

# The Acorn Loan Note

Term Sheet



2023 ★★★★★ feefo<sup>co</sup>  
Gold Trusted Service Award





# Important notice to investors

This document is exempt from the general restriction in Section 21 of the Financial Services and Markets Act 2000 on the communication of invitations or inducements to engage in investment activity on the grounds that it is made to 'investment professionals' within the meaning of Article 19 of the Financial Services and Markets Act (Financial Promotion) Order 2005 (FinProm); persons believed on reasonable grounds to be 'certified high net worth individuals' within the meaning of Article 48 FinProm; persons who are 'certified sophisticated investors' within the meaning of Article 50 FinProm; and persons who are 'self-certified sophisticated investors' within the meaning of Article 50A FinProm.

Please ensure you read the Information Memorandum ("IM") in full, in conjunction with this Term sheet ("TS"), including the FAQs and the KEY RISKS.

If you are in any doubt about the contents of this document, we strongly recommend that you consult and seek advice from an authorised person who specialises in advising on the acquisition of equity and debt securities, and is authorised under the Financial Services and Markets Act 2000 ("FSMA"). An investment in APG PI LIMITED (the "Company", the "Issuer") with Company Registration number 14545034 will not be suitable for all recipients of this IS and the accompanying IM.

The purpose of this TS is to provide information to individuals who have expressed an interest in the possibility of investing in Loan Notes (the "Loan Notes") issued by the Issuer.

An application form to subscribe for Loan Notes will only be provided to persons:

a) who can evidence to the Directors of the Issuer that they are either:

- (i) certified as a 'high net worth individual',
- (ii) certified as a 'sophisticated investor',
- (iii) self-certified as a 'sophisticated investor', in each case in accordance with the FCA's Conduct of Business Sourcebook (COBS), Chapter 4.7;

b) who are pension fund trustees investing pension money, where the beneficiary of the pension would otherwise be entitled to invest in accordance with the terms of this invitation (referred to herein as "Potentially Eligible Investors").

Potentially Eligible Investors should consider carefully whether an investment in Loan Notes is suitable for them in light of their personal circumstances and the KEY RISKS noted in the accompanying IM.

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Nothing in this document shall be construed as the giving of investment advice by the Issuer or any other person. If you are in any doubt as to whether to invest in the Loan Notes described herein, you should consult an independent financial adviser ("IFA") who is qualified to advise on investments of this nature.

This TS does not constitute a prospectus to which the Prospectus Rules of the Financial Conduct Authority apply. This TS has not been approved by the Financial Conduct Authority or any other regulatory body. You should ensure that you have read and understood all of the accompanying IM before applying for a Loan Note.

The distribution of this document in certain jurisdictions may be restricted by law, and therefore persons into whose possession this document comes should inform themselves about, and observe, any such restrictions. Any such distribution could result in a violation of the law of such jurisdictions.

APG PI LIMITED will issue the Loan Notes to fund the delivery of various development sites being developed by subsidiaries of the Issuer.

# Investment summary

Acorn Property Invest, the innovative fundraising arm of the Acorn Property Group, is excited to announce the launch of a new investment opportunity - a secured loan note with attractive return possibilities. The two-year term loan note, targeted towards those looking to diversify their investment portfolio, offers a 10% quarterly payout, or a deferred 12% option. With a minimum investment requirement of £20,000, this unique opportunity aims to raise £20 million. The security of the loan note is provided via a second charge/debenture, reinforcing our commitment to ensuring our investors' capital is well-protected while earning lucrative returns.

## Investment highlights

- Short term investment opportunity
- Loan note term of two years with either income and deferred interest options
- Minimum investment of £20,000
- Returns from 10% to 12% per annum\*
- Corporate guarantee from APG Strategic Developments Limited supported by a Debenture over the assets of the Company.

<b>Target raise</b>	£20,000,000
<b>Minimum investment</b>	£20,000
<b>Annual rates of return*</b>	10% to 12%
<b>Term length</b>	2 years

# Example returns

Demonstrating returns from a £100,000 investment

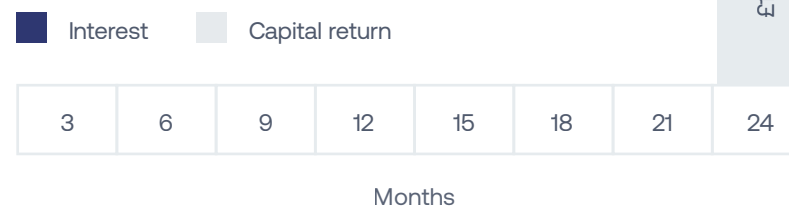
## 2 year income\*

10% per annum fixed rate loan notes with simple interest payments paid in arrears quarterly.



## 2 year deferred\*

12% per annum fixed rate loan notes with simple interest to accrue annually and payable on the redemption date.



