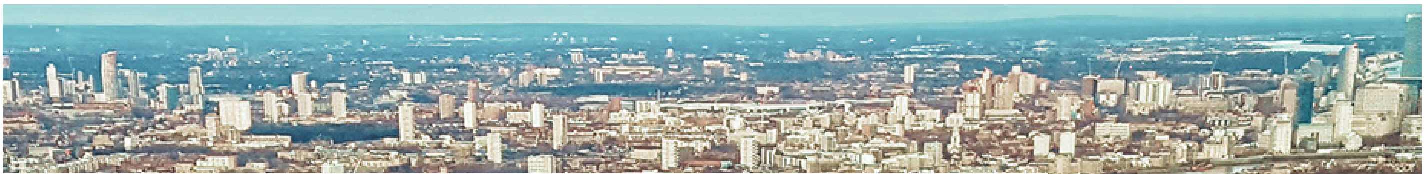
WESTBROOKE ASSOCIATES

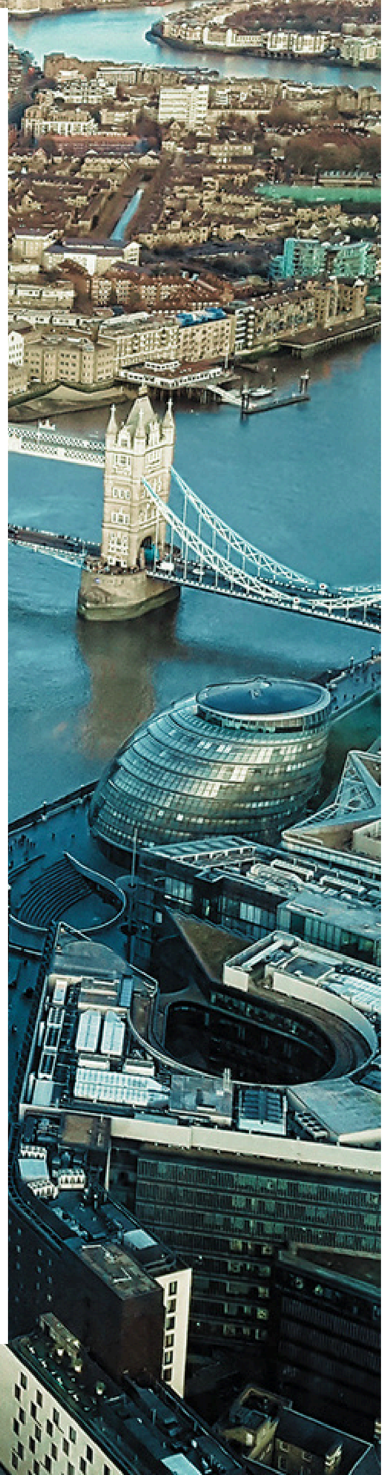
INVESTMENT INSIGHTS

Q2 2026 UPDATE

OPPORTUNITIES STRATEGY DEVELOPMENTS



A Period of Continued Growth



The second quarter of the year has brought further development across the Westbrooke Associates portfolio, with new opportunities joining an already diverse range of investments spanning property, leisure, hospitality and consumer markets.

Among the latest additions are Bro Drinks Ltd, a multi-brand premium drinks business with an established trading history and Aslett Street, the latest development opportunity from Castlemere Developments Ltd in Wandsworth. These join Rumble Rooms™, Owl B&B Ltd and Life Tenancy Investments Ltd, creating a portfolio spanning distinctly different sectors and investment strategies.

Our approach remains centred on identifying businesses and projects with clear commercial rationale, experienced leadership and credible routes for future growth. As the market continues to shift, diversification, resilience and the ability to respond to changing consumer and economic trends remain important considerations when assessing new opportunities.

Q2 has also brought significant developments for Westbrooke Associates itself, with further industry recognition, continued press coverage and a growing presence across our digital and social media channels. These developments form part of a wider focus on strengthening communication with investors and making it easier to follow new opportunities, company news and market updates as they happen.

In this edition, we take a closer look at the newest additions to the portfolio, developments across existing opportunities and some of the wider trends influencing the sectors in which they operate.

