



WESTBROOKE
ASSOCIATES

YOUR GATEWAY TO SMARTER INVESTING

DESIGNED FOR
TODAY'S MARKETPLACE



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WHY WESTBROOKE ASSOCIATES?



Westbrooke Associates comprises a team of independent and experienced agents and compliance executives with extensive backgrounds in the financial sectors of London and Gibraltar.

With over 200 years of combined industry experience, we founded our company in the post-pandemic era to offer sound investment opportunities in corporate equity. We offer access to a range of high-performing investment opportunities with excellent track records.

In recognition of our standards and performance, Westbrooke Associates has been honoured with two industry awards, reflecting our commitment to transparency, product quality and client service.

Our offices in Gibraltar and the UK provide access to investment opportunities with an excellent track record, focusing on areas such as sustainability, the environment, lifestyle, health and well-being and digital financial markets.

Specifically targeting investments that are relevant to today's market, we streamline the entire process to ensure a cost-effective and sound option, generating attractive risk-adjusted returns and a positive experience for our clients.

We aim to create excellent market penetration and promote affordable, accessible, and rewarding investment opportunities with strong financial plans for long-term growth. Our range of investments includes early to medium-growth enterprises, which have robust operational processes and a skilled and reputable management team behind them.

As the official agent for the companies listed on our website, we provide all the necessary documentation for each investment opportunity. We also arrange for potential investors to speak with the management team or directors of each company either by phone, Zoom or in person.

All investments made by our clients are paid directly to the company they are investing in and all returns are paid directly from the company to the investor.

Our team of experts provides all the information and trading technology needed to make informed investment decisions. Register with us today to start matching your investment criteria.

OUR STORY



NO HIDDEN INVESTOR FEES

Westbrooke Associates believes in a clear and transparent pricing structure and as such there are no fees or annual charges on any of the investments made.



TAX RELIEF

We promote investment opportunities with a range of tax relief options. Each opportunity pre-qualifies for the UK government scheme.



PROFESSIONAL SERVICE

Our clients enjoy peace of mind with technical assistance, support and expert guidance surrounding the entire investment process.



TARGETED INVESTMENTS

Invest in strong financial opportunities that can lead to long-term growth. Expert institutional investors are at the heart of Westbrooke Associates.



ENHANCED DUE DILIGENCE

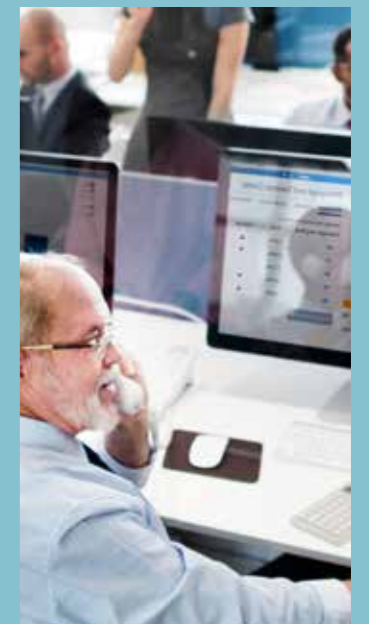
Our expert analysts conduct thorough due diligence on all of our opportunities. We ensure our clients are comfortable with their investments.



REGISTER TODAY

Join our network of investors today. Both current and potential investors can stay up to date, receive information, links and related content.

OUR POLICY



OVERVIEW

EIS

The Enterprise Investment Scheme's (EIS) centrality in the equity funding market for Small and Medium Enterprises (SMEs) is demonstrated by the fact that it has survived famously volatile governments throughout that time, but it's also a testament to the scheme's importance in helping UK companies grow.

With the Chancellor recently stating that SMEs, "are the champions of small enterprises and the entrepreneur," more and more people slowly realise what the EIS industry has understood for years: SMEs and entrepreneurs are the core of the UK economy.

EIS fills a gap that allows needed capital to reach some of the least developed and most unexplored areas. The good news for investors is that there's an endless supply of high-quality businesses to support.



SEIS

The Seed Enterprise Investment Scheme (SEIS) offers great tax efficient benefits to investors in return for investment in small and early stage start-up businesses in the UK.

SEIS was designed to boost economic growth in the UK by promoting new enterprise and entrepreneurship. The scheme was introduced in the Chancellor George Osborne's 2011 Autumn Statement (and came in to force in April 2012) which heralded a big shake up of tax incentives for investors, with the Enterprise Investment Schemes and Venture Capital Trusts also being revamped.

Generally held to be one of the most successful government-backed schemes ever created, SEIS was designed to boost economic growth in the UK by promoting new enterprise and entrepreneurship.

EIS | SEIS

The Enterprise Investment Scheme
The Seed Enterprise Investment Scheme



An introduction
For investors

EIS Investment Scheme

EIS

- **30% of your investment is returned back to you as Income Tax relief.**
- **Outstanding Capital Gains Tax deferral.**
- **Inheritance relief (100% IHT relief after two years).**
- **Capital Gains Tax free on disposal of Shares if held for 3 years or more.**



The Investor

By investing in EIS and supporting small UK businesses, investors can benefit from a range of associated tax advantages and growth opportunities.

Investors can benefit in several ways, including:

- Investing in small promising companies can provide large potential investment returns.
- Unlike many traditional investments, EIS investors benefit from a closer relationship with the company they invest in.
- There are numerous valuable tax reliefs available to investors. These can lower the risk of investing in a small business while increasing total earnings.



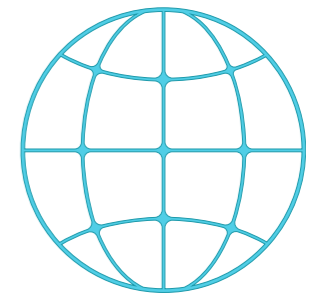
The Company

Small businesses have found it increasingly challenging to obtain traditional financing in recent years.

Stricter lending standards, less support from banks, and broader limits on other kinds of finance mean that raising cash, no matter how good the company, can be challenging at times.

EIS offers British businesses a different way to fund their businesses. The funds raised can help with most aspects of development, such as creating new businesses, product launches, and entry into new markets.

EIS has contributed to the success of numerous businesses, both small and well-known.



The Country

The benefits EIS provides the UK economy and the country is why the government offers the tax benefits. Surprisingly, many people are unaware of these advantages.

Among the advantages are:

- Raising Income Tax and National Insurance from EIS company employees.
- EIS companies contribute to the Treasury through Corporation Tax, VAT, and other duties.
- Helping the economy grow.
- Helping create many new British businesses and job opportunities.

SEIS Investment Scheme

SEIS

- **50% of your investment is returned back to you as Income Tax Relief.**
- **50% Capital Gains write off from current Tax Year.**
- **Capital Gains Tax free on disposal if held 3 years.**
- **Inheritance Relief (100% IHT relief after two years).**



The Seed Enterprise Scheme (SEIS) is designed to help smaller companies raise money when they start to trade.

SEIS was introduced on 6 April 2012 and is modelled on the long standing Enterprise Investment Scheme (EIS), but offers more generous tax breaks to incentivise investors to invest in very early-stage companies - with all the additional risk that entails.

At the time of writing, the tax breaks are worth up to 64% of the amount invested, this includes income tax relief and capital gains tax relief.

A summary of the Tax Breaks:

- Income Tax Relief for the investor of up to 50% of the amount invested;
- Exemption from Capital Gains Tax on the disposal of SEIS shares;
- Losses on disposal of SEIS shares are allowable for Capital Gains Tax purposes;
- Capital gains tax reinvestment relief for chargeable gains reinvested into SEIS shares; and
- No Inheritance Tax once the shares have been held for two years.

A maximum of £250,000 can be raised by a company through SEIS investments, It is, of course, perfectly possible for a small company to raise more than £250,000 from a single share issue; however only £250,000 of the amount raised can qualify for SEIS.

To qualify for the SEIS scheme, and realise the tax advantages associated with the scheme, there are conditions that need to be met both by the company and the investor, at various stages before, during and after the share issue.

The tax advantages available under SEIS can be withheld or withdrawn from investors if the detailed rules are not followed for at least three years after an investment is made.



Bro Drinks is a consolidated premium drinks group built on established revenue, strong gross margins and a scalable multi-brand platform. The company owns and operates **Brosé Wine, BROSKI Whisky and Broquila**, with additional brands in development, including **Bro Beer, Brodka and Brohaven Rum**.

With £3.2m revenue achieved in 2025 and 50% gross margins, the group has demonstrated significant commercial traction and brand validation across the UK and international markets. The global alcoholic beverages market represents a significant growth opportunity for premium challenger brands, while major global drinks companies are actively expanding their exposure to tequila, with Pernod Ricard acquiring a majority stake in Código 1530 to strengthen its agave portfolio.