\*Returns are not guaranteed. Please ensure you read the Information Memorandum in full, including the FAQs and Key Risks.



# Example Developments







# Green Park

## Chillington, South Devon

- Site Purchased
- Reserved Matters Planning Permission has been achieved – planning ref: 17/1640/FUL
- Senior debt funding has been obtained; work to commence in Spring 2023

<b>Number of units</b>	<b>Phase 1</b> 17 <b>Phase 2</b> 23 <b>Affordable Housing</b> 22
<b>GDV</b>	<b>Phase 1</b> £12,095,000 <b>Phase 2</b> £15,050,000 <b>Affordable Housing</b> £4,500,000

### The Site:

The new affluent development will comprise of 3 and 4 bedroom open market houses along with affordable 1 and 2 bedroom apartments and 2 and 3 bedroom houses.

Chillington is a pleasant Devonshire town located in the South Hams district on the edge of the South Devon Area of Outstanding Natural Beauty. It is located on the A379 between Kingsbridge and Stokenham and in close proximity to Slapton Sands, Kingsbridge Estuary and Salcombe making it a popular place to live.





# Hazle Green

## Urchfont, Wiltshire

- Site Purchased
- Full planning – planning ref: 19/11986/FUL)
- Senior debt funding has been obtained
- Construction has commenced

<b>Number of units</b>	<b>Phase 1 (Private residential)</b> 9
	<b>Affordable Housing</b> 4

<b>GDV</b>	<b>Phase 1</b> £7,220,000
	<b>Affordable Housing</b> £860,000



### The Site:

The proposed development will provide 13 new homes within an attractive landscaping setting. The dwelling types will range from two-bedroom to four-bed detached homes to be delivered by way of both private residential (9 units) and affordable housing (4 units).

It is Acorn's intention to provide a distinctive and attractive development which responds to the character of the surrounding context; respects the existing woodland and other landscaping features; and is considerate of the surrounding natural and built landscape and the local community.







# St Leonards Quarter

## Exeter, Devon

- Site Purchased
- Detailed Planning Permission has been achieved
- One third of the site has been presold
- Work has commenced on site and marketing suite has been erected

<b>Number of units</b>	<b>Phase 1</b> 73 <b>Phase 2</b> 46 <b>Affordable Housing</b> 41
<b>GDV</b>	<b>Phase 1</b> £35,772,800 <b>Phase 2</b> £22,578,000 <b>Affordable Housing</b> £6,800,000 <b>Other Income</b> £5,367,500

### The Site:

This site covers circa 8 acres and commands an enviable position in the heart of the sought after area of St Leonards, approximately 1 mile from Exeter City Centre, and will see the redevelopment of the former academy site, delivering new houses, a new 68-bed Care Home and 61 Assisted Living apartments together with landscaped public realm..

Offering fantastic views of the Holden Hills to the south, it immediately overlooks the weirs of the Exe River. Access is taken directly from Topsham Road which is one of the main routes into the City Centre.





# The Old Printworks

## Frome, Somerset

- The site is being developed in Joint Venture with the landowner
- Outline Planning Permission has been achieved
- Senior debt funding has been obtained
- Construction has commenced on site; Phase 1 works complete and 100% sold and Phase 2 construction is well under way and 78% sold

<b>Number of units</b>	<b>Phase 1</b> 51 <b>Phase 2</b> 62 <b>Phase 3</b> 38 <b>Commercial</b> 2
<b>GDV</b>	<b>Phase 1</b> £18,202,350 <b>Phase 2</b> £20,801,500 <b>Phase 3</b> £14,055,000 <b>Affordable Housing</b> £914,940

### The Site:

The proposed development includes a mixed use scheme of housing, a neighbourhood centre, open space and associated works. The development includes 158 residential dwellings and a neighbourhood centre with a commercial floorspace of 4,815 sqft comprising of 2 units.

Frome is a market town located in Somerset at the eastern end of the Mendip Hills, on the River Frome. The town centre is served by a range of services and facilities and is known for its strong independent retailing sector.







# Gatcombe Orchard

## Wrington, Somerset

- Site purchased
- Detailed Planning Permission has been achieved
- Senior debt funding has been obtained
- Construction has commenced on site



<b>Number of units</b>	<b>Phase 1</b> 34 <b>Affordable Housing</b> 3
<b>GDV</b>	<b>Phase 1</b> £22,951,000 <b>Affordable Housing</b> £648,423

### The Site:

Gatcombe Orchard will provide 37 new homes within an attractive landscaping setting. Dwelling types will range from two-bedroom to four-bed semi-detached, detached and terraced homes to be delivered by way of both private residential (35 units) and affordable housing (3 units). The nature of this brownfield land parcel with potential improved connections to the local village amenities creates an opportunity for residential redevelopment which would enhance the site and provide a benefit to the setting of the adjacent village.



