INVESTMENT OPPORTUNITIES

Property development partnerships across Yorkshire

Building Better Places for Brighter Futures

Private & Confidential | Discussion Document

An Invitation to Build With Hillfern

Hillfern Development Ltd is seeking relationships with private investors and strategic funding partners who want exposure to carefully selected residential and commercial property opportunities.

Rather than prescribing a fixed investment amount, we discuss each investor's objectives, preferred level of participation and risk appetite, then explore suitable opportunities and structures on a project-by-project basis.

FLEXIBLE PARTICIPATION Investment level is discussed individually rather than restricted to a single fixed ticket size.	PROJECT-LED APPROACH Capital is intended to be deployed against identified property opportunities with a defined development plan.	YORKSHIRE FOCUS A local approach centred on understanding buildings, locations, demand and practical delivery.

The proposition

Hillfern aims to create value through acquisition, refurbishment, development and repositioning of property. Opportunities may include residential new builds, renovations, conversions, commercial refurbishment and mixed development situations where there is a clear route to improving the underlying asset.

Investor discussions are confidential and tailored. The final legal structure, return mechanism, security package, project duration and exit strategy would be agreed for each specific opportunity before funds are committed.

What Hillfern Development Does

We focus on property where thoughtful design, disciplined delivery and hands-on development management can improve both the asset and its long-term usefulness.

Residential	New-build homes, renovations, extensions, conversions and value-led repositioning.
Commercial	Development and refurbishment of commercial property where a practical improvement strategy can unlock value.
Acquisition	Identifying potential opportunities, assessing condition, location, planning considerations and development viability.
Delivery	Coordinating design, construction, refurbishment and the practical steps required to bring a project to completion.
Exit	Considering sale, refinance, retention or another agreed route depending on the project and investor structure.

Our aim is straightforward

Buy or secure the right opportunity, understand the route to improvement, control the development process and pursue an exit that reflects the agreed investment strategy.

How an Investment Relationship Could Work

Every project and investor is different. The following illustrates the process we intend to use when discussing opportunities.

01	Conversation Understand the investor's preferred commitment, objectives, timeframe and appetite for property development risk.
02	Opportunity Present a specific project or pipeline opportunity with available due diligence and an outline development strategy.
03	Review Discuss projected costs, contingencies, timetable, proposed legal structure, potential returns and principal risks.
04	Agreement Independent legal and tax advice, formal documentation and completion of agreed due diligence before investment.
05	Delivery Hillfern manages the agreed development activity with appropriate project reporting and cost oversight.
06	Exit Execute the agreed sale, refinance or other exit route and distribute proceeds in accordance with the legal agreements.

How Investor Capital May Be Used

Capital requirements will depend on the specific project. Funds may support one or more stages of the development lifecycle, subject to the agreed structure and legal documentation.

Acquisition	Purchase price, deposits and transaction costs connected with securing a property.
Planning & professional	Architectural, engineering, surveying, planning, legal and other professional costs.
Construction	Building works, refurbishment, materials, labour and specialist contractors.
Project costs	Insurance, utilities, finance costs, compliance and other development expenditure.
Contingency	A project-specific allowance for unforeseen costs and delivery risk.

No fixed investment amount

Hillfern is not presenting a one-size-fits-all investment ticket in this brochure. The amount an investor may wish to consider is part of the initial discussion and would only be matched to an opportunity where the proposed funding level and structure make commercial sense.

Illustrative Project Economics

The example below is included only to show the type of information that can be presented when a live project is offered. It is not a forecast, promise or current investment offer.

Illustrative acquisition	£300,000
Illustrative works & professional costs	£140,000
Illustrative finance / holding / contingency	£60,000
Illustrative total project cost	£500,000
Illustrative gross exit value	**£625,000**
Illustrative gross project surplus	**£125,000**

Important

Actual project outcomes can be materially different. Purchase price, build costs, delays, planning, interest rates, taxes, market conditions and achieved sale values can all affect performance. A live opportunity should be assessed using project-specific due diligence and independently reviewed assumptions.

Risk Management & Due Diligence

Property development involves risk. A credible investment relationship depends on identifying those risks clearly rather than presenting development as a guaranteed outcome.

Acquisition risk	Avoid overpaying by assessing comparable evidence, condition and realistic development potential.
Construction risk	Detailed scopes, contractor assessment, cost monitoring and contingency planning.
Planning risk	Consider planning status and constraints before relying on a particular development outcome.
Market risk	Use realistic exit assumptions and consider sensitivity to pricing, demand and time on market.
Liquidity risk	Development capital can be tied up until a sale, refinance or other exit occurs.
Execution risk	Programme, procurement and contractor performance can affect timing and profitability.

For any live opportunity, investors should receive sufficient project information to make their own assessment and should obtain independent legal, tax and financial advice.

Why Partner With Hillfern?

Hillfern's brand is built around quality, integrity and lasting value. Those principles should carry through from the buildings we create to the way we communicate with funding partners.

Local perspective

A Yorkshire-focused business with an interest in creating homes, commercial spaces and stronger local places.

Practical development focus

An emphasis on real assets, physical improvement and clear development activity.

Flexible conversations

No arbitrary investment amount imposed before understanding the investor and the opportunity.

Transparent project thinking

A willingness to discuss assumptions, costs, risks, timelines and potential exit routes.

Long-term relationships

The objective is to build repeat partnerships around suitable opportunities rather than pursue one-off transactions.

Quality. Integrity. Lasting Value.

The Opportunities We Want to Explore

Hillfern is interested in development situations where there is a credible route to creating value through improvement, redevelopment or repositioning.

Residential	New-build plots, renovation opportunities, underused property, conversions and improvement-led acquisitions.
Commercial	Refurbishment, repositioning and development opportunities where the property can be made more useful or valuable.
Location	Primarily Yorkshire and areas where local market understanding can support better decision-making.
Scale	Assessed individually. Project size should be appropriate to the funding, delivery capability and risk profile.
Exit	A credible route to sale, refinance, retention or another agreed outcome should be considered from the outset.

We welcome conversations with investors who value a straightforward, project-led approach and understand that property development returns are accompanied by genuine development and market risk.

Start a Conversation

You decide the level of investment. Together, we explore whether there is a suitable opportunity.

If you are considering allocating capital to property development, we welcome a confidential discussion about your objectives and the type of opportunities you would like to consider.

No investment should be made solely on the basis of this brochure. Any future opportunity should be supported by project-specific information and appropriate legal documentation.

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