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Product Guide.



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Property Finance
Built Around **You.**

February 2026



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Our story.

Borrowers

Assetz Capital is a leading property finance lender having delivered over £1.7bn of funding since inception. We support the full lifecycle of a property developer and investor, whether you are experienced or new to the sector we have appetite to support your opportunity. What sets Assetz apart is our ability to stretch up to 72% Loan to Gross Development Value and up to 87.5% Loan to Cost. We will consider planning gain created as real cash contribution therefore limiting equity injection, something that challenger banks struggle with. Our day 1 advance is truly strong because of these factors. We have a highly experienced Relationship Director team located in each of the regional markets. With this, we have regional credit appetite and seek diversity across our development portfolio, therefore we truly support growth in each region. Try us on your next property opportunity – contact one of our experts.

Brokers

Assetz Capital offers certainty of funding and clarity from the outset as to what is needed. We understand that every transaction is hard fought by the Broker to win the mandate. We value every deal shown to us, be that small or large. Our competitive margin pricing on development, refurb, bridging and commercial mortgage loans, means we can compete head to head with Challenger Banks. We can give you that certainty from the outset. By working with Assetz Capital, you gain a partner committed to both your business and your clients' long term growth.

Andrew Fraser
Chief Commercial Officer



Why work with us?

-  We cover the whole of the UK, including Northern Ireland
-  We offer a range of property-secured loans up to £50m
-  We've funded over 7,250 new UK homes
-  We've supported over 1,100 businesses with funding
-  We issue credit-backed indicative terms on every loan accepted through our market-leading approval process

Advantage	Value
Stretched Senior Debt	Up to 72.5% LTGDV and 87.5% LTC, negating the need for Mezzanine finance and elongating the drawdown process with multiple lenders and sets of legal docs.
Planning Assistance Loan	Lending on commercial buildings with the probability of residential consent being granted, allowing site acquisition. A follow-on refurb loan can be bolted on post planning.
Support for First-Time Developers	Structured support for new entrants with professional backgrounds in property or business experience, both with professional backgrounds in property or business experience, bringing real-world commercial judgement.
Planning Gain as Cash Contribution	Option fees and planning costs can count as a cash contribution. Enables deals with as little as 5% cash in.
High Value GDV Units Considered	Units over £1.75m will lend up to 60% LTGDV, supported by strong local open market comparables.
Smaller Ground-Up Development Loans	£200k–£1.5m loans available. Supports brokers with a wider range of deal sizes and borrowers with real access to development finance at smaller ticket sizes, delivered with institutional discipline and relationship-led execution.
Regional Coverage at Scale	Proven lending track record across the UK, including Northern Ireland, Scotland and the South West, supported by locally embedded origination and credit teams that understand regional dynamics and stay with deals through to completion.
Market Facing Pricing	Refurb/bridging from 8.75%. Development Finance 8.35%–10.25%. Commercial Mortgage from BoE + 2.25%.
Institutional Funding Depth	Multiple funding partners ensuring deal certainty. Deep liquidity within the Assetz Capital Institutional Funding Marketplace.
Expert Property Data Webinars	Industry-leading webinars and reports on property prices, build activity, planning, and market trends—unique ongoing.





Development Finance.

Assetz Capital: Your Trusted Partner in SME Property Finance

At Assetz Capital, property finance is what we do best. With decades of experience across ground-up and redevelopment projects, we know that every deal is different. What sets us apart is the depth of expertise across every part of our business. That is why our Relationship Directors bring local market insight, our Case Management team keeps transactions moving smoothly, our Credit Specialists apply pragmatic judgement, and our Development Monitoring Director oversees each stage with precision.

Together, we provide the depth of knowledge and practical support you need to keep your projects on track and deliver results with confidence. This collective knowledge allows us to be flexible, decisive, and responsive when it matters most. We are trusted because we combine experience with judgement, delivering solutions that reflect our belief in our clients' success. With Assetz Capital, you are not just speaking to a lender; you are working with a team of true property finance experts committed to helping you achieve your goals.