£3.2m revenue premium drinks group targeting
£50m exit - EIS eligible

Bro Drinks has already achieved key milestones supporting its valuation and growth trajectory:

- Generated £3.2m in consolidated revenue across Brosé Wine and BROSKI Whisky
- Established national and international distribution across retail, on-trade and export channels
- Built a premium multi-brand drinks portfolio with strong brand identity and proven customer traction
- Secured over £100,000 in intellectual property, trade marks and brand assets across the group
- Structured Bro Drinks as a scalable premium drinks group designed for acquisition by global drinks companies
- Positioned Broquila for launch into the rapidly growing premium tequila category
- Listed on RangeMe, the platform provides access to thousands of retail buyers, including Waitrose, Tesco and other leading supermarkets
- Achieved celebrity endorsements and a growing social media presence, strengthening brand awareness and consumer demand

Investor Overview

- HMRC Enterprise Investment Scheme (EIS) approved: offering 30% tax relief
- Established in March 2019
- £500,000 raise at £0.50 per share
- *Valuation of £4.5 million
- Target valuation of £9.5 million
- Proven revenue of £3.2 million achieved in 2025
- Over £100,000 in trade marks and IP already secured
- Strong repeat orders and growing distribution footprint
- Established UK distribution across wholesale, hospitality and e-commerce
- Strong relationships with national partners, including Threshers, LWC and Swallow drinks
- Scalable fulfilment infrastructure with bonded warehouse capability
- Celebrity endorsements and a growing social media presence
- Featured across national press, radio and television
- Targeting £50 million trade sale after 3 years
- Share price is forecast to reach £2.63 at the point of sale, delivering a potential 5x+ return on investment

*Company valuation independently certified by [Thomas & Young Limited](#). Chartered Accountants and Registered Auditors.

Building distinctive, lifestyle-led beverages across wines, spirits, beers and cocktails

A Scalable Platform for Growth

The company has been strategically restructured into a multi-brand platform, bringing together:

- **Brosé Wine:** premium Provence rosé with strong lifestyle appeal
- **BROSKI Whisky:** blended Scotch whisky targeting premium on-trade and retail
- **Broquila:** premium green agave spirit launching in Q2 2026

This structure mirrors global drinks groups and is designed to scale rapidly across multiple categories and markets.

Strong Market Positioning

Bro Drinks operates within the high-growth premium alcohol segment, where global demand is shifting toward higher-quality, lifestyle-led brands.

The upcoming launch of Broquila positions the business within one of the fastest-growing global spirits categories, creating an additional major revenue stream.



Proven Traction & Distribution

- Established UK distribution across wholesale, hospitality and e-commerce
- Strong relationships with national partners, including [Threshers](#), [LWC](#) and [Swallow](#) Drinks
- Growing repeat orders and an expanding regional footprint
- Scalable fulfilment infrastructure with bonded warehouse capability

Clear Path to Scale

Bro Drinks is focused on:

- Expanding distribution across the UK and internationally
- Entering the supermarket (off-trade) channel
- Launching and scaling Broquila
- Continuing brand and marketing acceleration

Portfolio Expansion Strategy

Future brands in development include:

- **Bro Beer**
- **Brodka (vodka)**
- **Brohaven Rum**

This creates a **multi-category premium drinks group**, significantly increasing enterprise value and acquisition appeal.



HMRC Enterprise Investment Scheme (EIS) UK Tax Relief

- Upfront 30% income tax relief (on shares held for more than three years).
- Offsetting tax relief against your current or previous year's tax bill.
- No Capital Gains Tax (CGT) on qualifying gains when the investment is realised after three years.
- CGT deferral: you can defer capital gains realised on a different asset.
- Loss relief (if your investment value decreases).
- Inheritance Tax (IHT) relief: qualifying EIS shares may fall outside the estate for IHT purposes, subject to the relevant conditions being met.

Why Invest Now ?

- The business has already achieved £3.2m in revenue, significantly de-risking the opportunity compared to early-stage start-ups
- Bro Drinks is transitioning into a multi-brand group, unlocking a step-change in revenue potential and valuation
- The launch of Broquila in Q2 2026 introduces a new high-growth revenue stream within the global tequila market, which is projected to reach nearly \$20 billion by 2030.

Source: <https://www.grandviewresearch.com/industry-analysis/tequila-market-report>

- Distribution is already established, allowing new products to scale rapidly without building infrastructure from scratch
- The current valuation of £4.5m reflects early-stage growth, with a clear pathway to £9.5m+ revaluation and £50m exit
- The investment qualifies for EIS tax relief, reducing downside risk and enhancing the overall return profile through available tax reliefs
- Investors are entering at a point of strong momentum, ahead of significant growth catalysts over the next 12–24 months

RUMBLE ROOMS®



Competitive socialising bars
are the **UK's biggest craze**

RUMBLE ROOMS®



Competitive socialising venues are seeing a remarkable 28%++ increase in growth, year on year. Rumble Rooms will allow people to enjoy fun filled games like never before, including axe throwing, shuffleboard and karaoke... all while enjoying a tippie.



Trends are shifting no longer is just drinking in a bar enough to win over consumers, they want to be entertained

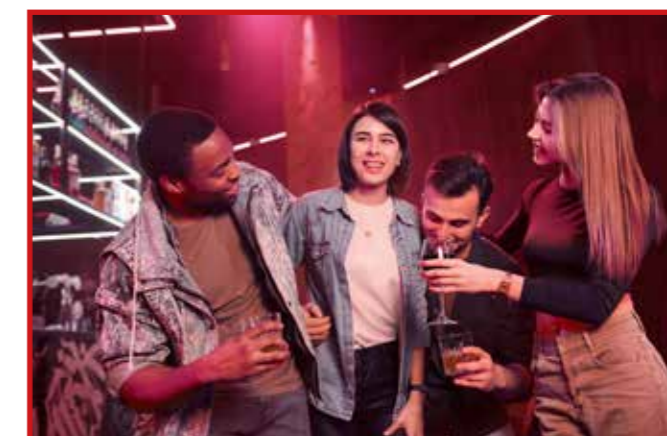


EIS
HMRC
APPROVED
TAX RELIEF



Investment Highlights

- ✓ From the founders of Boom Battle Bar
- ✓ The UK family indoor entertainment market is forecast to reach £2.72 Billion by 2031 (Allied Market Research)
- ✓ There are 600 competitive socialising venues and that is forecast to reach 800 by 2029 (The Financial Times)
- ✓ HMRC EIS Approved Investment with 30% Tax Relief
- ✓ Targeting 8x Exit multiple via franchise or private equity acquisition. That's 570% total ROI
- ✓ Opening 5 sites in 3 years
- ✓ Targeting EBITDA per venue of £500k - £2,500,000 total Invest in the vehicle that will own all the sites



The management team of the brand have just finished their non-compete in the competitive bar world. The latest one was Boom Battle Bar and sold within 18 months to a private equity company for £12m - there were 5 cities and 18 in the pipeline. That business is worth over £80m today.

As Seen In **FT** FINANCIAL TIMES





OWNGOLD



OUR PURPOSE

To preserve and protect investors' wealth by investing into gold. The opportunity will be via a UK Loan Note that pays a fixed return of 10% -20% per annum.

Own Gold was built on a fundamental truth: gold is a uniquely powerful asset. Unlike many investments, it not only protects wealth and preserves purchasing power during times of economic, monetary, or geopolitical turbulence, but also has the ability to generate substantial profit. Under the right conditions, gold transforms from a defensive store of value into a dynamic engine of growth.

Gold is one of the most secure stores of wealth on the planet and its consistent growth has drawn substantial investment. Artisanal and Small-Scale Mining (ASM) accounts for over 20% of annual gold production worldwide and it is within this segment that much of the recent growth has occurred.

Gold has always been in high demand as an investment and a status symbol, maintaining a strong place in Investors' portfolios—now more than at any point since the 1970s.

WHAT WE DO

Own Gold is a UK-based gold provider that has created a unique turnkey investment opportunity for those looking to build wealth by investing in gold.

SECURE GOLD WITH A BELOW MARKET DEVELOPMENT

Founded in 2022, Own Gold has spent the last three years developing key relationships across Africa and the UAE.

By creating these relationships, Own Gold is able to secure gold with a below-market discount to create a fixed, sustainable investment vehicle.

