PRIVATE FUNDING CIRCLES

BESPOKE OPPORTUNITIES

Tier One Capital
Independent Wealth Management

WHAT ARE PRIVATE FUNDING CIRCLES?

Tier One Capital is pleased to bring our clients access to the fast growing market of peer-to-peer funding through private funding circles.

Private funding circles provide bespoke funding to various private clients and non-personal entities.

The credit market continues to be restricted and the demand for bespoke funding is consistent. This allows a selective approach.

Tier One Capital is regularly presented with funding opportunities across our affluent client base. Where we feel there is a good underlying project, we progress to due diligence and vet each project professionally.

Our advisers then work with each borrower to create a sensible and achieveable business plan for their project. This process both refines and challenges whatever assumptions are driving their expected return.

If the business plan is approved we create a formal investment opportunity and invite investment toward a set monetary goal.

ASSET BACKED SECURITY

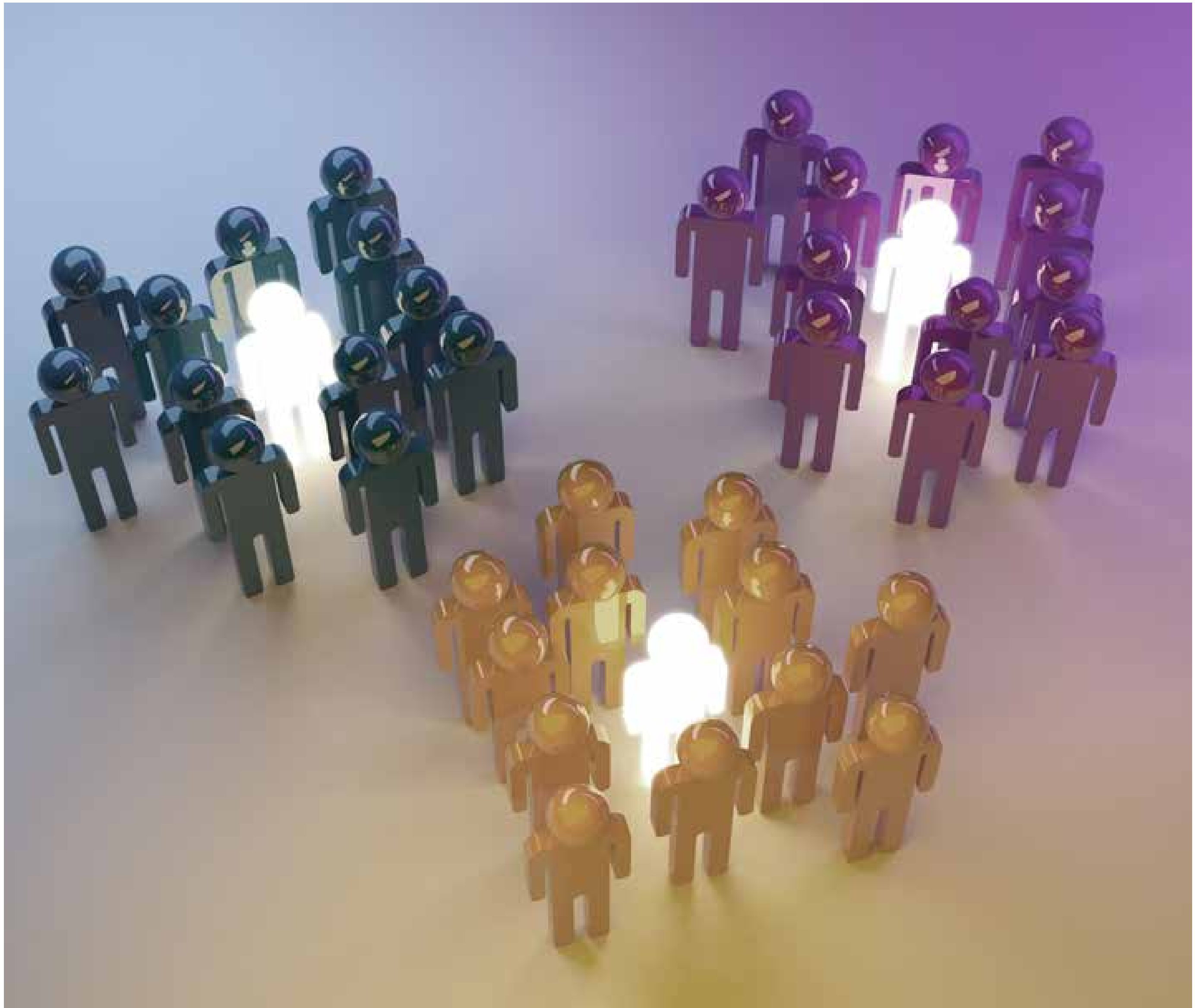
We believe in ensuring that our investors have the protection of an underlying asset of some form wherever possible.