Criteria

Property	Residential (houses & apartments) & pre-sold/pre-let commercial. Modular builds keenly supported.	Purpose	Ground-up development, conversion, refurbishment & reconfiguration of residential property (houses & apartments) & owner-occupied, pre-sold or pre-let commercial property. PBSA also funded.
Security	First legal charge (plus debenture & a level of personal guarantee for corporate borrowers).	Applicants	Limited Companies & LLPs.
Repayment	May build to term facilities also available to provide a development facility that converts to a term loan, typically upon practical completion.	Any other info:	<ul style="list-style-type: none">• Max term 3 years. Max 72% LTGDV.• Independent valuation & monitoring surveyor required.

Development Finance Key features

Loan size	£1m - £10m
Term	Up to 3 years
Amortisation profile	Bullet repayment / from sales proceeds
Fees	Fees from 2% including 1% broker fee
LTGDV	Maximum 72% (including interest) or higher with additional property security
Rate	From 8.35% p.a. residential & commercial
USPs	<ul style="list-style-type: none"> • Newer developers with a level of satisfactory track record considered • Flexible and tailored solutions for your project • Interest capitalised (not retained)



Andrew Fraser
Chief Commercial Officer

Contact us today.

0800 470 0430

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Assetz Elevate.

Funding for Smaller Schemes — First Time Developers

Introducing Assetz Elevate, a specialist loan solution for experienced SME developers building 1–15 residential units. As a small-scale developer, you're moving fast — and so should your finance partner. With Assetz Elevate, we provide quick, reliable funding from £200k to £1.5m for compact, ground-up residential developments across England and Wales.

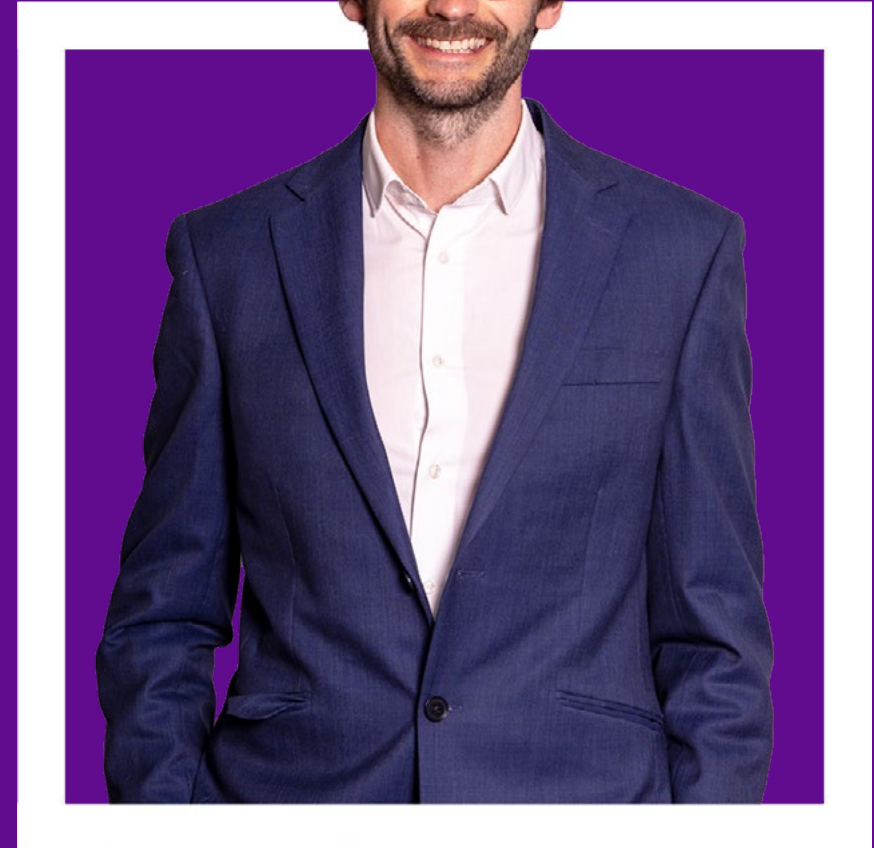
Whether you're working on an infill plot, urban regeneration, or subdivided land — we're here to help you build.

