

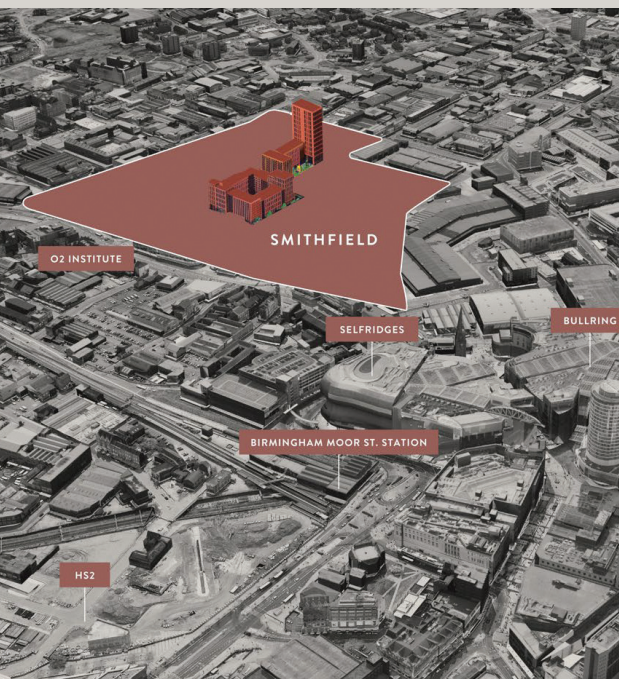
SMITHFIELD LOFTS

Investment Snapshot

INVESTMENT OVERVIEW

INVESTMENT SUMMARY

- ROI (per annum)
 - 8.0% (income)
 - 9.0% (growth)
- Minimum Investment: **£10,000**
- Interest Payments
 - Paid quarterly (income) or
 - Bullet payment on redemption (growth)
- Term: ~30 months



INVESTMENT OPPORTUNITY

DEVELOPMENT:

Smithfield Lofts is a landmark 307-unit residential development in Birmingham city centre, forming part of the £1.9bn regeneration scheme. Located in Digbeth, the scheme benefits from strong demand, proximity to HS2, and premium amenities including concierge, gym and co-working space.

LOCATION:

Located in Digbeth (Eastside), one of Birmingham's fastest-growing districts, within walking distance of the financial core, HS2 Curzon Street and key amenities.

The development sits within the wider £1.9bn Smithfield regeneration, one of the city's most significant transformation projects, set to deliver thousands of new homes, jobs and public spaces, further strengthening long-term demand and growth in the area.

DEVELOPER:

Established in 2007, Prosperity is a Birmingham-based developer with a proven track record of delivering high-quality residential schemes across the UK. The group has completed over 40 projects with a combined GDV exceeding £500m and operates a fully integrated platform spanning development, sales, lettings and property management, ensuring control across the entire lifecycle of each scheme.



PROSPERITY
GROUP



Disclaimer

The information contained in this document has been prepared for guidance purposes only and is subject to change without notice. Whilst reasonable care has been taken to ensure that the information is accurate at the time of publication, no representation or warranty (express or implied) is given as to its accuracy, completeness or reliability. This document is provided on an "as is" basis and neither the issuer nor any of its associated companies accepts any liability for any loss or damage arising directly or indirectly from reliance on the information contained herein.

This document does not constitute an offer to sell or a solicitation of an offer to buy any investment, nor should it be relied upon as the basis for any investment decision. It is not intended to constitute, and should not be construed as, financial, legal or tax advice. Any investment is only available to persons in jurisdictions where it may be lawfully offered and by persons authorised to do so. Prospective investors should seek independent advice from a suitably qualified professional before making any investment decision.

Norwich Office:
Insight House, 7a Alkmaar Way,
Norwich International Business Park,
Norwich, NR6 6BF
Telephone: 01603 268083
Email: info@propertyip.net
www.propertyip.net



CAPITAL STRUCTURE & NOTE ISSUER

The development is funded via a senior secured loan note facility of up to £54.0m, issued by Prosperity Smithfield Square Limited, a dedicated SPV within the Prosperity Group established for the Smithfield Lofts scheme.

The issuer holds the development asset and is responsible for delivery, with repayment supported by contracted unit sales and completion proceeds.

Investors benefit from a first ranking legal charge over the site, together with a debenture over all assets, including cash, contracts and sales proceeds. The structure is further supported by 100% pre-sold units and subordinated sponsor support, providing strong visibility over exit and alignment of interest.

The scheme forms part of the £1.9bn Smithfield regeneration, one of Birmingham's most significant city centre projects, supported by the Crown Estate.

PROJECT METRICS SUMMARY

DEVELOPMENT METRICS

- Gross Development Value (GDV): £90.7m
- Total Units: 307 apartments
- Profit on Cost: c.25%

FUNDING METRIC SUMMARY

- Loan Note Facility: £54.0m
- Loan to GDV (LTGDV): ~59%
- Pre-Sales: 100% sold, exchanged or reserved

SECURITY COVERAGE

- Expected Completion Proceeds: £68.7m
- Loan Facility: £54.0m
- Sales Coverage: 1.27x
- Surplus to Debt: £14.7m

Contracted sales provide approximately 1.27x coverage of the loan facility, equating to a surplus of c.£14.7m before costs and interest, supporting both capital repayment and accrued returns.