



**HENLEY**

SMART INVESTING. EST. 2006.



# Private Equity Real Estate

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Company Overview 2018



Investment exposes you to risk of losing some or all of your capital.  
There is no right to compensation in respect of poor performance.



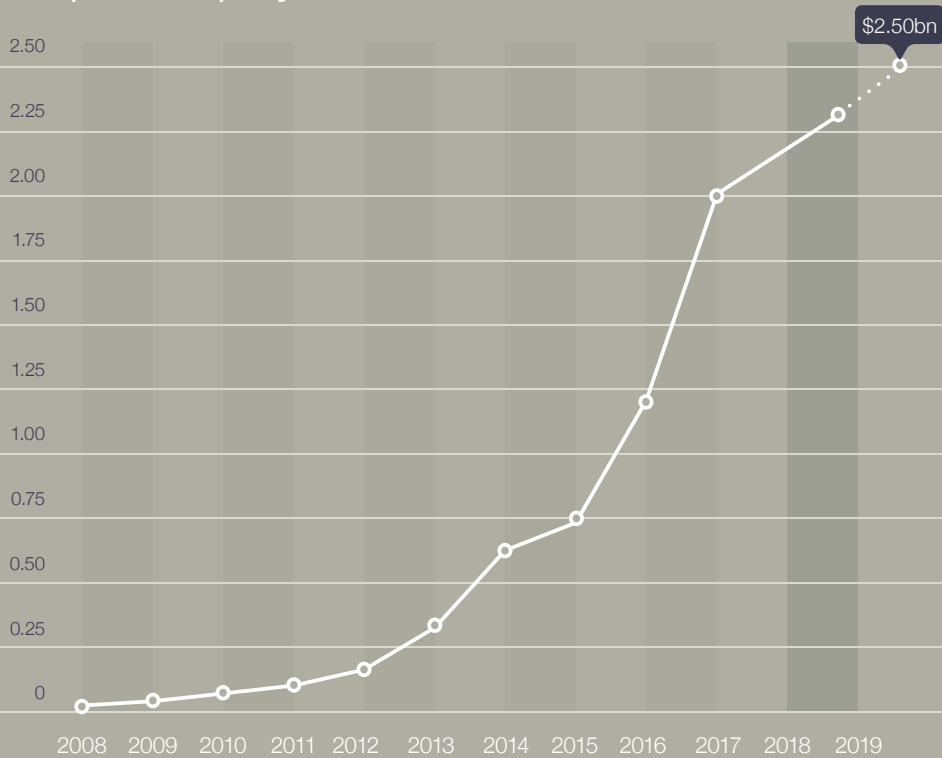
## Who We Are and What We Do

Founded in 2006, Henley is a full service Private Equity Real Estate Investment Manager. We originate and manage opportunistic deals in their own SPV funds and invite Institutional, Family Office and High Net Worth investors to join us in structured investments. We have an active deal flow and investors can cherry pick which deals to participate in. We currently have around 45 different active SPV funds in operation across Europe and America. Fund structures can range from one large investor to several investors. Total equity invested per deal currently ranges from \$5m-\$150m through a syndicated structure.

Henley SIPUT is our first fully discretionary fund, currently at £400m, focused on long-term income with a targeted 5% coupon and 7% total return. Investors in this fund are all major institutional Pension Funds.