Criteria

Property	Product provides funding for conversion schemes from commercial to residential and heavy refurbishment projects.	Purpose	Ground-up development, conversion, refurbishment & reconfiguration of residential property (houses & apartments) & owner/occupied, pre-sold or pre-let commercial property. PBSA considered
Security	First legal charge (plus debenture & a level of personal guarantee for corporate borrowers).	Applicants	Incorporated bodies (Ltd companies and LLP's).
Repayment	Via unit sales or refinance.	Any other info	<ul style="list-style-type: none">• Max term 3 years. Max LTGDV 72%.• Independent valuation & monitoring Surveyor required.

Assetz Elevate Key Features

Loan size	£200k – £1.5m
Term	Up to 24 months
Fees	From 2% (typically shared with the introducer)
LTGDV	Up to 70% LTGDV
LTC	up to 87.5% Loan-to-cost available
Rate	From 10.75% p.a
USPs	<ul style="list-style-type: none"> • Credit backed terms in 24hrs • Dedicated experienced relationship directors every step of the way



Jake Hiskett
Relationship Director

Contact us today.

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Commercial Mortgages.

Specialist term finance for SMEs

We take a holistic approach to credit underwriting and are able to sensibly support where many other lenders are locked out by rigid policies. Our flexibility to fund in a turnaround situation means we can offer terms that most lenders can't, allowing businesses to achieve their potential. We actively lend in sectors such as healthcare, leisure, supported living, student and hospitality, and we will consider first-time market entrants. That's what makes us the real expert lender for SMEs.

Criteria

Property	Owner occupied, let or part-let commercial & mixed use property.	Purpose	Purchase, refinance, equity release & general working capital. Build-to-Term facilities also available to provide a development facility that converts to a term loan typically upon practical completion.
Security	1st legal charge (plus debenture & a level of personal guarantee for corporate borrowers).	Applicants	Limited companies & LLPs.
Repayment	Capital & interest repayment with amortisation up to 25 years, initial interest only periods & interest only for full term considered within a 5-year term commitment. Min term negotiable.	Any other info:	Max LTV 75% (market value, with consideration for VP value)

Commercial Mortgages Key features

Loan size	£250k - £10m (higher & lower requests may be considered)
Term	Up to 5 years
Amortisation profile	Up to 25 years / interest only periods considered
Fees	From 2% arrangement fee (Including broker fee)
LTV	1st Charge: Maximum 70% (including any retained interest)
Rate	From 2.25% + BoE
USPs	<ul style="list-style-type: none"> • Fixed and variable rates available • Any property type considered • Will consider 5 years interest only on some transactions



Callum Ferguson
Relationship Director

Contact us today.

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Bridging Finance.

Bridging solutions you can rely on

As real property experts, we anticipate that businesses need to make an urgent purchase, refinance, release equity, or exit their existing development loan. We call it bridging but in reality, it's so much more. We provide highly competitive rates and terms, not just from residential but across the spectrum of property classes such as commercial property, property with planning potential, plus flexible funding for light refurbishment - just call us and ask. We can also provide for the full life cycle of a loan with residential bridge to BTL, bridge to term loan, planning assistance loans as a lead in to development and development exit loans and development exit.

Criteria

Property	Residential, commercial, mixed-use properties, land or buildings for development & light refurbishment.	Purpose	Purchase, refinance, development exit, light refurbishment or release cash for business purposes.
Security	First charge (plus debenture & PG for corporate borrowers).	Repairs / development	Spend of up to 15% of property value (or purchase price) permitted.
Repayment	Bullet (Early repayment charges may feature)	Applicants	Limited companies & LLPs.

