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Invest in the South West

High yield property investments with one of the UK's leading housebuilders and regeneration specialists.





Important notice to investors

This document provides summary information in relation to a programme for the issuance of investments set out more fully in an Information Memorandum issued by Acorn Property Group (the "Company") which is available from www.acornpropertyinvest.com

The content of this promotion has not been approved by an authorised person within the meaning of the Financial Services and Markets Act 2000 (FSMA). Reliance on this promotion for the purpose of engaging in any investment activity may expose an individual to a significant risk of losing all of the property or other assets invested. This document is exempt from the general restriction in section 21 of the FSMA on the communication of invitations or inducements to engage in investment activity on the grounds that it is made solely to:

- Certified High-Net-Worth Individuals within the meaning of article 48 of the Financial Services and Markets Act 2000 (Financial Promotions Order) 2005 (the "Order");
- Certified Sophisticated Investors within the meaning of article 50 of the Order;
- Self-certified Sophisticated Investors within the meaning of article 50A of the Order; and Investment professionals within the meaning of article 19 of the Order.

Any person who does not fall into one or more of the categories above should not rely on this document and should not attempt to make an investment in the Company in the manner described herein.

Please contact an appropriately authorised and experienced financial adviser if you are in any doubt as to what action you should take. Investments in the Company will only be accepted where sufficient evidence that you meet one or more of the above criteria can be obtained and where it can be determined that this is an appropriate investment for you.

KEY RISKS OF INVESTMENT

Invested capital is at risk and Investors may not get back the amount originally invested. Returns on the investments described herein are not guaranteed. Prospective Investors should note that past performance is not necessarily an indication of future performance. The tax benefits of the Investments will vary according to your personal circumstances.

The Acorn Property Invest products are available solely to experienced investors who are certified as Sophisticated, High-Net-Worth or Professional Investors and have the knowledge and experience to make their own investment decisions. The value of the Investments can go down as well as up and if you invest you might not get your money back and there can be no guarantee that the rates of interest set out herein will be paid. Investments are high risk and illiquid, your capital is at risk and returns are not guaranteed. You should read the projects Information Memorandum in full before deciding whether to invest and bear in mind the risks of investing in any investment that we offer.

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The numbers

27

Years of
excellence

125+

Developments
completed

1,700+

Homes being
built

5

Offices in
the UK



2023 ★★★★★ feefo^{co}
Gold Trusted Service Award

About us

Since its inception, Acorn Property Invest has provided opportunities for qualifying investors to diversify their portfolios through exclusive property investments. The introduction of this new division has empowered Acorn to expand its design-led property developments and promote accelerated growth throughout the South West of England and South Wales.

In 2022 Acorn Property Group:

- Obtained **£85,379,402** in development funding
- Acquired a turnover of **£108,232,537**
- Sold **230+** new homes
- Repaid **£102,938,119** to senior, mezzanine and equity debt investors
- Was certified **Operationally Carbon Neutral** for 2021
- Concluded with a current development pipeline of **£1,245,428,099** over **44** developments



Hope House - Bath

A developer with a proven track record

Acorn Property Group is one of the leading medium-sized housebuilders in the UK. With a notable presence in the South West of England and South Wales, Acorn has built an enviable reputation for its unwavering commitment to quality, craftsmanship, and personalised service.

Since its establishment in 1995, Acorn Property Group has delivered over 125 cutting-edge developments, comprising a diverse collection of residential and mixed-use projects. Through its ability to adapt to changing market conditions, Acorn has demonstrated, time and again, its capability to deliver exceptional results consistently, positioning itself as a leader in the market. And thus, earning the trust and confidence of its funders and customers alike.



125+

Developments completed

1,700+

Homes being built

5

Offices in the UK

A focus on the South West

The South West is a prime property investment location due to its high value, high demand, economic infrastructure, and unspoilt landscape.

After a period of strong growth during the pandemic, subsequent economic challenges have led to a slowdown of the property market, however a report by Savills highlights there will be significant regional and local variation in market performance. Regionally, there will be greater capacity for growth in less affordability constrained markets. Many of Acorn's pipeline sites are in locations likely to benefit from this market outperformance.

