



Delivering strong, risk-adjusted returns to
Investors, secured against UK real estate



The Problem



Investing

Volatility in equity markets can cause an increased level of uncertainty to those investors looking for reliable streams of income and capital growth.



UK Housing Market

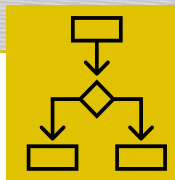
The UK continues to experience a fundamental housing shortage due to a lack of new housing supply coming to the market, and an increasing population.

P1 Millennium offer the solution, by using the strength of the UK housing market to provide investors with **strong risk adjusted returns**



Specialist Lending

P1 Millennium provides mezzanine and equity funding to established Property Development companies. This aids the development of new homes across the UK in low supply and high demand locations.



Diversification

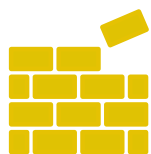
Each investor is diversified across a well-established portfolio comprising more than 50 projects, which provides access to strong income and capital growth at competitive fixed rates.



Security

All loans made by P1 Millennium are secured over property and commercial assets. This provides a high level of security as the loans are backed by tangible assets, reducing the risk of capital loss.

P1 Millennium have a robust, fast and streamlined lending process. Borrowers can proceed quickly and capitalise on financially sound opportunities with good margins.



236,000

New homes built each year (5-year average) vs 300,000 target

The Ministry of Housing, Communities, and Local Government (MHCLG) had a vital goal of building 300,000 homes each year in the UK (which was abandoned at the end of 2022). As a result, there is a considerable disparity between the demand for new homes and the available supply.



£68bn

Value of new homes built each year

Despite the UK falling short of its national homebuilding target, there is a substantial annual investment of nearly £70bn in new homes. This substantial market demands both senior and mezzanine financing options to meet the growing demand.



10%

Number of homes each year built by SMEs

24,000 new homes are built by developers with fewer than 250 employees. P1 Millennium extends its lending services to these developers, ensuring comprehensive oversight of small and medium-sized projects.



200-300

Funding opportunities reviewed each year

P1 Millennium diligently evaluates 15 to 25 funding opportunities on average each month, to determine their potential fit for the portfolio. Following thorough due diligence and assessment by the credit committee, only the most robust opportunities are selected for funding.



£1.1bn

Value of potential finance market available to P1 Millennium

P1 Millennium has determined that the present yearly funding demand, aligned with our lending standards, exceeds twenty times our current annual lending volume.

P1 Millennium – Key Facts

2017

P1 Established

- P1 Millennium is an established boutique asset manager with a successful track record that has shown consistent growth for over 6 years.
- Focus on providing mezzanine and equity lending to high quality, established and profitable developers.

>160

Number of Investments re-paid in full

- All investors have received the marketed returns of their investments.
- We work with high-net-worth individuals, wealth managers, family offices, charities, institutions, pension funds and property investors to deliver attractive risk-adjusted returns.

£360M

Gross Development Value (GDV)

- The size of the loan-book provides diversification and scale across the portfolio, to the benefit of investors.
- Individual loan sizes offer the benefit of scale with manageability. Re-financing is available at later stages on loans.
- 21 developers have been supported so far, across 77 development projects financed since inception.

>150

Years of combined market experience

- Deep sector knowledge with proprietary models and data.
- Working in partnership with property professionals, we provide project financing and consultancy that adds tangible value throughout the project lifecycle.
- The P1 Millennium team maintain strong relationships with developers, brokers, senior lenders and other professionals across the industry, providing the opportunity to leverage these connections for the benefit of investors.

P1 Millennium's investment strategy consists of the structuring of a diverse portfolio of developments, in desirable locations **with robust fundamentals**



1. Location

- Developments primarily located in commuter towns across South-East England



2. Property Type

- Houses or apartments.
- End unit values typically between £400k and £1.5m.
- New builds and conversions.
- Focus on sustainable builds.



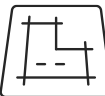
3. Demographics

- End Consumers Social Grade A to C1(ONS)
- Robust and buoyant sector of the market
- Resilience to cost of living and mortgage rate increases



4. Financials

- Total site GDV range £2m-30m
- Loan sizes from £0.5m to £3m
- Loan terms from 12-36 months
- Loan to value up to 80% of GDV
- Loan to cost up to 100%



5. Developers

- Experienced developers with a proven track record of delivering successful developments
- Satisfactory asset and liability position for the UBOs
- Personal and Corporate Guarantees
- ESG aligned principles

The **P1 Millennium Credit Committee** drives sound lending practices and ensure that **appropriate and consistent policies and procedures are established** to manage the credit risk of the company's portfolio of loans.