OUR PROCESS

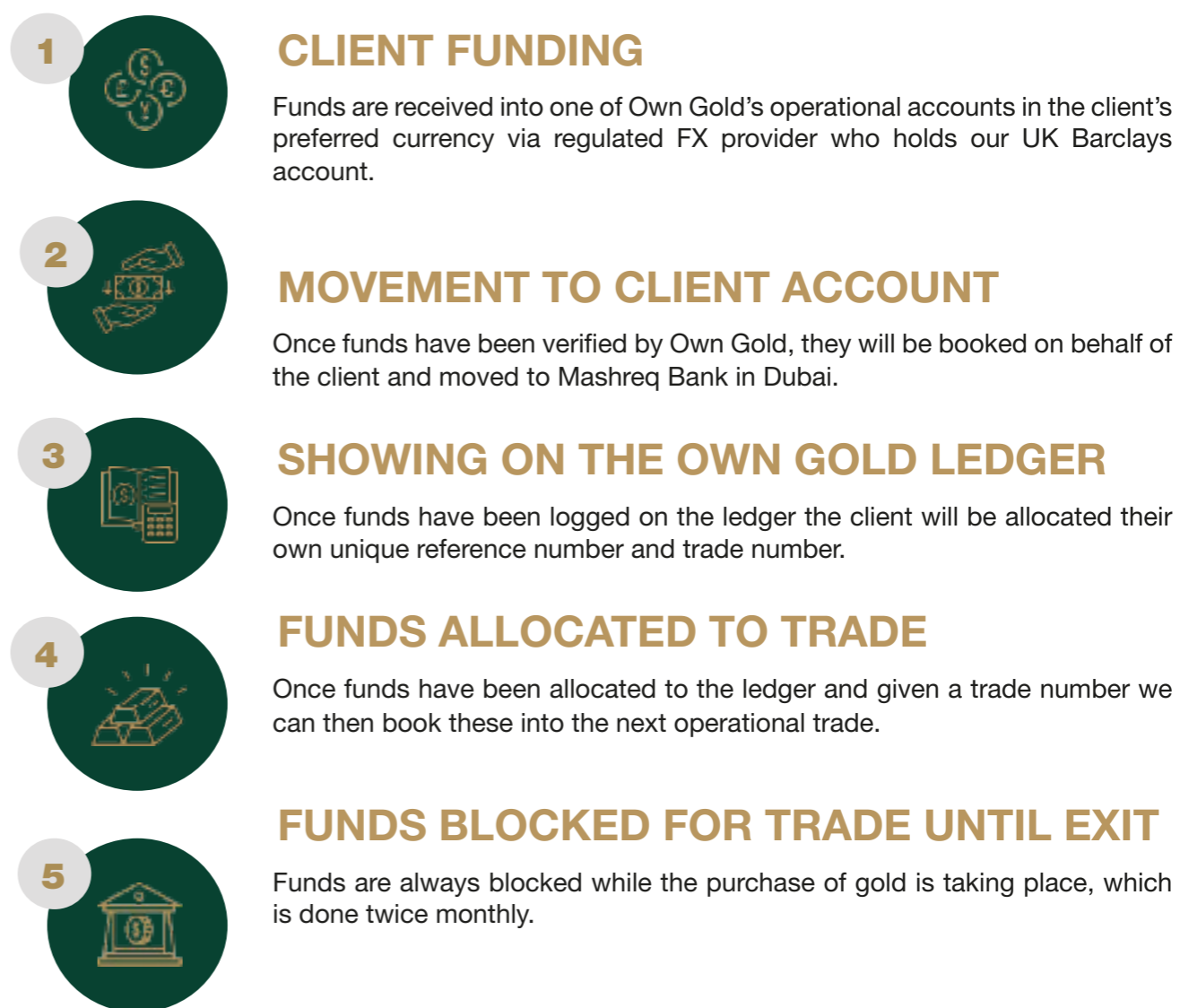
- Upon receipt of funds, doré is extracted and refined by a licensed refinery in Ghana into 22-karat gold bars.
- Refinery produces an assay after refinement confirming total weight and purity of gold, which is then loaded and insured aboard Emirates SkyCargo.
- Payment is made by the buyer upon confirmation of shipment while the gold is en route to Dubai..
- Gold received at SAM Precious Metals and refined from 22-Karat Gold into 24-Karat Bullion and sold for profit.



Our gold buy-and-sell cycle takes only 15 days, which allows us to complete a minimum of 22 trades over a 12-month term.

As a gold trading and investment company, we buy and sell gold directly to refineries, and instead of supplying physical gold, we give investors the opportunity to earn a fixed return on their capital. This way, investors can benefit from the strength and stability of gold without dealing with the logistics of storing or selling it themselves. With full insurance, auditing, and trustee oversight, we make gold investing simple, transparent, and secure.

INVESTMENT FLOW OF FUNDS





OWL B&B

*A transparent short-stay rental platform
built for hosts and guests.*



SEIS
HMRC
APPROVED
TAX RELIEF
50%

Owl B&B is a new short-term holiday rental platform designed to bring transparency, fairness and trust to the online travel market



OWL B&B

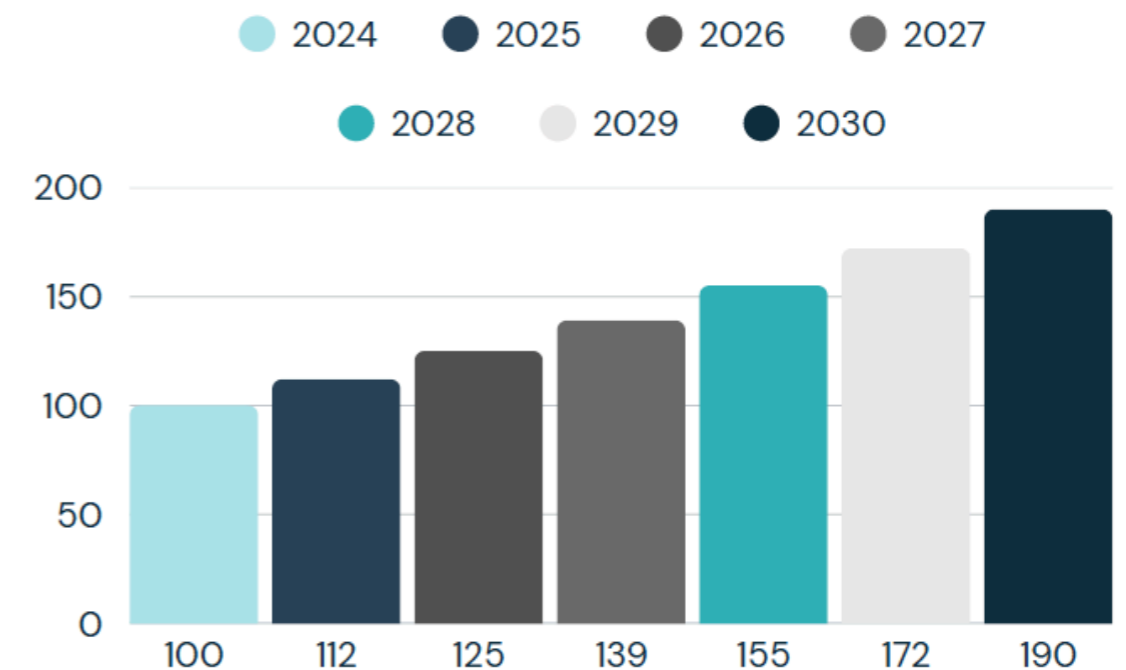
Market Overview

The short-term rental sector is one of the fastest-growing areas in travel and hospitality.

Global Market Highlights	Demand Drivers
<ul style="list-style-type: none"> £100 billion global value in 2024 Expected CAGR of 11.4% from 2025–2030 719 million nights booked online in 2023 35 million active listings across global platforms 	<ul style="list-style-type: none"> Rising consumer preference for online bookings Growing frustration with hidden costs and poor customer service Increasing demand for secure, verified accommodation providers

This market is primed for disruption. Owl B&B will capitalise on the growing appetite for transparent, reliable and cost-effective booking platforms.

Global Short-Term Rental Market Growth:



Source: Industry market data, 2024–2030 (estimated CAGR 11.4%)

The Owl B&B Solution

Owl B&B directly addresses these issues with a fair, transparent and easy-to-use platform.

Transparent Pricing

- Hosts choose between:
 - £120 annual subscription (unlimited listings)
 - £15 pay-per-booking fee
- Guests pay a flat £15 booking fee, no percentage commissions.

Direct Communication

- Hosts and guests can communicate before confirming bookings, ensuring clear expectations and smoother experiences.

Flexible Pricing Tools

- Advanced host dashboards with seasonal pricing, promotions and negotiated rates.

Verified Security

- Partnership with Credas for ID verification.
- Verified profiles for all users.
- Ongoing monitoring to prevent fraudulent accounts.

Revenue Streams

- Fixed booking fees from hosts and guests
- Referral commissions via Wise
- Branded merchandise sales (hoodies, caps, plush toys, towels)

Financial Forecast

Owl B&B is currently in the process of securing its initial SEIS funding to support platform development, technology infrastructure and marketing.

The following figures present a conservative five-year revenue forecast for the company's first full trading years, covering 2026 to 2030.