Additionally, home mover and cash buyer sales are expected to be more robust. The typical buyer of an Acorn home is less likely to need mortgage finance, and therefore Acorn's sales volumes are likely to perform more strongly than the wider market.



How we fund our developments

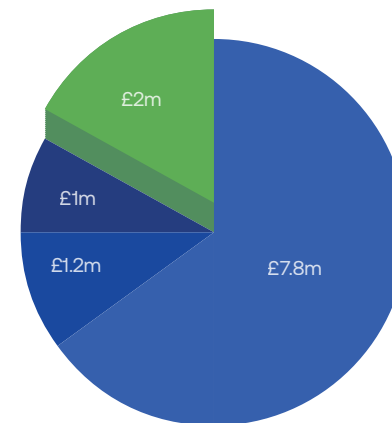


Traditionally, build projects of this scale were funded exclusively by banks and institutional investors. However, the Internet has opened up this market to a much wider audience of private investors.

Funding for the project will comprise standard bank loans, mezzanine funding and equity provided by Acorn Property Group. The mezzanine funding will come from investors' capital, in the form of Loan Notes.

Acorn typical funding structure

Each site's funding requirements are different but, in this example, a project has a total cost of £10 million and a Gross Development Value (GDV) of £12 million. Acorn would therefore realise a profit of £2 million or 20% of cost, which is in line with industry standards.



GDV of £12,000,000

- Standard bank funding (65%)
- Mezzanine funding (10%)
- Acorn's equity (8.3%)
- Profit

- Of the £10 million costs, standard bank loans of £7.8 million (65% of the GDV), secured by a first legal charge on the property, would provide the bulk of the funding.
- Mezzanine funding would provide £1.2 million (10% of the GDV).
- Finally Acorn Property Group would invest the remaining £1 million (8.3% of the GDV) in the form of equity.

Meet the team

Since forming Acorn Property Group in 1995, we have completed numerous award-winning projects and grown to become one of the UK's most successful medium-sized housebuilders. We take a unique approach to each project, creating design-led developments that enhance their environment and meet the needs of the local community.

We launched Acorn Property Invest to help investors diversify their portfolio by offering a new way to invest in the vibrant UK property market. Demand for high-quality, sustainably-built rural and coastal property is growing in the South West, where we are focused. With this trend set to continue, we look forward to sharing our success with our investors.



Romy Summerskill
Founder & Executive Chairman



Romy Summerskill
Founder & Executive
Chairman



Melanie Omirou
Executive Group
Managing Director



Duncan Rothwell
Group Commercial &
Project Director



Rickard Eriksson
Finance Director



Julian Hampson
Design Director and
Sustainability Ambassador



Dane Cummings
Head of Commercial
Property

How to get in touch

Acorn Property Invest values your feedback and believes in personal relationships. If you have questions or comments, please get in touch.

Acorn's friendly and knowledgeable investor services team is available Monday through Friday, 8:30am - 5pm.

Phone: [+44 0203 858 9881](tel:+442038589881)

Email: investor.services@acornpg.org

Address:

1 Frederick Place London,
N8 8AF United Kingdom

We look forward to hearing from you!



Reviews

Acorn Property Invest has collected reviews from verified customers on Feefo to provide an honest insight into what clients think of their experiences with the company.



200% satisfaction! Another great offer from a highly professional company.



Communications clear and relevant throughout. Efficient, timely, and courteous updates.



Good service, provided me with all the details I needed to feel safe making an investment.



Very helpful and always on hand with up to date information when needed. Very happy and this is now our 5th investment with Acorn this year.



I have been with Acorn for nearly 9 months. In this short period I received the quarterly interest in time, if not a day or two before.



Great company to do business with. Payments on time or even early. Had no need to contact the administration department as all activities are exemplary.



A great opportunity to get into the property market from a different angle. High quality product makes it attractive.



Excellent service from start to finish. Very polished and always professionally handled.



Excellent service, very responsive and helpful across several departments, from the Investment Advisor to the Finance Director.