The Committee's primary purpose is to oversee the credit assessment and approval process of all credit facilities underwritten by the company (and associated entities) and does this by rigorously evaluating credit applications submitted by borrowers. This includes reviewing detailed credit proposals, financial statements, development appraisals, cash flow projections, comparable evidence, Redbook valuation reports and any collateral or guarantees offered by applicants. The Committee will assess the creditworthiness of applicants, considering factors such as their financial stability, repayment capacity, and credit history, in addition to analysis of the development project in question.

The **P1 Millennium Credit Committee Underwriting Policy** serves as a framework that guides the underwriting operations of P1 Millennium and outlines the principles, criteria and procedures the Credit Committee follows when assessing credit facility applications. The policy covers multiple themes such as (but not limited to):

- P1 Millennium's Underwriting Principles and Commitment to our Investors
- Project Feasibility Assessment Criteria, Analysis and Due Diligence
- Market and Economic Condition Assessment
- Loan Portfolio Diversification
- Risk Mitigation
- ESG Standards



Effective risk mitigation is not just a component of P1 Millennium's operations; it **is the cornerstone upon which our business model is built**

Our commitment to robust risk management practices extends across all parts of our organization, from investment decision-making to client relations and operational processes. This dedication to risk mitigation not only safeguards our investors and enhances their returns, but also instils confidence across all our stakeholders, ensuring the long-term sustainability and success of our business.

Risk is a dynamic and ever-evolving aspect of the investment landscape and so our risk mitigation strategies are designed to be agile and adaptable, capable of swiftly responding to any emerging risk and evolving opportunities. Fundamental aspects to our risk mitigation include:

1

All loans are asset backed and secured against UK property.

2

Target amount loaned is up to 80% of the Gross Development Value (often lower).

3

We hold legal charges on all assets, so in the event of a development running into problems, we have the legal right to step in and take control of the asset.

4

All assets are UK property. We also take personal and corporate guarantees from the developers.

5

We use independent valuations and independent solicitors.

6

We stress test against the global financial crisis. Property values in southeast England declined by circa 19%.

7

The security is held by a non-trading, bankruptcy remote security trustee that holds the security for the benefit of the investors.

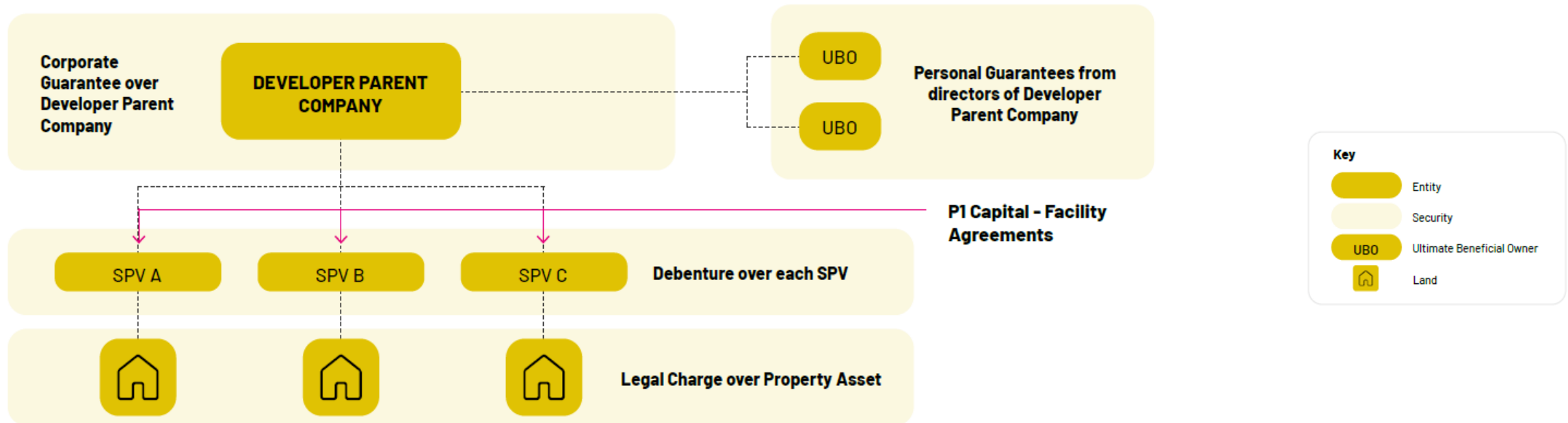
8

We conduct extensive due diligence and in-depth analysis on every loan, using both independent external data and proprietary in-house data and modelling.