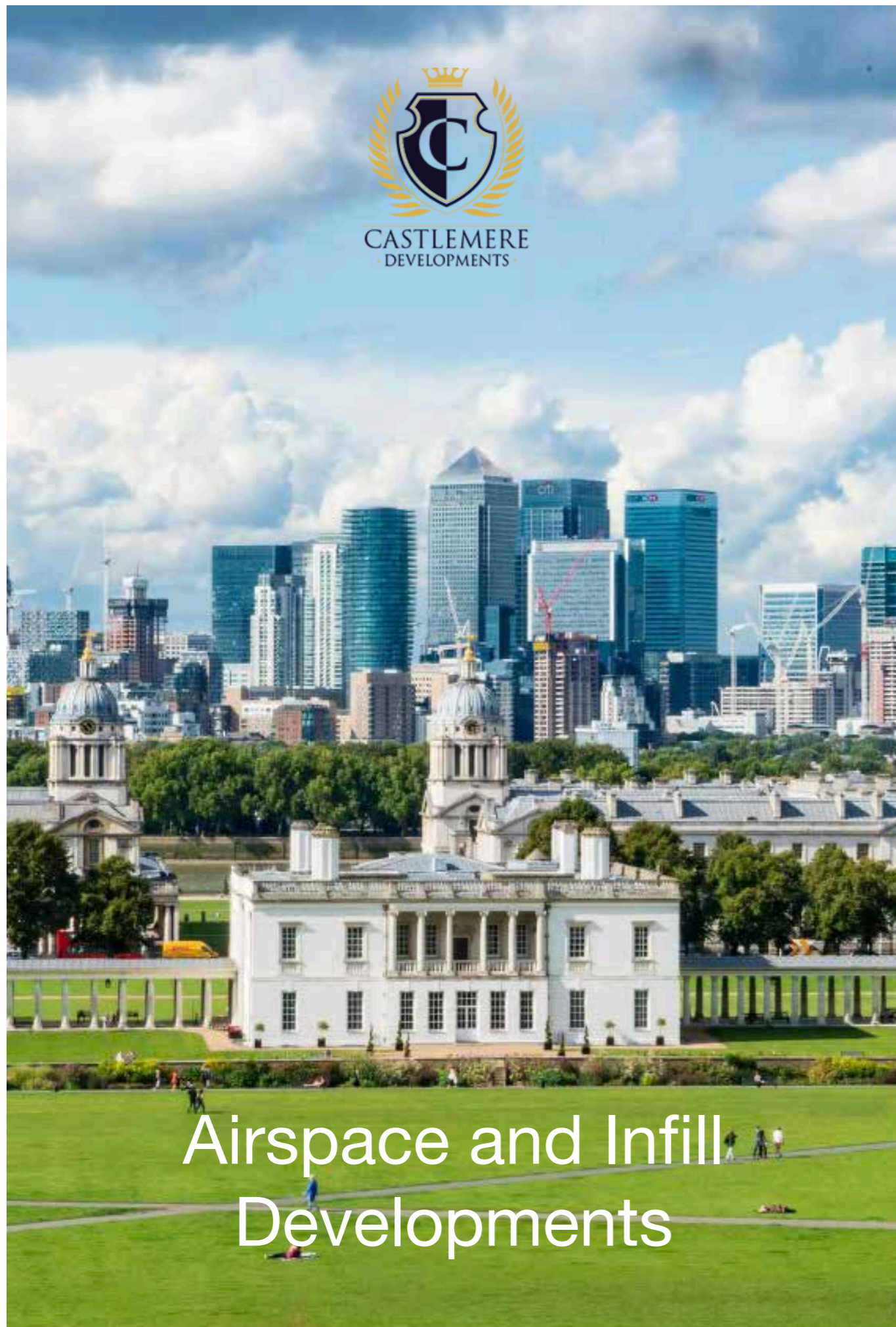
The projections reflect steady growth through host acquisition, subscription revenue and international expansion.

Dividends are projected to commence in early 2029, once sustained profitability is achieved.

INCOME	2026	2027	2028	2029	2030
Income: Host Subscriptions	119,000	242,000	472,000	770,000	2,625,000
Income: Guest Fixed Fees	34,000	69,000	135,000	220,000	750,000
Income: Wise Fees	17,000	34,000	68,000	110,000	375,000
TOTAL INCOME	170,000	345,000	675,000	1,100,000	3,750,000

Forecast figures are based on Owl B&B's internal business plan (2026–2030) and are provided for illustrative purposes only. Early years reflect brand development and user growth before reaching long-term scalability and dividend returns.





Airspace and Infill Developments



“With plots in short supply, experts look to airspace to solve London’s housing crisis.”

Castlemere Developments is behind the launch of a pioneering new airspace development business that creates aspirational and affordable modular penthouse living environments for the private residential market across London and the South East.

Using technology and modern construction methods, we create untapped value in existing residential and mixed-use buildings in high-density locations. We do this by utilising their unused rooftops.

Working in collaboration with leading modular construction companies, we factory build high specification low-cost contemporary penthouse apartments off-site. Once complete, these apartments are transported to the site, before being craned into position.

The entire cycle from design, construction to delivery and completion of the development is six months—compared to the typical 15-18 months of a standard new build development.

The significantly shorter timeframe and certainty of build costs ensure we reduce our exposure to market-driven forces while minimising risk. Consequently, this enables us to increase returns for our stakeholders.

Castlemere Developments also offers a unique proposition—delivering well-designed, contemporary new-build penthouse living environments to the market without the attached premium. As a comparison, our homes are delivered up to 30% cheaper and are priced similarly to older market stock.



Investment Overview

Work on site started in January 2025 with demolition works now completed. Construction of the basement started in February. The project is scheduled for completion in December 2026 delivering revenues close to £10M.

- The management team have a long and extensive track record in land acquisition, construction and development.
- 20 million pounds of development in the last 18 months.
- £350,000 raise via the subscription of 70 bonds at £5,000 per bond.
- Minimum investment of £15,000 (3 bonds), multiples of £5,000 thereafter.
- All projects have full planning permission approval and are ready to commence.
- 12% fixed interest for one year.
- 14% fixed interest for two years.
- Interest paid monthly.
- Repayments secured against the new build.
- Appointed trustees to monitor the investment on behalf of the bondholders.
- Above average industry profit margins providing greater levels of protection for investors.
- Contracts with modular construction suppliers are underpinned by bank guarantees.

Security

All monies raised will be secured by way of debenture, which will be monitored by independent trustees appointed to act on behalf of investors.



Recent Projects



HAMILTON COURT

An airspace development in Royal Tunbridge Wells comprising 11 penthouse apartments, located a few minutes' walk from the high street and offering views across the historic town centre. The scheme included a mix of one- and two-bedroom apartments, with prices ranging from £220,000 to £350,000.



HOWARD COURT

An airspace development comprising three additional penthouse apartments in fashionable Peckham Rye, moments from the high street and overlooking Peckham Rye Park. The scheme comprised two one-bedroom apartments and one two-bedroom apartment, with a GDV of £1.45 million, delivering a margin of 30% on net revenue.



CLARENCE HOUSE

Clarence House, Clarence Road, Windsor, SL4 5AP, with a GDV of £7.2 million. The site was acquired for £2 million, with construction costs of £2.2 million. The project delivered a margin of 25% on net revenue.



IMPERIAL GATE

Imperial Gate, 9-11 Imperial Road, Windsor, with a GDV of £8 million. The site was acquired for £2 million, with construction costs of £2.5 million. The project delivered a margin of 30% on net revenue.



THREE GABLES

Three Gables, Austenwood Lane, Gerrards Cross, SL9 9DB, with a GDV of £1.7 million. The site was acquired for £300,000, with construction costs of £600,000. The project delivered a margin in excess of 30% on net revenue.

Three key relationships with private land and estate holders are in place, supporting a landbank delivery comprising:

300+
Schemes

2,000
Units

5+
Years



Completing 2026



MELBOURNE MEWS

An urban infill development in South East London comprising six four-storey townhouses with roof terraces and private courtyards. The development is located a short distance from East Dulwich station and Lordship Lane.

Each house will provide approximately 1,700 sq ft of accommodation, comprising three to four bedrooms, two reception rooms and four bathrooms, including three en-suite. Works on site commenced in January 2025, with demolition already completed. Basement construction began in February and is well underway. The project is scheduled for completion in spring 2026, delivering revenues close to £10 million.



VISION HOUSE

An airspace development in South West London comprising five penthouse apartments, located in close proximity to Wimbledon Chase station and the amenities of Wimbledon Village. The development will provide one three-bedroom, two two-bedroom and two one-bedroom apartments. Marketing is scheduled to commence in early January, with completion anticipated in spring 2025. The project is expected to deliver total revenues of £2.55 million.



NICHOLAS COURT

An airspace development in a vibrant area of South East London comprising five penthouse apartments, located close to Lee station and the amenities of Lewisham. The development will provide five one-bedroom apartments, with prices starting from £265,000. Marketing commenced in autumn 2023, with project completion anticipated in spring 2025. The project is expected to deliver total revenues of £1.3 million.