This security may be property based, be grounded in intellectual property, be taken via a debenture over a company's assets or perhaps secured against a known and documented invoice.

Any security taken in this way is always supported by the personal guarantee of any borrower as a prerequisite of funding.

Our investors therefore have the peace of mind that each underlying borrower is entirely committed to making good on whatever terms are agreed at the outset.

PRIVATE FUNDING CIRCLE No.1
FERNHILL, DURHAM

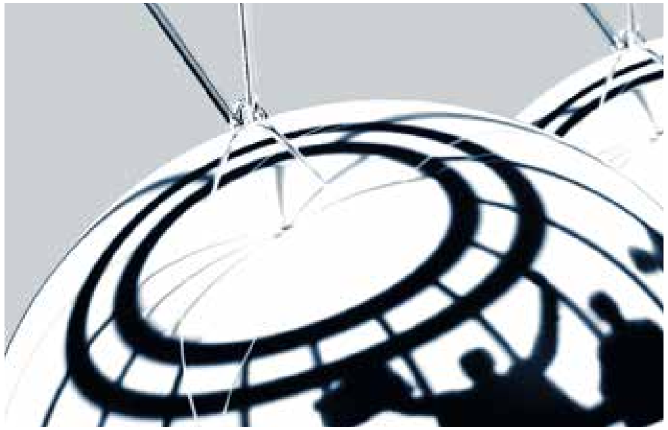


This private funding circle is based on providing £250,000 funding to the borrower to allow planning permission to be sought for four plots of land on the prominently located Fernhill site in Durham

The site constitutes four acres in total and is located in mature grounds across the road from the sought after Durham Johnston school.

The land on which planning will be sought has recently been removed from the designated green belt by Durham Council who are agreeable at this stage to a planning application on the site for the use of executive housing.

PLANNED STRATEGY


The strategy has three underlying parts which are simply required to be executed well to create a successful and profitable project. These are as follows:

- Repayment of an existing second charge
  A second charge is in place against a property at the front of the site which needs to be repaid in full.

- Application for planning permission
  The planning office have granted planning for one property on the site and are expecting a planning application for four more executive homes.

- Sale of the plots
  The borrowers intention is to sell the plots once planning permission has been granted to mitigate the risk of building these out personally.

OFFERED SECURITY

The main security will come from a first legal charge over the land on which planning is being sought. This ensures that any subsequent development of the land will require our investors to be repaid.

In support, there will be a second charge taken over the borrowers main residence. The house is valued at £1.5m and there is a mortgage of £1.2m against this.

There will also be a second legal charge taken on a property located at the front of the site which has already successfully achieved planning.

OFFERED RETURN

The annual coupon will be set at an attractive level for the risk being assumed of 10% per annum.

The coupon will be joint and severally serviced by the borrower and a company owned by the family trust (Wilbury Developments). This coupon will be passed directly through to the consortium of investors.

Whilst not intended to be part of any return, investors shall have the comfort that appropriate penalty clauses will be inserted to ensure that if for any reason the debt is not repaid in line with the agreed timescales, the agreed coupon continues to accrue until such time as the debt is repaid in full. Additionally, a further penalty of a fixed monetary amount for the inconvenience will be incurred.

ONGOING MONITORING

Our investors will have the assurance of knowing that a professionally managed credit process is protecting their investment and facilitating a successful outcome on their behalf.

Tier One Capital will appoint a representitive to the board of Wilbury Developments for the duration of the project. This cost will be serviced by the borrower and will not impact on the return of our investors.