Each loan P1 Millennium makes is made into a ringfenced entity – a special purpose vehicle (SPV). Each loan benefits from a comprehensive legal security suite

Every loan that P1 Millennium makes is backed by the following legal security suite:

- **Facility Agreement:** legally binding agreement between lender and each SPV (borrower) that receives funding.
 - **Legal Charge:** enables the lender to take ownership of the legal title over the land if an event of default occurs.
 - **Debenture:** enables the lender to appoint an administrator/receiver to control the SPV that is running the development.
 - **Corporate Guarantee:** provides a guarantee from the developer's parent company to repay the amounts lent.
 - **Personal Guarantee:** provides a personal guarantee from the ultimate beneficial owners of the developer to repay the amounts lent, with the ability to enforce a 28-day statutory notice for bankruptcy to repay.
- All security is held by the non-trading independent security Trustee, P1 Millennium Partners Limited.



P1 Millennium is committed to upholding the highest Environmental, Social and Governance (ESG) standards in its decision-making and we believe that ESG factors are essential not only to **our long-term success**, but the success of our borrowers and their property development projects.

This commitment influences all aspects of our business and fosters responsible corporate citizenship. We perform extensive due diligence on the borrowers we fund, ensuring they also have adequate ESG policies in place that are aligned to our own principles.

Environmental

Buildings are currently responsible for around 39% of global emissions, split across operational emissions (such as from the energy that is required to heat, cool and power the buildings) and emissions from their construction and materials used in their development. P1 are conscious of the footprint from our operational emissions and those arising indirectly from lending activities and therefore we:

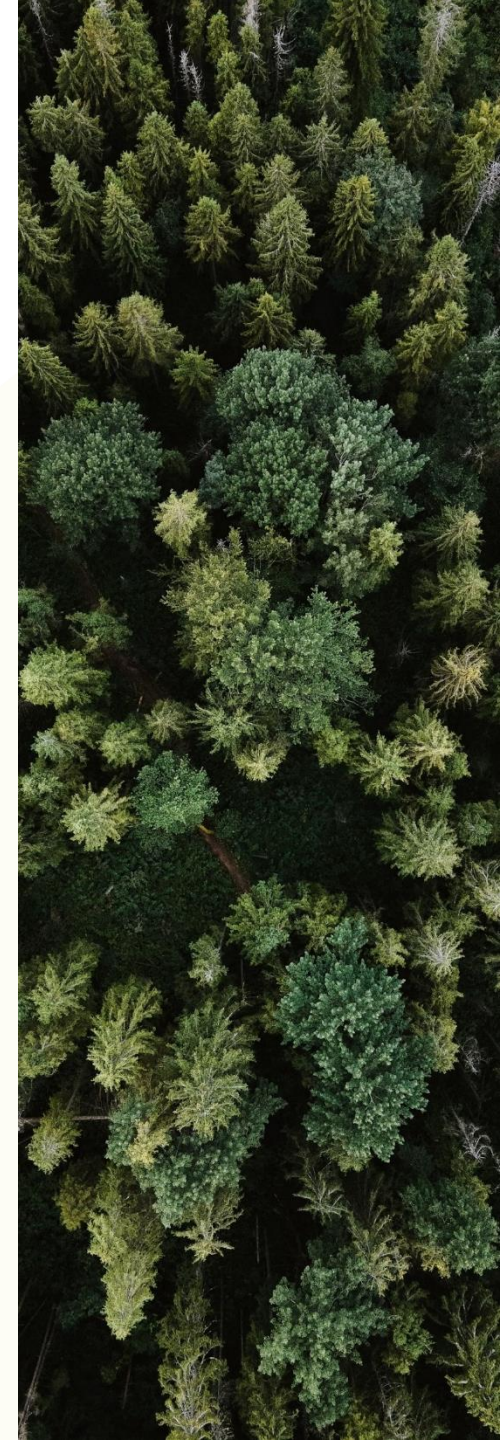
- Ensure that the developments we fund meet all minimum EPC and building regulation requirements
- Look favourably on developers who build sustainable products that include commitments such as:
 - Installation of ground/air source heat pumps and solar panels (no gas or gas boilers)
 - Ensuring units are highly insulated
 - Provisions for Electric Vehicle charging points
 - Ensuring appliances and systems have high EPC ratings (B or higher)
 - Reclaiming as many materials as possible from the scheme for reuse
 - Pollution prevention and control during construction