Regent's Wharf

65 Vyner Street, E2

Development Overview

The proposed development at 65 Vyner Street comprises a high-quality mixed-use scheme in a desirable canal-side location. The site occupies a prominent position adjacent to the canal, providing an attractive setting that compliments both the character of the site and the development.

The scheme will deliver a residential-led development comprising 18 apartments, of which two units will be provided as affordable housing. The residential accommodation will be complemented by office space at ground-floor level.

The development has been designed to make efficient use of the canal-side setting, with layouts that maximise daylight and outlook, while strengthening the relationship between the residential accommodation, the office space and the surrounding public realm.

Construction of the scheme will be undertaken using a reinforced concrete frame. The project will be procured on a design-and-build basis under a fixed-price contract, offering a high degree of cost certainty and reducing delivery risk.

The anticipated construction programme is approximately 15 months from commencement on site to practical completion. On completion, the development is forecast to generate gross revenues of approximately £19 million, reflecting strong market demand for well-located residential accommodation and modern office space.



London Fields

Vyner Street itself has become a recognised destination, acts as a natural extension of the London Fields ecosystem. The street's position between the open green space of London Fields and the creative and commercial energy of Hackney Central and Bethnal Green places it in a uniquely advantageous location. Developments here benefit from both scarcity value and a strong identity, factors that have proven to support pricing resilience even during broader market uncertainty.

Site Location

Regents Wharf occupies a prime position in one of East London's most dynamic and rapidly evolving neighbourhoods. Situated on the edge of Shoreditch and Bethnal Green, the site benefits from the energy of a creative, tech-driven district while retaining strong residential appeal and long-term rental demand.

The immediate area offers an exceptional mix of amenities. Vyner Street itself is well known for its independent galleries, cafés and restaurants, reflecting the area's creative heritage. Broadway Market is only a short walk away, providing a popular weekly food market, boutique retail and an established social scene. Residents also benefit from close proximity to green open spaces including Victoria Park and Haggerston Park, both of which enhance lifestyle appeal and support strong occupier demand.

Connectivity is a key strength of the location. Cambridge Heath Overground station is within walking distance, offering direct links to Liverpool Street and the wider City. Bethnal Green Underground station (Central Line) provides fast access across London, with journey times to the City, Canary Wharf and the West End making the area highly attractive to professionals. Multiple bus routes further enhance accessibility, while nearby cycle routes reflect the area's strong uptake of sustainable transport.





Key Features | Development Specifications

In order to differentiate the houses against the competition of existing stock or other new build properties, the development will be constructed to an extremely high specification with the latest technology. There is an emphasis on natural finishes to create fresh and balanced spaces.

Architecture & Sustainability

- Exteriors finished in hand-laid London stock bricks with aluminium roof cladding for timeless elegance.
- Landscaped external areas, including bespoke planting arrangements, living walls and porcelain-tiled courtyards and roof terraces.
- Sustainable design with underfloor heating and hot water powered by an energy-efficient heat pump.
- Parking at the front of each house with electric vehicle charging facilities.
- Nuair mechanical ventilation system with cooling functionality for optimal comfort.

Interior Design & Premium Finishes

- Oak plank flooring in living areas and bedrooms, with herringbone oak flooring in hallways.
- Aluminium entrance doors and windows are complemented by oak veneer doors with chrome ironmongery.
- Contemporary timber staircases with glass balustrades, LED lighting and oak veneer finishes.
- Bespoke lighting arrangements are designed for each home, enhancing the interiors' sophistication.

Kitchen Features

- Luxury German bespoke designer kitchens with quartz stone worktops and splashbacks.
- Integrated Miele appliances, including two double ovens with a microwave, an induction hob with extraction and full-height fridge and freezer units.
- Hot water tap and Hansgrohe kitchen fittings for added convenience and style.
- Italian designer porcelain floor tiles for a sleek, durable finish.

Bathrooms & Ensuites

- Luxurious fully tiled bathrooms and ensuites with Italian designer porcelain.
- Freestanding composite stone baths, complemented by Hansgrohe taps and fittings.
- Ravak shower enclosures on upper levels and Geberit concealed cisterns for a seamless look.
- Chrome towel hooks, toilet roll holders and LED mirrors for a touch of sophistication.

External Features

- Spacious roof terraces with glass balustrades and privacy screens between houses.
- Balconies with aluminium balustrades for first-floor bedrooms, offering additional outdoor space.
- Rear courtyards finished with bespoke planting arrangements and porcelain tiles.
- Exclusive, controlled access parking.



Exceptional Living





Award-Winning Westbrook Associates

Recipient of the SME News UK Finance Awards 2025



“These awards reflect the systems and governance that support our work. Our focus has always been on structured opportunities and transparent communication with investors. Independent assessment confirms that our standards are recognised within the industry.”

Westbrooke Associates

and the products we represent are proud to have been featured in the following press publications and media outlets:



Visit the press and news pages on our website to learn more.



Life Tenancies have multiple factors that drive capital growth



About Life Tenancies

Life Tenancies are medium to long-term property investments which have multiple factors that drive capital growth. Created through our established partner, a Life Tenancy is a UK residential property that is subject to a Lifetime Lease which has been acquired by one or more persons aged over 60.

A Lifetime Lease provides tenant(s), referred to as Life Tenants or Lifetime Lease Owners, with the right to live in their chosen property for their lifetime(s), or until such time as they move into permanent long-term care or vacate the property for other personal reasons.

Life Tenancies are priced at significantly less than their respective RICS vacant possession valuation (VPV), with discounts typically upwards of 40%. The younger the Life Tenants, the larger the discount that is available to investors against the vacant possession valuation.

On purchase, investors become the registered owner of the property at Land Registry, with a Lifetime Lease recorded against the property in favour of the Life Tenants.



Life Tenancies have multiple factors that drive capital growth

House Price Inflation

Investors benefit from exposure to House Price Inflation (HPI) on the full value of the property purchased, despite having purchased the property at a discount from Vacant Possession Valuation (VPV).

Occupancy Change

If a Life Tenancy with two occupants reduces to one occupant, the potential investment value increases immediately.

Increasing Age

As the Life Tenants increase in age, the potential investment value increases, irrespective of HPI performance. Simply put, the older the Life Tenants become, the higher the likelihood that the property will revert to the investor.

Improvements

Life Tenants frequently make improvements to the property, such as home decoration or renovation, which will often contribute to a rise in the VPV and investment value.

- Core UK residential exposure
- Assets are acquired significantly below VPV*
- SDLT exemption from second property premium
- Existing tenant-occupied assets
- No rental-income credit risk
- Full repairing and insuring residential leases
- Minimal acquisition & holding costs
- Profits can be taxed as capital gains
- Significant savings – Properties are acquired well below RICS market value ensuring built in appreciation - RICS vacant possession value
- Exemption from 5% SDLT surcharge – A
- Resilient against short-term market fluctuations
- Hands off investment with minimal management – No tenancy churn
- Attractive future rental returns – Exceptional ROI potential upon reversion, when compared to standard buy-to-let investments
- Flexible exit strategies – Upon vacancy, investors can sell at full market value, re-let as a Life Tenancy, or rent out for additional income
- Fully tradeable – Not locked in, investments can be sold at any time

What is Specialist Supported Housing?

Demand for specialist supported housing properties in the UK is currently surging, creating an opportunity for privately owned properties to be leased under longer-term agreements.

Although the initial cost of a specialist supported housing property may exceed that of a typical residential property in the same vicinity, the rental yields surpass those in the residential market. Moreover, with the ongoing rise in demand for these properties, the potential returns will only increase.



Specialist supported housing is one of the UK's most profitable and secure investment markets.

Providing support for individuals who need assistance to live independently in their own residences.

Residents in specialist supported housing may consist of vulnerable adults, encompassing the UK's homeless, neurodiverse, victims of domestic violence, single mothers and families, young people leaving care and transitioning into the next stage of independence.

Individuals living in specialist supported housing facilities receive assistance to help them live independently while also fostering personal growth in various life skills.



Investor Benefits

- Cash Buyers Only
- Exceptional Returns
- 25-year Full Repairing & Insuring (FRI) management agreement
- CPI linked (Consumer Price Index)
- Annual upward only rent reviews
- No ground rent
- No service charge
- No maintenance charge
- No void periods
- No building insurance
- Ethical investment style,
- Stable and secure source of income by government funded programmes.
- Reliable index linked rental income.



YOUR JOURNEY, OUR SPIRIT

We are excited to welcome you to the world of Broquila. Founded in July 2024, we are a next-generation tequila brand that is here to freshen up the tequila drinks industry and get people thinking differently about the green agave spirit! Our product uses green agave, because it's the lowest calorie alcoholic drink and the cleanest alcohol you can consume. Today we are pleased to introduce you to Broquila and share the key points of our presentation and the benefits of being an early investor.