Our representitive will carry protective voting rights to ensure the agreed project is carried out in full accordance with the agreed strategy and within the agreed timescales.

The representive will also be charged with ensuring the accurate reporting to investors of updates on the project in a timely fashion.

EXPECTED TIMESCALES

The expected total timescale for the project is two years. An option of a third year will be afforded to the borrower to ensure that a suitably attractive sale can be pursued without a potentially detrimental fixed deadline.

A full planning application is desired as soon as possible once funding is in place. A respected architects will be appointed and charged with creating and packaging a planning application able to successfully achieve it's goals.

The creation of a full planning application is expected to take six weeks. Planning will then be applied for immediately which is a maximum of a thirteen week process.

This conservatively gives the borrower comfortably over 18 months to successfully sell the plots for a return to his satisfaction. Following the first successful sale of any one plot, the loan will be repaid in full and all security released.

FEES AND CHARGES

Our project analysis and monitoring fees are serviced by the borrower and do not impact on the return to our investors.

A 1% success fee is payable by each investor to Tier One Capital which only falls due upon the successful repayment of their capital in line with the agreed terms.

The legal fees involved in setting up the documentation are borne by the borrower as part of the funding process.

HOW TO PROCEED

Should you be interested in investing into this private funding circle please contact a Tier One Capital adviser at your convenience.

A formal investment pack is available upon request.

Existing clients will be provided with a loan agreement prepared by a prominent and respected legal team and will have already satisfied identification requirements.

New investors to Tier One Capital will additionally need to provide the relevant identification documents and source of funding in accordance with anti-money laundering regulations.

Contact us:

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- EMAIL info@tieronecapital.co.uk
- TWITTER @TierOneCapital
- WEB tieronecapital.co.uk

BESPOKE HNW PEER-TO-PEER FUNDING

Please call us or visit our website to find out more about our private funding circles