## Capital Deployed \$bn





CAPITAL DEPLOYED \$bn



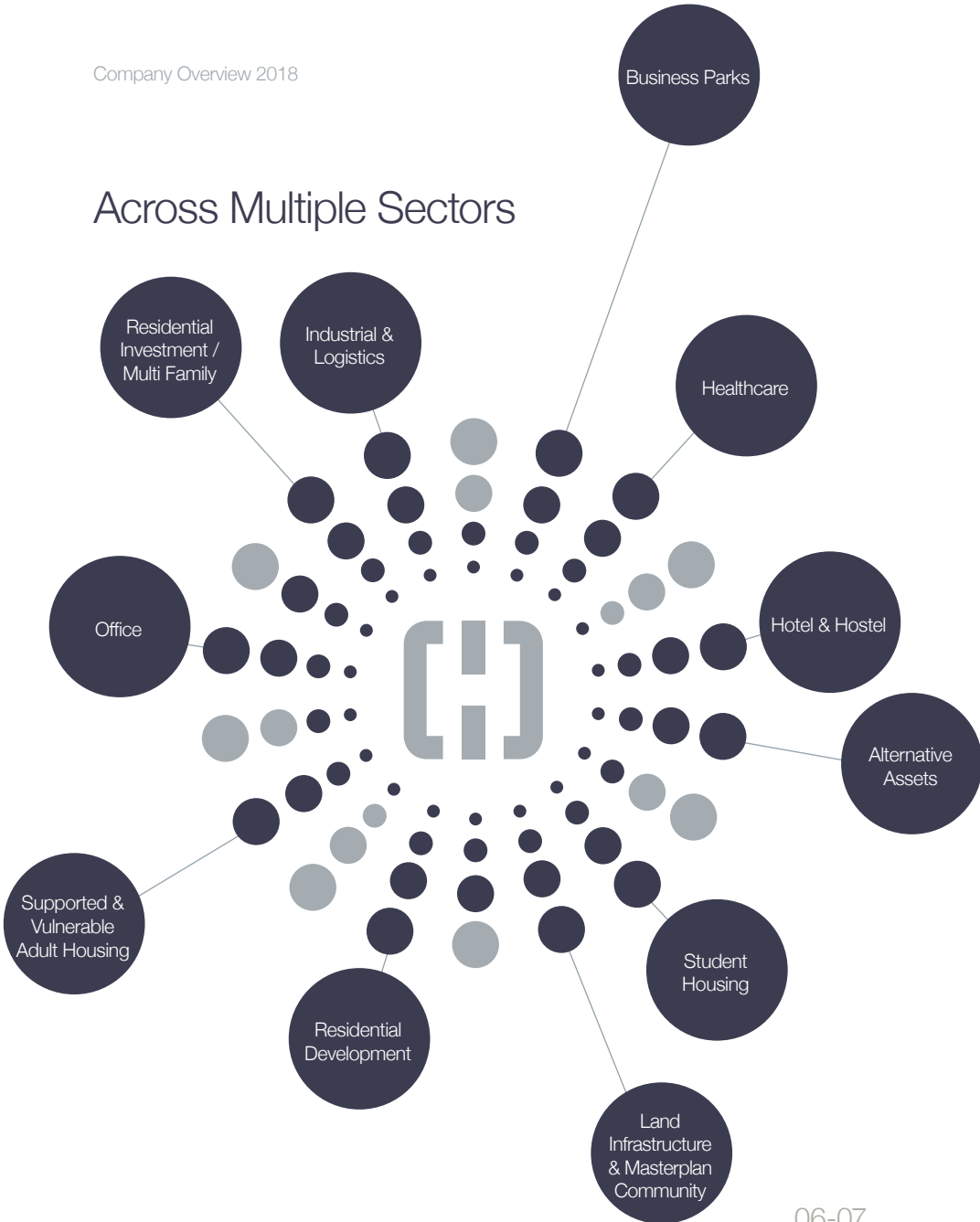
AVERAGE IRR  
(AS AT SEPT 2018)

## Performance

- Capital deployed has grown to more than \$2bn as at Q2 2018
- A very experienced team from property, finance, banking, construction and operations led by a group of outstanding entrepreneurs
- An excellent track record in difficult markets – averaging over 25%+ IRR on all deals exited to-date
- Average equity multiple of 1.77x on all exits to-date
- Our primary compensation is through sharing the profit upside – aligning our interests with investors
- A clear strategic focus on Arbitrage, Distress or Dislocation in markets
- Past performance must not be viewed as an indication of future performance. The price of investments may change quickly and can go down as well as up



# Across Multiple Sectors





## Geography Covered

- UK
- Europe
- North America

## Services Provided

- Deal origination
- Underwriting
- Debt sourcing
- Equity funding
- Offshore structuring and planning
- Asset management and project delivery
- Profit and business plan delivery
- Investor reporting