Bridging Finance Key features

Loan size	£250k - £10m
Term	2 - 24 months
Fees	From 2% arrangement fee
LTV	Maximum 75% (including any retained interest)
Rate	9.25% per annum
Repayment type	Interest (compounded or serviced)
USPs	<ul style="list-style-type: none"> • All property classes considered • Quick turnaround • Includes Northern Ireland



Ciaran McGivern
Regional Director North

Contact us today.

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newbusiness@assetzcapital.co.uk



Residential Refurbishment.

A single property solution

Our refurbishment loans are designed to cover a wide spectrum of projects, from light works on a single property through to complex, heavy refurbishments such as converting redundant office blocks into apartments under permitted development rights. We also support larger schemes, including **Purpose Built Student Accommodation (PBSA)** and **Build to Rent (BTR)**. Whatever the scale or complexity, our Relationship Directors are here to discuss your specific needs and structure the right facility for your project.

Criteria

Property	Residential houses, flats & apartments (mixed use considered where the commercial element is let & no more than 25% of total GDV.), PBSA and BTR.	Purpose	Non-structural refurbishment of residential property for letting or sale.
Security	First Legal Charge (plus debenture & PG for corporate borrowers). Max LTV 70%.	Applicants	Limited Companies & LLPs.
Repayment	Bullet repayment. Early repayment penalty will vary in line with funding route selected. Max term 12m.	Any other info:	Min refurb costs lower of 15% of the Day 1 MV or £50k. Max refurb cost lower of 50% of the Day 1 MV or £500k.



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Residential Refurbishment Key features

Loan size	£500k - £5m (higher Loans may be considered)
Term	6 - 24 months
Fees	From 2.5% arrangement fee (Including broker fee)
LTV	Maximum 75% (including any retained interest)
Light Rate	9.50% per annum
Moderate Rate	9.75% per annum
Heavy Rate	9.75% per annum
Maximum refurb cost	Bullet repayment
USPs	<ul style="list-style-type: none">• Quick turnaround• Additional sums provided to finish refurbishment



Mark Roberts
Relationship Director

Contact us today.

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Development Finance Case Study.

Z Property Group

The 84 unit serviced aparthotel development set over 9-storeys, on the site at Dublin Road, Belfast.

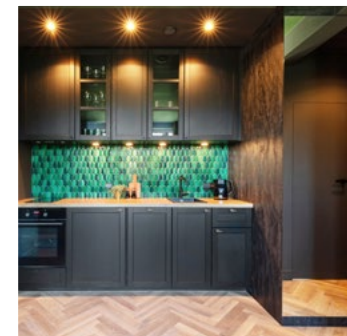
Following negotiations, the developer Z Property Group have confirmed they have secured a NASDAQ listed global hospitality operator specialising in a variety of accommodation from hotel rooms to fully-equipped suites and apartments.

Relationship Director Ciaran McGivern had this to say... "I was delighted to support our borrower with a loan that allows them to build out their scheme in Belfast. This loan demonstrates our ability to support borrowers with large, complex development projects."

£8.65m
Amount lent

18 Months
Loan term

64%
LTGDV



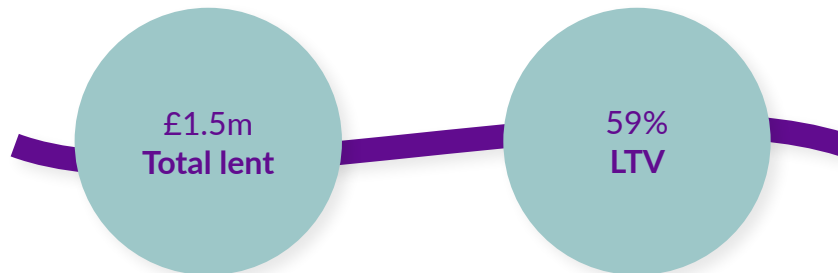
Assetz Elevate Case Study.

Aspire Homes

Assetz Capital has provided a £1.5m loan to Aspire Homes to fund the development of eight houses in Derbyshire.