Social

By ensuring fair labour practices, workplace safety (both in the office and on-site at developments), diversity and inclusion initiatives and community engagement both within P1 and with the developers we partner with. We aim to contribute positively to the well-being of all our stakeholders.

Governance

Good governance is a fundamental aspect to maintain transparent, ethical and accountable business practices. Our commitments include transparent and open communications with stakeholders and investors ensuring accountability, maintaining a board of non-executive directors with relevant expertise and diverse backgrounds, and embracing effective risk management practices and compliance oversight across all business activities.

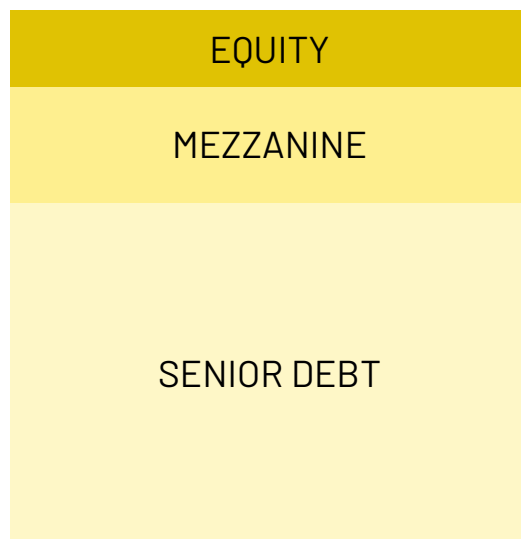


P1 Millennium specializes in conducting **comprehensive due diligence** and ensuring **robust security measures** within all credit opportunities that we engage

Every potential credit opportunity is tested to assess its viability and risk, using data from multiple external sources, as well as being analysed using proprietary in-house modelling and data. Through a rigorous due diligence process, the P1 Millennium team perform a comprehensive feasibility analysis of proposed development projects, which involves an in-depth evaluation of various factors related to the development project to determine its financial viability and associated risks. We meticulously examine financial records and constantly conduct analysis of market and economic conditions to inform our decision making.

Moreover, P1 Millennium places paramount importance on safeguarding clients' investments, implementing state-of-the-art security protocols to protect sensitive financial information and ensure a trustworthy and secure investment environment.

Capital Structure of project



← P1 Millennium
Investment Focus

Funding Opportunities Received



■ Early Rejections ■ Stage 1 DD ■ Stage 2 DD
■ Stage 3 DD ■ Credit Committee ■ Investment

P1 Millennium Portfolio Overview

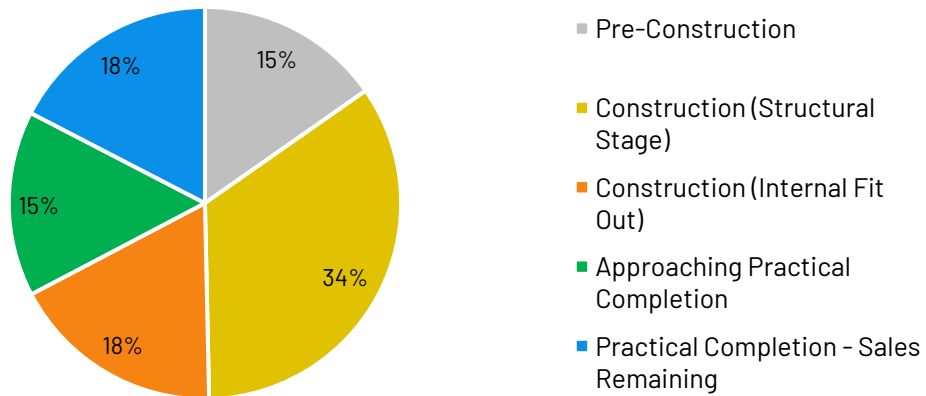
54 live Property Development Projects

Total Estimated GDV of Developments: **£363.5m**

16 different developers we are currently working with

225 New Opportunities Reviewed in 2023

**Approximate Stage of Developments
(% of total)**



The P1 Millennium Portfolio is constructed to provide **multiple layers of diversification**