Award-Winning Westbrooke Associates Celebrates Industry Recognition

Westbrooke Associates is proud to announce that it has recently been honoured with two industry awards, reinforcing its reputation as a trusted investment brokerage within the UK alternative investment market. The awards recognise performance in areas that matter most to investors, including transparency, product quality, due diligence and client service. In a competitive environment where credibility and track record carry weight, this achievement provides independent validation of the firm's operational standards and long-term strategy.

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Westbrooke Associates Introduces Regent's Wharf, A Landmark Mixed-Use Development in East London

Regent's Wharf comprises eighteen private residential apartments, with ground-floor commercial accommodation, arranged over five storeys.

Positioned in the heart of Hackney, the development benefits from strong local demand, established amenities and excellent transport connectivity, making it attractive to both owner-occupiers and investors.

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Competitive Socialising Continues to Gain Ground in the UK

The UK leisure sector is undergoing a structural transition, with traditional nightlife models facing sustained pressure and new, experience-led formats gaining traction.

Recent industry data highlights that almost 1,000 night-time businesses have closed in parts of the UK in recent years, reflecting changing consumer habits and declining footfall across alcohol-led venues.

At the same time, a new category has emerged. Competitive socialising, a format combining entertainment, activity and social interaction, is rapidly establishing itself as one of the fastest-growing segments within the leisure market.

This reflects a broader move away from passive consumption towards participation, with consumers increasingly seeking immersive, shared experiences.

It is within this context that concepts such as Rumble Rooms™ have been developed. Positioned as a competitive socialising brand and reflecting many of the key drivers shaping the sector, Rumble Rooms brings together entertainment, food, drink and social interaction within a single venue, creating environments designed for engagement rather than consumption alone.

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Premium Drinks Brand Builds on Changing Consumer Demand and Category Growth

The premium drinks market continues to evolve as consumers place greater emphasis on distinctive brands, product quality and lifestyle-led experiences. This shift is creating opportunities for challenger businesses able to combine strong branding with scalable distribution across retail, hospitality, events and online channels.

Bro Drinks Ltd has been developed around this multi-brand approach, bringing several complementary premium drinks categories under one group. Its portfolio includes Brosé Wine, BROSKI Whisky and Broquila, alongside further brand extensions designed to broaden consumer reach and support future growth.

The company has also secured more than £100,000 in intellectual property, trademarks and brand assets across the group.

Rather than relying on the performance of a single product, the structure allows Bro Drinks to target different consumer segments while building a broader commercial platform.

The group has established national and international distribution across retail, on-trade, and export channels, creating several routes through which its brands can reach the market.

One area of particular relevance is tequila. Industry analysis cited by Westbrooke Associates points to continued global growth within the category, particularly across premium and higher-value segments.

IWSR forecasts tequila growth ahead of the wider global spirits market, while Grand View Research estimates that the global tequila market could reach USD 25.07 billion by 2033.

Bro Drinks is led by entrepreneur Bradley Yarrington, whose previous drinks ventures include Brosé Wine and BROSKI Whisky.

Westbrooke Associates has been appointed exclusive agent for the Bro Drinks investment opportunity, adding a consumer-focused business to its growing portfolio of alternative investment products.

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Airspace Development Creates New Homes in Established London Locations

Airspace development is becoming an increasingly relevant part of London's housing landscape, allowing new homes to be created above existing buildings without the need to acquire separate development land.

In densely populated areas where suitable sites are limited, this approach can make more effective use of established urban space and existing infrastructure.

Aslett Street in Wandsworth is the latest planning-approved airspace scheme from Castlemere Developments Ltd. The project will create a new residential storey above an existing building, delivering seven two-bedroom apartments, each with an allocated parking space. Full planning permission, subject to conditions, was granted by Wandsworth Council in February 2026.

The development will use a light gauge steel frame manufactured off-site and assembled above the existing residential block.