The housing development, which is based in Glossop, will consist of a five-bed detached house, five four-bed detached houses and two three-bed semi-detached houses. The development is situated on the edge of High Peak, close to local amenities and the railway station, and is due for completion in March this year.

Aspire Homes has been working in the property development sector for 30 years and is a family business working in and around the Greater Manchester and High Peak areas.

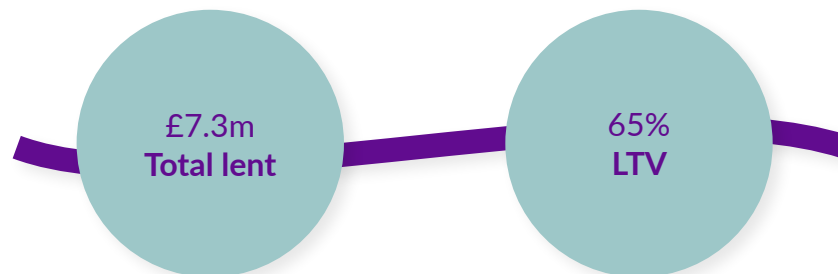


Commercial Mortgage Case Study.

IBIS Styles hotel

This recent £5m transaction we put together to refinance an IBIS hotel on Waterloo Street in Glasgow. The hotel is owned by a private equity firm, Maven Capital Partners. This deal highlighted our ability to work effectively with a broad range of partners.

Relationship Director David Hehir had this to say... I was delighted to be able to support the re-finance of the ibis Styles Glasgow Central Hotel with a £5m debt package. We worked closely with Maven Capital Partners to facilitate its delivery which reaffirms our commitment to the hotel sector in Scotland and the wider UK market.



Bridging Finance Case Study.

Vaynor Independent Property Ltd

Experienced developer Steven Davies, of Vaynor Independent Property Ltd, required funding to develop a plot of land into 5 detached executive bungalows in Pontypool.

The loan will see the construction of the 3-bed timber frame bungalows, each 1,700 sq ft aimed at filling the much-needed gap for quality houses for retirees and downsizers in the area.

£1.1m
Amount lent

65%
LTGDV



Residential Refurbishment Case Study.

Accelerate Property Group

Originally Solicitor's Offices, the grade 1 listed building underwent a residential refurbishment process, to convert the building into 10 new apartments. The listed status of the building added a layer of complexity to the conversion project. Thomas, supported by a capable team, effectively managed the project and ensured its successful completion.

The exit was via the property sale. The property was sold to a real estate investment company, known to Thomas Muir, who bought the whole development for a sum in excess of the original valuation. As a result, the developer earned a substantial profit from the transaction, highlighting the project's success.

£628K
Amount lent

12 Months
Loan term

70%
LTGDV





Why Assetz is the Partner of Choice.

Supporting SME Developers



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up to
72% LTGDV

Higher cash
Advances

Starting at
8.35% p.a

Loan Size
£1-10m

Meet the team.

Leadership



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Chief Commercial Officer

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Regional Director

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The Value of Our Case Managers.



Our Case Management team is the engine behind every successful lending relationship at Assetz Capital. With more than 100 years of combined experience across banking, financial services, and property lending, they bring deep expertise, professionalism, and care to every transaction.

Having held senior roles within major institutions and specialist lenders, the team blends technical knowledge with real-world experience to ensure every deal progresses smoothly and efficiently. Their attention to detail, communication, and understanding of complex lending processes make them a vital extension of our Relationship Directors and a cornerstone of our partner experience.

What sets our Case Managers apart is their commitment to service. They are always at the end of the phone, available to support, resolve, and guide, ensuring every borrower, broker, and partner receives the clarity and responsiveness they expect from a relationship-led lender.

From first enquiry through to completion, our Case Management team ensures every stage of the process runs with pace, precision, and care, providing the stability, consistency, and reassurance that define the Assetz Capital experience.



Contact us today.

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Find your
Relationship
Director



**Property finance
built around you.**