We continuously ensure that our loan portfolio is diversified to provide added protection and mitigate concentration risk for our investors. Diversification is achieved via several avenues such as:

- Ensuring a variety of types of property development, with a mixture of sizes and unit splits (apartments/houses/bungalows).
- Funding a variety of SME developers and building long term strategic relationships with developers that deliver high levels of success.
- Differing loan durations with staggered start and end dates, mean that new loans are being funded and completed projects are repaying monthly. This provides stability against any short-term fluctuations in the UK housing market.
- Having developments spread across different micro locations, whilst considering the overall strategy of P1 Millennium to focus on developments in the South-East of England, where there is strong demand and a continued lack of supply.



A consistent pipeline of new funding opportunities ensure that
only the strongest opportunities are funded

New funding opportunities are reviewed on a daily basis and are subject to a rigorous selection process. Projects must pass through multiple rounds of due diligence including a forensic analysis by the P1 Millennium Credit Committee before being eligible for funding.

New build residential properties consistently achieve a sales premium over existing housing stock, with new builds constructed to comply with minimum ESG standards and EPC (Energy Performance Certificate) ratings, as well as being designed to include elements that are desirable to current homebuyers, such as having electric car charging access and dedicated spaces for home working.





Who Invests in **P1 Millennium**?

P1 Millennium has a diverse investor base which is made up of both UK based and International Investors. It is comprised of the following key groups:

Principle and Employee Capital



High Net Worth Investors



Pension Funds



Family Offices



Charities



Self-Certified Sophisticated Investors



While individuals can self-certify their status as sophisticated investors or High-Net worth, it is essential to understand that product providers and financial institutions have responsibilities and obligations under FCA rules. They must conduct due diligence to ensure that their products are suitable for the investors they are targeting, which is at the forefront for P1 Millennium.

Investors in P1 Millennium can utilise multiple routes to investment, including bespoke structures, ensuring any operational hurdles are mitigated

P1 currently offer the following routes to investment:

Listed Bond

- This debt security is listed on the Frankfurt Stock Exchange of which we currently have one listed bond, issued by P1 Finance PLC. This is the path that some institutional investors take to invest in P1 Millennium, such as an International Pension Fund that is invested in P1 Millennium via this route.

Unlisted Bonds

- These are debt securities that are not listed or traded on any recognised stock exchange. Security is provided against the full P1 Millennium portfolio. We have a range of unlisted bonds for investments of 1, 3 or 5 years, which are both UK domiciled and Isle of Man domiciled (for International Investors). We issue unlisted bonds as both Income (quarterly interest payments) and Growth.
- Our unlisted bonds currently offer the following fixed return investments:
 - 1 Year at 7% per annum
 - 3 Years at 8% per annum
 - 5 Years at 10% per annum

Loan Notes

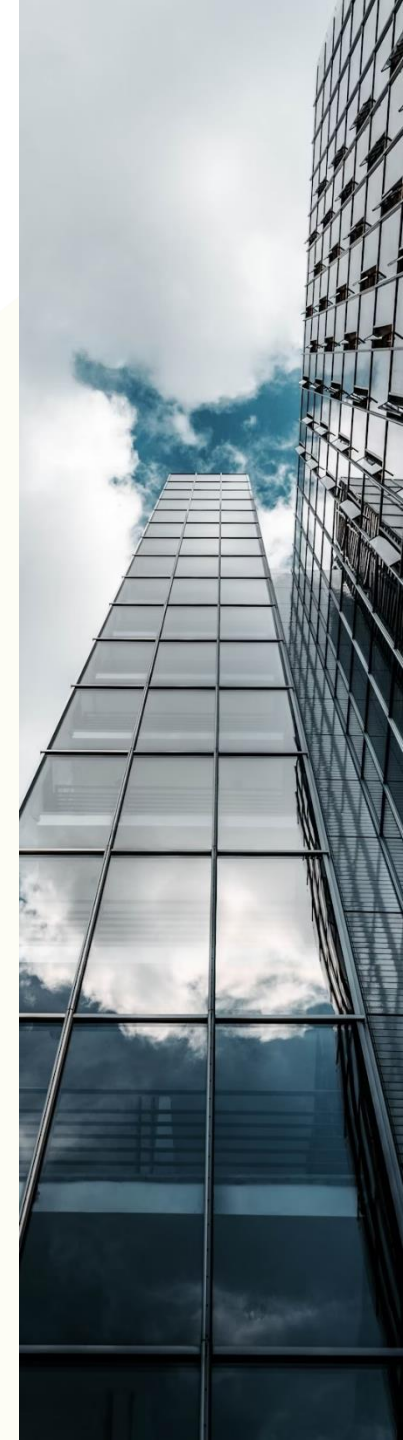
- Loan notes are financial instruments which detail when a loan must be repaid by the borrower and what interest is payable to the lender. We offer bespoke loan notes to investors, which can be created for timeframes outside of the standard 1, 3 and 5 years of the unlisted bonds. Loan notes provide security against the full P1 portfolio.

