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.

45 projects supported creating an estimated development value of

£300 million

8.7%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

c14000 jobs created

The Key, Bath Lane, Newcastle Helix, Newcastle upon Tyne NE4 5TQ
Telephone: 0191 222 0099 | Email: info@tieronecapital.co.uk | tieronecapital.co.uk

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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

OUR CLIENTS

DEVELOP NORTH

c£92m
investments made

75% **of funds deployed in the north east of England region,**

15%
across Scotland

OUR TEAM



Ian McElroy
Director



Jess Swindells
Director



Andrew Cawkwell
Chair of Credit Committee



Brendan O'Grady
Head of Fund Management



Paul Crawley
General Counsel

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*All information provided is for the period 1 June 2018 to 30 November 2026



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