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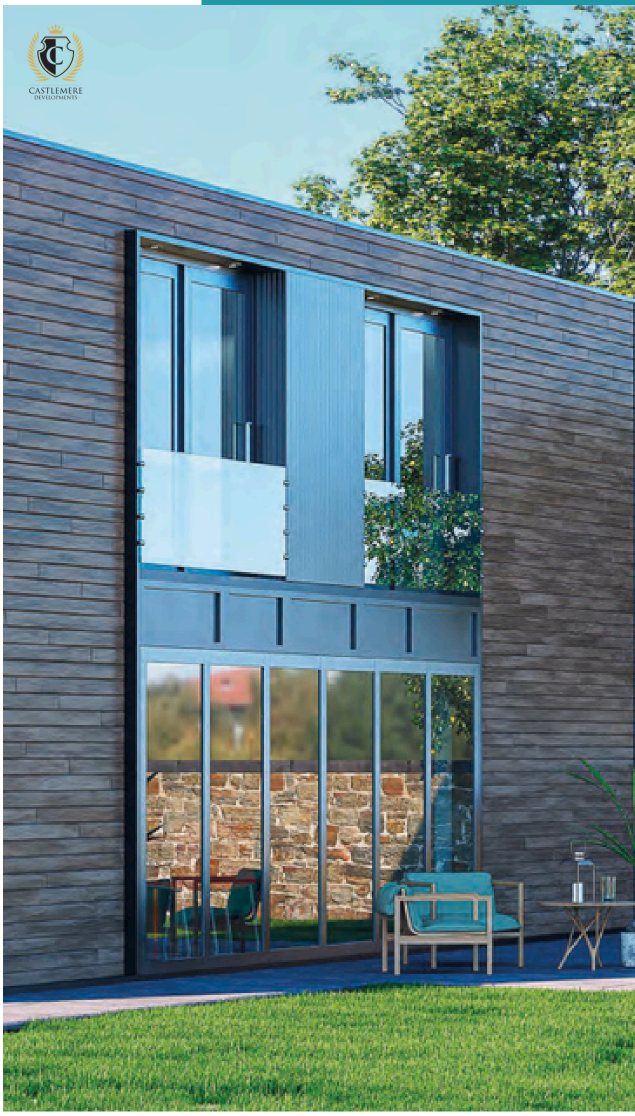

Westbrooke Associates Highlights Owl B&B as a Transparent Alternative in the Holiday Let Market

The short-stay rental market is undergoing a noticeable shift as travellers and hosts increasingly discuss challenges they experience on established platforms.

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Assisted Living Project: Q2 Update

Assisted Living Project continued to make strong progress during Q2, completing three further acquisitions and bringing its current portfolio to six supported living properties.

A further four advanced acquisitions, comprising 46 units, would take the committed pipeline to 52 properties.

The existing portfolio generates £125,272 in annual income, with the advanced acquisitions expected to add a further £532,480, supported by long-term FRI leases with Registered Providers.

An updated independent valuation is also planned as the portfolio continues to grow.

Looking Forward

As we move into the next quarter, there is plenty to look forward to across Westbrooke Associates. New opportunities are emerging, existing projects are progressing and the wider investment landscape continues to create fresh areas of interest for both businesses and investors.

Our focus remains on identifying opportunities with strong fundamentals, credible leadership and clear potential for long-term growth.

In the months ahead, we will be sharing further portfolio updates, new developments from across our network and more insight into the sectors and themes shaping investment decisions today.

We are also continuing to expand the ways we communicate with our investors, bringing you even more news, project updates, and behind-the-scenes insights from across the Westbrooke Associates portfolio.

Thank you for being part of the Westbrooke Associates community. We look forward to sharing what comes next.

The Investor Relations Team
Westbrooke Associates

Stay Connected

There's always something happening across the Westbrooke Associates network. Keep up with our latest investment opportunities, portfolio developments, company news and project milestones through our digital channels.

Stay connected across your preferred platforms:

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You can also visit westbrookeassociates.com for the latest news, opportunities and investor information.

Gibraltar's Growing Business Hub

Every business chooses its headquarters for a reason. Westbrooke Associates chose Gibraltar for its strategic location, international outlook, established legal framework and strong professional infrastructure – qualities that continue to attract businesses from a diverse range of global sectors.

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