Our green agave-based tequila spirit is perfectly positioned for the current market, appealing to health-conscious individuals looking for a lower calorie intake when drinking alcohol. As well as supporting a spirit that is highly sustainable and good for the environment, which is becoming a significant reason for consumers to buy specific alcohol brands that are aligned with their

own values. Green agave plants require very little water and can grow in arid environments, where other crops struggle to survive. They also contribute to soil health by preventing erosion and retaining moisture.

The primary audience for the growing tequila market are aged between 25-45, who now make up 48% of the global consumer base. They have significant purchasing power, equating to over \$140 billion worth of spending worldwide. Marketing towards this audience will ensure our brands fast growth plan and longevity.

Broquila aligns itself perfectly for the growing health-conscious consumer. Our green agave-based tequila can take advantage of this and capture a sizeable percentage of the younger target audience.



THE INVESTMENT PACKAGE

- We are welcoming investors to be part of a one-of-a-kind and inspiring brand, which will revolutionise the tequila market and become a major player
- There is a considerable gap in the market for a new cleaner and sustainable tequila spirit appealing to a younger audience. With few competitors in the green agave alcohol sector, this guarantees us a great head-start and success for rapid growth
- If you would like to capitalise and massively benefit on being an early investor and secure your shares in Broquila, we are seeking investments starting from £6,000



SEIS

The Seed Enterprise Investment Scheme (SEIS) is a government-backed venture capital scheme, offering tax benefits to investors who support early-stage companies like Broquila Ltd. The process involves investing in shares of the company and claiming back up to 50% of the investment as income tax relief.

In addition to income tax relief, investors can also benefit from capital gains tax exemption, on profits made from selling their shares after three years. There is also capital gains tax relief on other assets held. This makes the SEIS investment process an attractive opportunity for those looking to invest in promising growth companies, while reducing their financial risk.

MINIMUM INVESTMENT EXAMPLE

- £6,000 Investment
- Buy in share price at £0.05p equates to 120,000 shares
- Exit plan to sell the company anticipated by 2030 at £30.5 million, based on the current value of the global tequila market totalling £20.4 billion
- The global tequila market is predicted to grow to £33 billion by 2032, which represents a 65% increase from 2025
- Share price upon sale of company estimated at £0.50p
- 120,000 shares x £0.50p = £60,000



50% of your investment is returned back as income tax relief with SEIS



ASSISTED LIVING PROJECT

“The UK’s largest REITs are worth billions of pounds”

Our Objective is to provide an income stream that remains contractually ahead of inflation, underpinned by a real asset that is already fully built, eliminating any planning or construction risk and delays.

Investors can take comfort in the fact the assets are income producing from day one with the relevant leases for 25 years which are already in place and funded by the Department for Work and Pension (DWP).

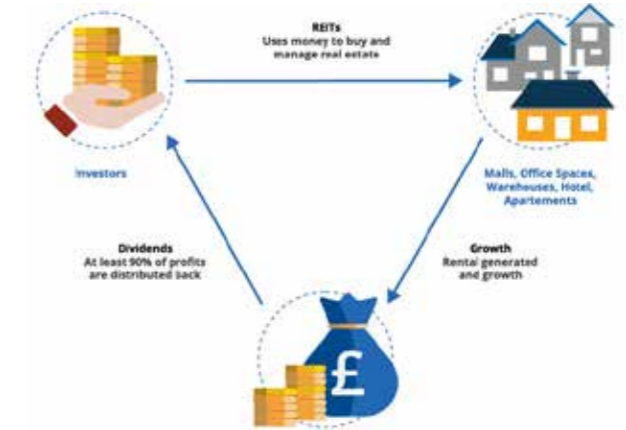


Everyone deserves a place they can call home – a safe-haven they can rely on long term. But none more so than those with enduring illnesses. How can they expect to take care of themselves with dignity and certainty if they do not have a living space that fits their specialist needs?

At the Assisted Living Project, we are dedicated to enhancing the lives of people with enduring illnesses across the UK by housing those who need it most. As an independent UK property organisation, our primary focus is on providing exceptional assisted living accommodation to meet the unique needs of our valued tenants.



ASSISTED LIVING PROJECT



What are REITs? Real estate investment trusts (“REITs”) allow individuals to invest in large-scale, income-producing real estate. A REIT is a company that owns and typically operates income-producing real estate or related assets.

Over the last thirty years, the Assisted Living sector has expanded rapidly, with many different types of facilities now available, including extra care housing, residential care homes, and nursing homes.

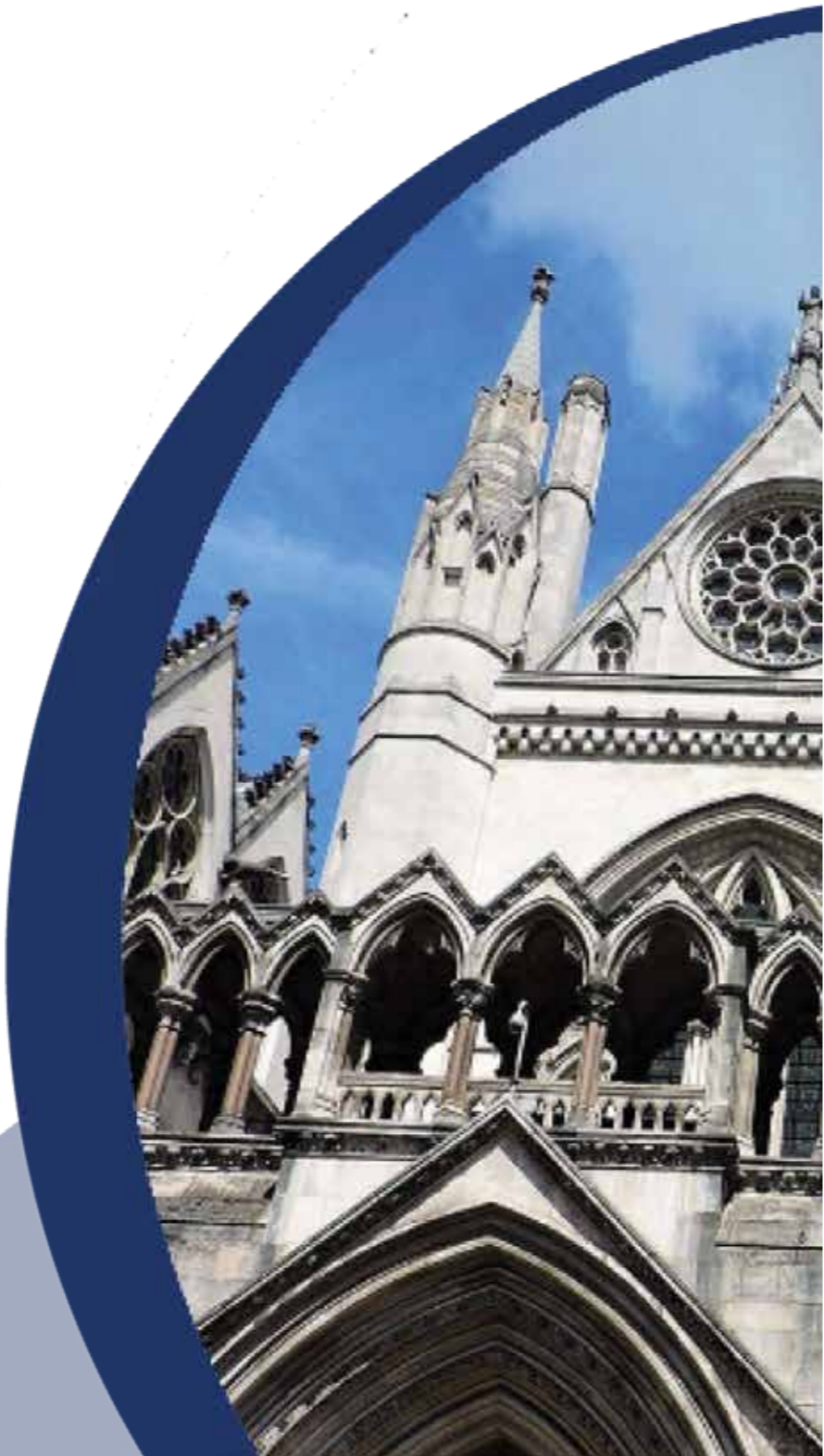
The introduction of the Care Act 2014 helped to regulate the sector and ensure that high standards of care are maintained in all facilities.

Today, Assisted Living is an important part of the UK’s care provision, increasingly seen as a viable alternative to traditional care homes.

With our growing aging population and an increasing demand for care services, Assisted Living is set to continue playing a key role in the UK’s care provision far into the future



LITIGATION FUNDING



INVESTMENT HIGHLIGHTS

- The average term is 12 months, in contrast to the significantly longer timeframes associated with typical private equity deals.
- The low-risk investment has no direct correlation with conventional financial markets, safeguarding against market fluctuations and volatility.
- The stringent selection process only accepts cases vetted by an FCA-regulated claims management company, along with legal opinion from an independent barrister confirming the highest probability of a successful outcome.
- The litigation and consumer protection regulatory requirements are compliantly adhered to throughout the process.
- The High Court's decision to uphold the Finance Ombudsman Service's ruling sets a legal precedent and carries ultimate legal weight.
- The unique nature of litigation funding carries the potential to generate notably larger returns when compared to other alternative asset classes.
- The investor receives the low-risk principal amount along with the pro rata annual rate on completion of a successful outcome.
- The investor receives the low-risk principal amount invested via the insurance bond, in the unlikely event that a case is unsuccessful.
- The option to reinvest at any stage.