Managed Accounts – Assignment of Loans

- P1 Millennium can offer a bespoke fully managed special purpose vehicle (SPV) option where investment is made directly into the SPV and is typically used to invest into specific projects with security for these projects assigned directly to that SPV.

Regatta Financial Solutions

- A subsidiary of P1 Millennium, which offers an IHT solution to mitigate tax liabilities on death by utilising Business Relief.



P1 Millennium ensure a smooth onboarding for investors by having a **clear process, delivering exceptional service** by being **on hand at every step** ensuring timely responses and assistance



1. Investor Introduction

At the onset of the onboarding process, the investor/advisor will provide the following information to P1 Millennium:

- Name of the Investor and their email address
- Product they're subscribing to (1-, 3- or 5-year Bond / Growth or Income / UK or Offshore / Loan Agreement etc...)
- Investment amount and currency



2. Subscription Document

The P1 Millennium Investor Relations function will send the relevant P1 Millennium subscription document to the investor via DocuSign to check, sign and return.



3. KYC/AML/PEP

The Investor will be sent a link from P1 Millennium's third party verifier – Credas. The investor will need to follow the instructions from the link to verify their identity and for the relevant KYC/AML/PEP checks to take place, per current regulations.



4. Bank Details

These will be sent to the Investor in a separate document for them to make the transfer.



5. Issuance of Bond Documents

Once funds have been received, a Bond Certificate/Loan Agreement will be issued to the investor (depending on investment route). Investment commences the first working day after funds are received.



6. Portal

Login details to the P1 Millennium Investor Portal will be provided to the Investor. They can log-in and see the value of their investment at any time.



7. Other

Investment via Regatta Financial Solutions is managed by P1 Millennium and Consortium (the Administrator). The onboarding process for investments via Managed SPVs may also differ from the above.

P1 Millennium Management Team

Christon Burrows – Chairman

Christon qualified as a Barrister-at-law in 1996 and has spent the last 20 years in the finance industry, investing in numerous property transactions. Prior to P1 Millennium, Christon set up Lucidus Capital Partners LLP, a credit hedge fund manager and has helped raise over \$3 billion of assets from institutional investors.

Martin Kaye – CEO

Martin, Founder and CEO of Millennium Group, boasts 30+ years in real estate, spanning global markets. Notable for high-profile acquisitions and partnerships, he's recognized for strategic expertise and extensive networks across Asia and the UK.

Lydia Sayers – CFO

Lydia qualified as a chartered accountant whilst working for Ernst and Young. Since then, she has acquired a range of experience in the lending and asset management sectors, in both operational and finance roles within Bank of America Merrill Lynch, Lumyna Investments, and Aldermore Bank PLC. Lydia has extensive experience of structuring and transacting solutions for complex financing requirements, as well as managing our robust finance and accounting function.

Peter Easterbrook – COO

Peter is an operations and project management strategist who partners with CEO's, executives, and solopreneurs to grow their personal and professional brands. After nearly two decades working in operations and project management for multimillion pound brands and start-ups, Peter knows what truly drives business success.

Steve Lydon – Business Development

Steve, General Manager at Millennium Group in Singapore, drives business growth by nurturing existing relationships and exploring new opportunities in APAC. With expertise spanning investment, asset, and property management across various sectors, he transitioned from UK real estate to Singapore in 2023.