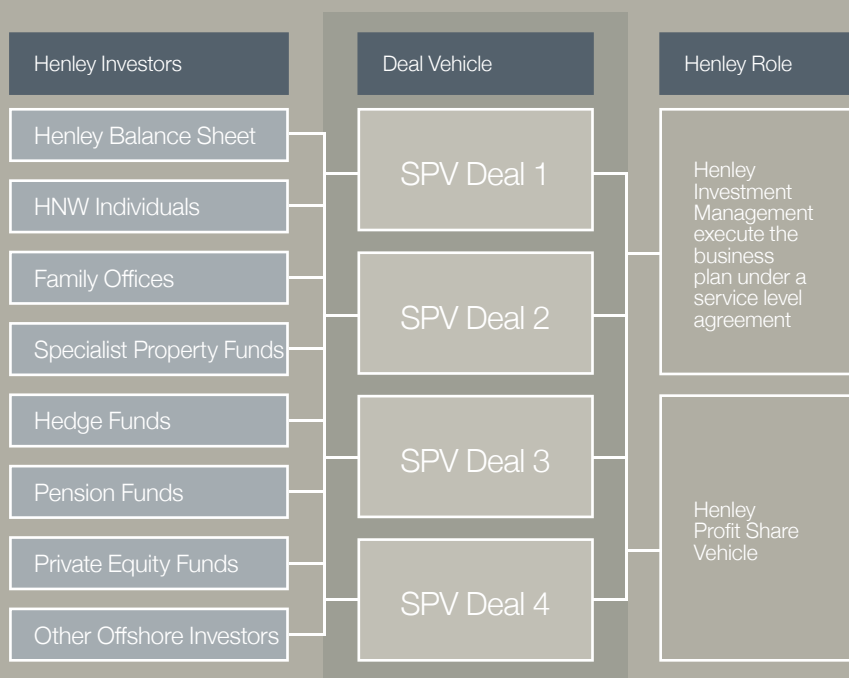
## Benefits to Investors

- Regular access to exceptional deals
- Flexible investing in terms of sector, strategy and quantum
- IRR and cash multiple focus aligned compensation structure
- Ability to build a diversified portfolio
- Full-service personal touch approach that focuses on building long-term relationships



Investors cherry pick deals that meet their needs

*Each deal is independent of each other with no cross-security*



## SPV Fund Structure

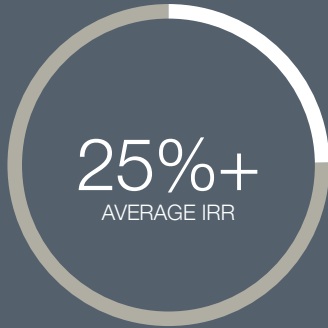


## Portfolio Investing with Henley

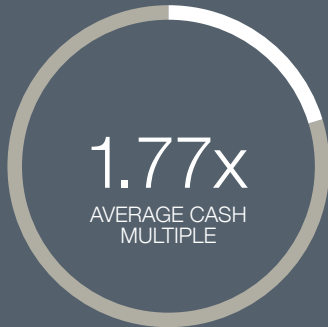
### Example

If you had invested £50k into every deal Henley promoted and reinvested your money as it was returned, it would now be worth 6.5x your capital invested;

64	Deals Promoted
£1.111m	Total Capital Allocated at £50k per Deal
£0.465m	Original Capital Outstanding at September 2018
£6.111m	Value of Remaining Investments at BP Exit
£7.222m	Total Return Expected
6.5x	Expected Money Multiple



AVERAGE IRR  
ALL DEALS



AVERAGE CASH MULTIPLES  
ALL DEALS



> LONDON  
BOSTON  
LOS ANGELES  
ROTTERDAM  
DUBAI



t: +44 (0)1483 617 070  
e: [info@henleyinvestments.com](mailto:info@henleyinvestments.com)



[henleyinvestments.com](http://henleyinvestments.com)

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