BROSKI

BLENDING SCOTCH WHISKY

REDEFINING TRADITION



SEIS:
Approved Investment Opportunity

SCOTCH
WHISKEY
INDUSTRY
BOOSTS
UK
ECONOMY
BY
£7.1BM



COMPANY EVALUATION

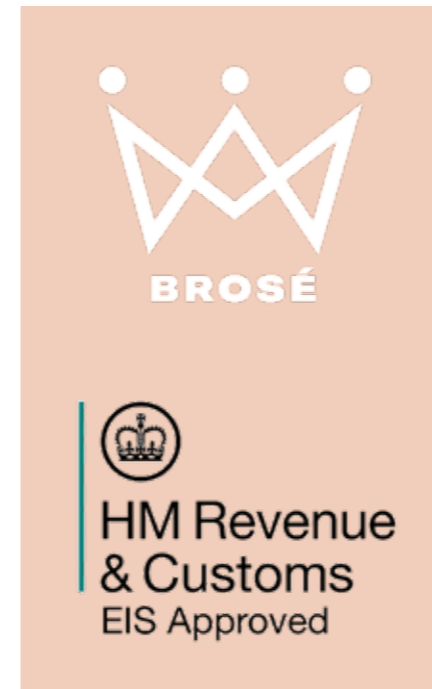
- **BROSKI** has a route to market, based off its CEO's additional wine company called Brosé Wine Ltd. This is 3.5 years old established company in the UK and internationally
- **BROSKI** will be listed on www.rangeme.com, UK's biggest platform for connecting suppliers and buyers, including all major supermarkets such as Waitrose, Tesco etc.
- **BROSKI** is forecast to turnover £227,175 in the first 12 months of trading
- £5,000 worth of Trademarks securing the **BROSKI** brand already in place
- **BROSKI** will be endorsed by celebrities and a growing social media following
- **BROSKI** will be listed across the UK on Amazon Prime & on www.broskiclub.com to purchase
- The whisky market globally is worth over \$60.5 billion
- Company valuation (Post-raise) - £3 million. Certified by Thomas & Young Chartered Accountants





GENTLEMEN, IT'S THE YEAR
OF THE BROSÉ

A NICHE IN THE MARKET
STIMULATED A VISION FOR A
MASCULINE ROSÉ



30% of your
investment is
returned back
as Income Tax
Relief with EIS



THE INVESTMENT PACKAGE

- We are inviting investors to join a unique and aspirational brand, that has a huge opportunity to change and disrupt the rosé wine market
- There are no other rosé wine companies who are competing within our space, this gives us a major head-start and opportunity for success and exponential growth
- If you are interested in taking advantage of being an early investor and securing your shares in Brosé
- Wine Ltd. We are looking for minimum investments of £10,000+
- As an example, this would give you 20,000 amount of shares in Brosé at a buy in rate of £0.50 amount per share
- Based on our exit strategy when we come to sell the company in 2027 – 2028 we estimate that your shares will be worth £2.41
- Giving you a ROI of £38,200 based on a percentage increase of 382%



Cityshuttle

Redefining Sustainable Urban Transport

About

Cityshuttle has been in R&D mode for the last 24 months. During this time, we've built a truly game-changing range of products within the v (Electrically Assisted Pedal Cycle) market, focusing on E-cargo solutions, urban transport and Digital out of Home Advertising (DOOH).

Immediately after our official launch, we generated interest from blue-chip brands for all three models - excited to explore a commercial partnership after experiencing how valuable they can be.

Just over 3 months later, we have already amassed multiple Letter of Intents with potential orders worth over £11,000,000, with more interested parties giving us written confirmation of their interest every week.

Cityshuttle is now positioned to mass-manufacture and manage a sustainable transport business, and the timing is perfect to address the changing dynamic in the UK's (and world's) transport environment.



Amazon is currently installing £300,000,000 into electric vehicles for its delivery services in the UK.



HM Revenue & Customs
EIS Approved



Cityshuttle

INVESTOR OVERVIEW

Projected 15 x Returns over 3 to 5 years

- £5 million pound raise @ £19 per share for 25% of the company (A class shares)
- £700,000 raised as of April 2023
- £20m company valuation
- EIS qualifying Investment Scheme Enterprise Investment Scheme offering 30% tax relief
- £6.25 million order book with a further £5 million in letters of intent as of April 2023
- Several blue-chip brands are already seeking commercial partnerships
- £100bn addressable market
- 3 clear business models each with multiple revenue streams
- The only articulated models on the market
- x 15 tax free ROI projected in 3-5 years
- A substantial assembly plant in Essex will enable us to grow our production capabilities to deliver around 150 units per month (increasing to 300 units per month in the Autumn)



Advertising

- E-shuttle for 2 people, available via app or hailing on the street.
- Fully insured (not required by law) with a max legal speed of 15.5mph (25kmh).
- Competitively priced when compared to other transportation services.



LAST-MILE LOGISTICS

- Aimed to tackle Last-Mile delivery in urban ULEZ/CAZ areas.
- Highest max load of its kind on the market (up to 350kg).
- Available in 3 sizes, and one has the largest volume capacity of its kind on the market (6m3)



Public transportation

- Aimed to capture new advertising opportunities as congestion decreases.
- New, sustainable approach to Mobile OOH (Out Of Home) Advertising
- High-spec and detachable 86" outdoor screens, allowing for all-weather advertising.





Niche in the Market

A future-proof, scalable and adaptable business model in the booming agritech sector.

The Clean Food Company's state-of-the-art aeroponic tech produces exceptionally clean and high-quality plants, meaning that crops are ready to eat from the moment they are harvested.

There is no need for the repeated washes, use of chlorine or other microbial treatments required by more traditional methods of growing and very little wastage.

The company's fresh produce can therefore get from farm to fork swiftly, sustainably and hygienically, cutting out the various costs and chemicals associated with conventional processing.



OUR FUTURE



Partnership with IAG

TCFC has chosen to supply partner with Innovation Agritech Group (IAG) to supply their growing technology.

IAG's mission is to be the global market-leader in cost-effective and scalable intelligent farming systems, offering a commercially viable and sustainable solution for growers around the world. The company pioneered the world's first vertical aeroponic grow panels back in 2016; this technology has since been developed into their flagship product: the IAG GrowFrame™.

The GrowFrame™ is a completely scalable system that enables the impeccable growth of top-quality crops all year round, with no need for sunlight or soil and only minimal water. It is proven to produce healthier root systems and superior crop growth, maximising productivity and profits.

Automated aeroponic irrigation provides highly precise nutrient and water application and can be easily adjusted to suit each and every crop.

For most crops, the GrowFrame™ can produce up to 16 harvesting cycles per year.

Crop-by-crop controls enable the growth of several different crops at a time within the same space. The completely controlled growing environment system means there is zero need for pesticides, herbicides or any other harsh chemicals; The Clean Food Company's produce will therefore be 'better than organic'.

IAG and The Clean Food Company share complementary values and a real passion for sustainable food production systems. The TCFC management team believes that this partnership will prove a long, productive and mutually beneficial relationship.



Harniman's

Feel Good Sprays



HMRC APPROVED SCHEMES
EIS 30% Income Tax Relief



Harniman's is an exciting new subscription vitamin supplement brand, seeking investment to launch their new range of oral vitamin sprays. Developed by dietitians and scientists, the team has created a range of six feel-good spray products. The spray format is easy for children and adults to use and allows for maximum absorption of nutrients into your bloodstream.

As a company, Harniman's products are easy-to-consume, sustainable supplements for the conscious consumer, wrapped in bold packaging designed to stand out. Moreover, their recyclable sprays are completely vegan.



The Solutions & Market



Easy to Use

Offering simple solutions to your wellbeing concerns. Can be easily used by everyone, even on the go!

Scientific

We've worked with dietitians & scientists who have come up with ideal combinations of ingredients for each health concern.

Cost Effective

Our sprays let you supplement a variety of vitamins, minerals & extracts all in one go. We don't add unnecessarily high levels of vitamins, only what you need.

Reliable

Our sprays are fully absorbed through the tiny blood vessels in your mouth so avoid absorption problems of the digestive system.

In the UK market the revenue amounts to £0.628 Billion in 2023 and is expected to grow annually by 4.84% (CAGR 2023-2027). statistic.com)

Online sales segment held the major share in the market in 2021. Online stores are becoming a popular medium for the purchase of various nutraceuticals and food products among customers. Due to its easy availability and time saving features and home delivery facilities also propel the market growth.