P1 Millennium Management Team Continued

Luke Breen – Real Estate

Luke qualified as a Chartered Surveyor in 2009. Before joining P1 Millennium, he was Head of Investment and Asset Management for Poly Global. Prior to his time there he was a Director of APAC Investors at BNP Paribas Real Estate, having worked in Hong Kong for a number of years. Luke has extensive experience in originating, underwriting, transaction management, and thereafter the asset management of complex real estate investments and developments across the UK, with a focus on London and the Southeast.

Samuel Starr – Analysis and Development

Sam graduated from the University of Leeds in 2015 with an integrated master's degree in mathematics and has since held a variety of roles across the asset management sector. These include positions at UBS, State Street Global Advisors and Lumyna Investments, with particular focus in operations, data analysis and financial security valuation across both vanilla and alternative assets.

Marcus Bateman – Investor Relations

Marcus is a graduate from Bath University and moved to Henley-on-Thames to represent the Great Britain Rowing Team in 2005 to 2012. After competing on the water, Marcus started his career at Henderson Global Investors in Operations and most recently launched the debenture model in 2017 as Membership and Relations manager at Wentworth Club.

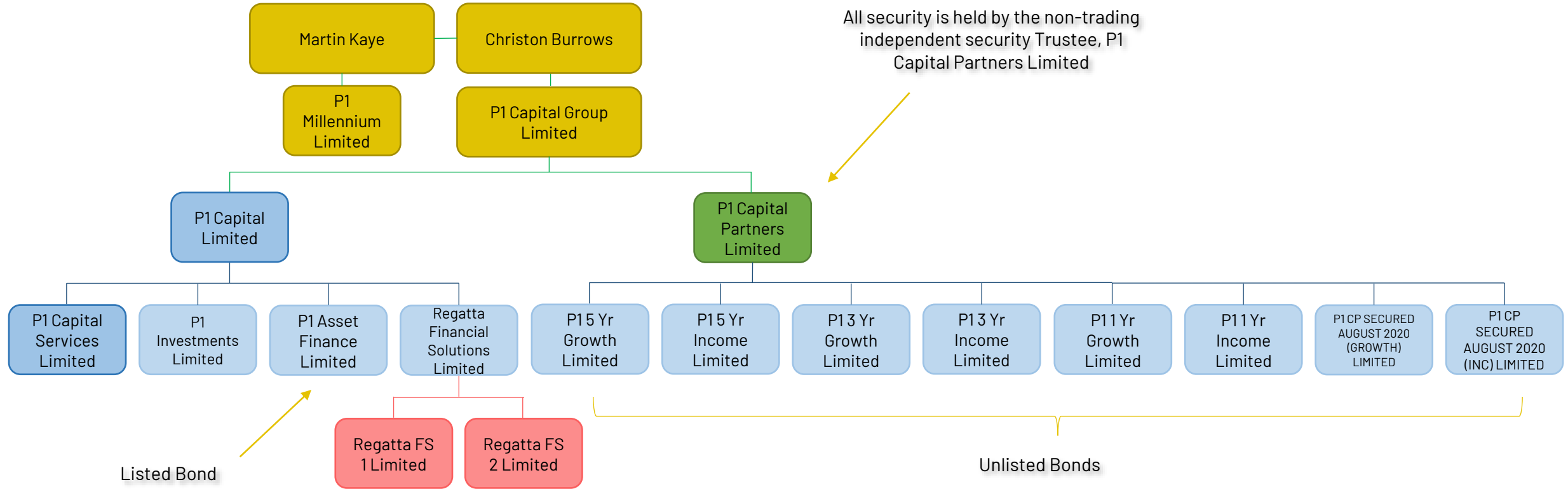
Richard Vbranch – Distribution

Richard read Law at the University of Southampton and following his graduation, worked in sales for 10 years within a boutique recruitment firm in London. He has spent the last 8 years in multiple roles across retail distribution for Octopus Investments' tax business, most recently leading the London based Sales and Customer teams.

Don McClumpha – Non-Executive Advisory Board Member

Don is a 40-year veteran of the financial services industry. The bulk of his career was spent at ICAP and latterly TPICAP, a FTSE 250 Company, with annual revenues in excess of 2 billion pounds. His roles during that time included, Chief Operating Officer of the Global Broking Business, CEO of the Asia Pacific Business, and CEO of the EMEA Global Broking Business.

Organisation Chart – P1 Group UK



P1 CAPITAL | MILLENNIUM
GROUP