell
Group Investment Director

Andrew has held senior appointments within GKN PLC and was a senior management consultant with Saatchi & Saatchi. As a venture capitalist with Capital Ventures, he raised equity finance for property and other businesses. He was a Director of the Commission for the New Towns, managing land and property inward investment offices domestically and internationally. Over the last 15 years, he has put together equity and debt packages for property companies and was a partner with Beer & Partners, the private equity firm.



Prof. John Nolan
Advisory Board - Construction

Prof. John Nolan is the President of the Construction Industry Council, a past President of the Institution of Structural Engineers and a Fellow of both that Institution and the Institution of Civil Engineers. He is a Royal Academy of Engineering visiting Professor of Innovation at the University of Birmingham and he is a Chartered Engineer with over 40 years experience in the construction industry. He has been responsible for projects in excess of £300 million.



Stephen Pratt
Group Land Director

Co-founder of Godwin Developments, Stephen has over 15 years experience in the property industry. He has experience of large PRS schemes, retail parks, district centre developments and promoting residential and strategic land across the UK. Stephen has delivered mixed use schemes with blue chip tenants across the UK including key regional cities. Stephen has also provided his development management skills to various property funds on their development sites and property portfolios.



Stuart Pratt
Group Development Director

Co-founder of Godwin Developments, Stuart has over 15 years experience in all sectors of the property industry with a detailed knowledge of development management, land acquisition and development strategy. He works with both the private and public sector identifying and delivering development requirements across the UK for retail, student, hotel, fast food restaurants and residential land. Stuart is also working with a number of housing associations to deliver turn-key packages and land opportunities.



Patrick Tidnam
Advisory Board - Legal, Compliance and Investment Services

Patrick has private and public fundraising experience across various sectors including alternative asset classes for investment products. His professional background includes working in corporate finance as a stockbroker for Capel Cure Myers and Seymour Pierce Butterfield and practising as a corporate lawyer at Alsop Wilkinson and Lewis Silkin in London.





Godwin Capital

T: 0121 516 9508

E: investments@godwindevelopments.co.uk

www.godwindevelopments.co.uk