The global vitamin supplements market size was estimated at \$52.85 billion in 2022.

The global vitamin supplements market size is projected to hit around \$104 billion by 2030 and it is expected to grow at a CAGR of 8.8% from 2022 to 2030. December 23, 2022 05:32 ET | Source: Precedence Research

Research & Development Team



We worked with a Food Development Company who's clients include established food and drink brands such as Mars, Kraft, Slimfast, McNeil Nutritionals, Nestle and Haagen Daas.

Here, we developed the flavour profiles and mouth feel of the range to ensure all ingredients combined together well and tasted great.

Following this we worked with specialist manufacturers of nutritional supplements, who's formulations team worked in the lab to finesse the formulas, ensuring we have stable products with the correct dosage and a long shelf life.

Our recipes were created by teams of leading dietitians, food technicians and scientists with years of NHS, private practice and commercial sector experience.

Further information on our development processes and partners can be made available subject to accompanying NDA.

Food Tech Specialists
& NPD Teams



AN IMPACT INVESTMENT

Young people are hugely under represented in national media, so investing in FUBAR makes a real impact in helping bring about positive change for the next generation.

FUBAR Radio is the only UK broadcaster that provides a platform for young people to talk about everything that matters to them and everything that entertains them.

FUBAR Radio is modelled on US radio giant Sirius XM, which provides talk audio entertainment (but to a much older audience) and has become a huge success with a £20 billion market cap.

With a proven ability to connect with large audiences of a young demographic, and as a National DAB-licensed broadcaster, FUBAR will be a highly attractive target for acquisition.

Talk Audio Entertainment is already one of the hottest investment sectors with over £1.75 billion invested in an M&A gold rush in the past three years.



INTRODUCING **BRITAIN'S BIGGEST LIVE PODCAST NETWORK** TALK ENTERTAINMENT FOR BRITAIN'S 18-34s



THE VOICE OF THE NEXT GENERATION

MUSIC TELEVISION *"FUBAR represents the biggest global opportunity in youth media that I've seen since MTV."*
Les Garland, Co-Founder MTV

With interactive and spontaneous shows, it's the live broadcasts that give FUBAR Radio a hugely competitive edge. Alongside the six million press views per month, FUBAR generates far greater press coverage than any other pre-recorded podcast.

Launched in February 2014, all programmes feature authentic hosts with huge social followings. They engage listeners aged 18-34 years in a relatable manner surrounding the issues and topics that matter to them. These include dating, health, travel, celebrity, sport, culture, comedy, politics and more.

FUBAR has worked with some of the biggest names in the entertainment industry and has a proven track record for identifying the greatest emerging talent.

GOING MAINSTREAM

- **THE VOICE FOR 18 TO 34s** FUBAR's mission is to leverage its tremendous growth into becoming the recognised voice for 18 to 34s throughout the UK. It can achieve this through a National DAB launch.
- **NATIONAL REACH** By launching a National DAB service, the company will unlock its potential to reach all of Britain's 17 million 18 to 34s. In doing so, FUBAR will become available to everyone, everywhere, anytime, across all listening devices.
- **MAINSTREAM COMPETITION** No other mainstream radio station provides live talk content exclusively for 18 to 34s, reflecting FUBAR's average listener age of just 24.
- **RADIO LISTENING AT AN ALL TIME HIGH** The latest figures from audience monitoring body RAJAR, confirm that UK radio had its biggest ever audience (49.7m) in the first three months of 2022.

Average Listener Age

Radio	56
TalkRadio	50
Radio 5 Live	47
LBC	45

FUBAR Radio 24

FUBAR's average listener age is just 24.

No other National Station in the UK can deliver this audience.



TrendScout is one of the fastest growing online platforms in the UK that connects Angel Investors with early-stage impact companies, specialising in creating purposeful, considered partnerships that drive profit and growth. Our team of expert's research hundreds of start-ups each year. We analyse the potential, mission and ethical practices of every business we work with, meaning the start-ups we represent will always align with our own values.

Most start-ups struggle because of limited exposure & an inaccurate market fit Trendscout connects innovative start-ups with angel investors by customising financial, legal, and technical solutions Trendscout design a winning strategy, helping companies gain market insights allowing them to understand how the market perceives their products, and positioning them to meet their customers' needs Start-ups on our platform have raised over £5,000,000 in funding to scale up and reach new heights

Company Highlights

- Incorporated since 2018
- Projected £12million revenue by the year 2024
- Partners with Amazon Web Services and HubSpot
- 200+ start-up companies within our growing network
- 4000+ Angel Investors registered on the platform
- Company valuation forecasted to reach £8.1m by end of tax year 2022/3
- £5m+ raised by start-ups on our platform
- Winner of 'Best Match-Making Platform 2022, Corporate Livewire Innovation and Excellence Awards



The Investment opportunity

- Own a share of future start-ups on the platform
- Anticipated returns of x 3-5 of investment capital after 3 to 5 years
- Green, Ethical, Socially Beneficial, Sustainable Investment
- HMRC approved Enterprise Investment scheme (EIS)
- Exit strategy by Acquisition

Why Invest in early stage start-ups?

Reports show that a £20,000 investment in the early round raise for Uber, the taxi disrupting car hailing service would now be worth in excess of £50 Million.

Y-Combinator invested £20,000 for 6% of the company in Airbnb. The company now is worth £31 Billion and Y-Combinator's stake now is estimated to be worth about £890 Million, more than a 44,000x return on their £20,000!

Experts agree that Banking as a Service (BaaS) is driving the digital transformation in business.

Increasing numbers of non-finance digital brands are embracing BaaS to retain customers and increase their lifetime value. The BaaS model allows corporate clients to brand a white-label banking platform like Techcap as their own, giving them greater financial control whilst enhancing brand and data recognition.

Corporates can then offer financial services to their existing underlying customers, without the costs and risks associated with becoming a fully branded and authorised bank themselves.

Techcap aims to connect corporates and their customers through modern financial technology solutions for today and the future, and combines all essential banking functions into a single platform.

Built in partnership with best-of-class practitioners, Techcap provide an end-to end infrastructure that delivers frictionless payments including cross border, online and mobile, using advanced tools capture data to optimise payments, drive conversions, block fraud and increase revenues.



As well as providing real-time, multi-currency transactional settlement of financial services, The Techcap platform also includes a global lifestyle concierge service, including loyalty programs, exclusive offers and discounts, with bespoke itineraries.

Investment Opportunity

- Fundraising up to £1.35m
- Post-money valuation assuming full subscription of £13,578,496
- Customer onboarding Q1, 2023
- Cashflow break even forecast for Q4, 2023
- Using current valuation metrics applied to the fintech sector, the company has the potential to attain a very significant market capitalisation within the medium-term
- HMRC approved Enterprise Investment Scheme (EIS)

Milestone to Date

- Verbal commitments from 18 companies (representing 1m + customers) to launch their own branded payments platform and loyalty scheme.
- Partnership secured with a well-funded, leading technology company running its own global banking network to ensure continuous product development.
- Lifestyle partner secured 2,500 hotels and 800 restaurants for the MVP Lifestyle Platform.
- Ready-to-launch white-label banking platform using best-in-class back-end technology.
- Mobile app (Android, iOS and Web deployment) technology built and ready for white-label development and launch.
- EMI licence secured via agent appointment.



Innovation Agri-Tech Group

EIS

Launched in 2016 Innovation Agri-Tech Group (IAG) is a British agricultural technology company providing cutting-edge solutions to the traditional challenges of farming. The company specialises in Indoor Vertical Aeroponics.

AG offers patented technologies and expert services to help growers improve and expand their vertical farming systems or build new vertical farms from scratch, as well as full-service solutions including the design, installation and ongoing management of a complete vertical farm. It also now completed (July 2022) its own vertical farm facility in Berkshire.

IAG owns three registered US patents for its Aeroponic systems and enclosures. It also has a partnership with Co-Alliance Cooperative, one of the largest Agri businesses in the Midwestern USA, with over 56,000 farming operations, giving it significant transatlantic reach. Co-Alliance Cooperative holds a 15% stake in IAG.

In July 2022 IAG completed the final phase of its Indoor Farm in Berkshire and also completed its first sale for its GrowFrames™ system to the University of Essex.



Product Benefits

- Capable of growing 17 harvest cycles per year
- No Pesticides
- Can grow produce 365 days a year
- No soil
- 95% less water
- Faster growing cycles
- Better flavour
- Longer shelf life
- Higher quality produce
- Medical applications
- Cosmetic applications

10,000 Sq ft warehouse can produce the same level of crops as up to a 40-acre farm. We are offering the opportunity to purchase shares through The HMRC EIS scheme.

Innovation Agri-Tech Group



WESTBROOKE ASSOCIATES

Scan or click the QR to discover the latest from Westbrooke Associates.



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