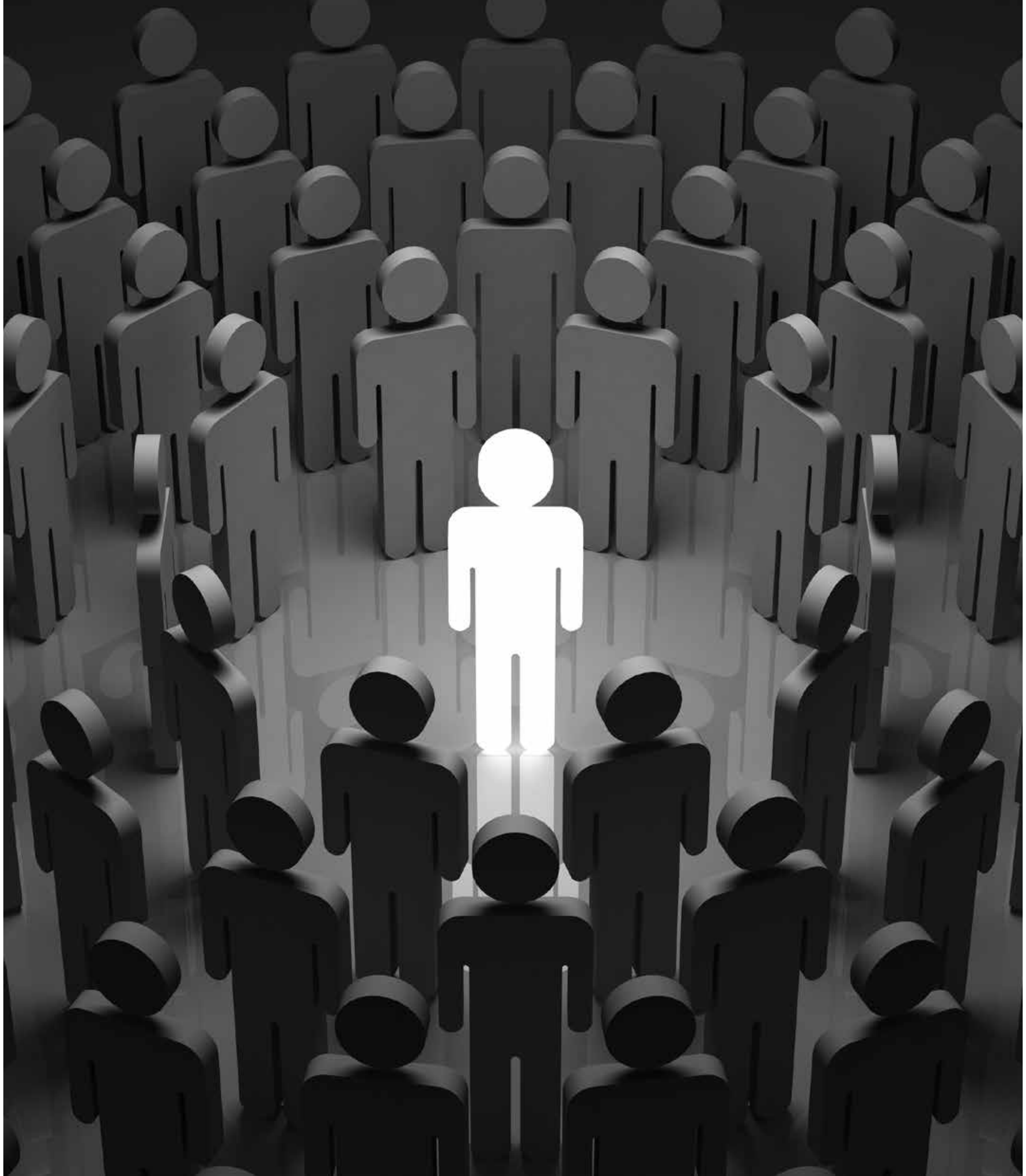
TEL 0191 222 0099

EMAIL info@tieronecapital.co.uk

TWITTER @TierOneCapital

WEB tieronecapital.co.uk

TIER ONE CAPITAL
INDEPENDENT WEALTH MANAGEMENT



APPENDIX

SUPPORTING DOCUMENTATION

APPENDIX A
THE SITE (I)

APPENDIX A
THE SITE (II)

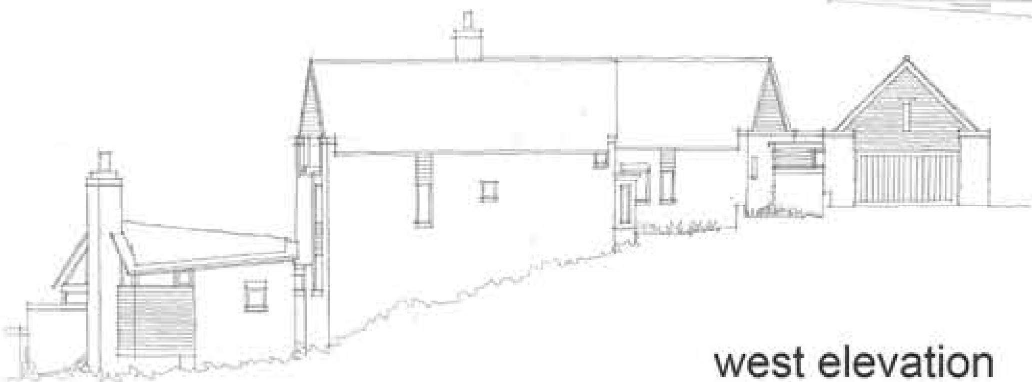
APPENDIX B (I)
THE PROPOSED ELEVATIONS

ELEVATION FOR HOUSE ONE

DESIGN BY JANE DERBYSHIRE
AND DAVID KENDALL LTD

south elevation

east elevation



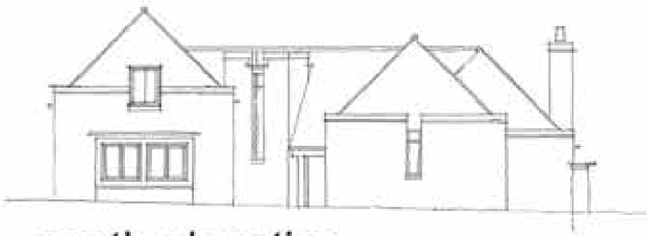
west elevation

north elevation

APPENDIX B (II)
THE PROPOSED ELEVATIONS

ELEVATION FOR HOUSE TWO

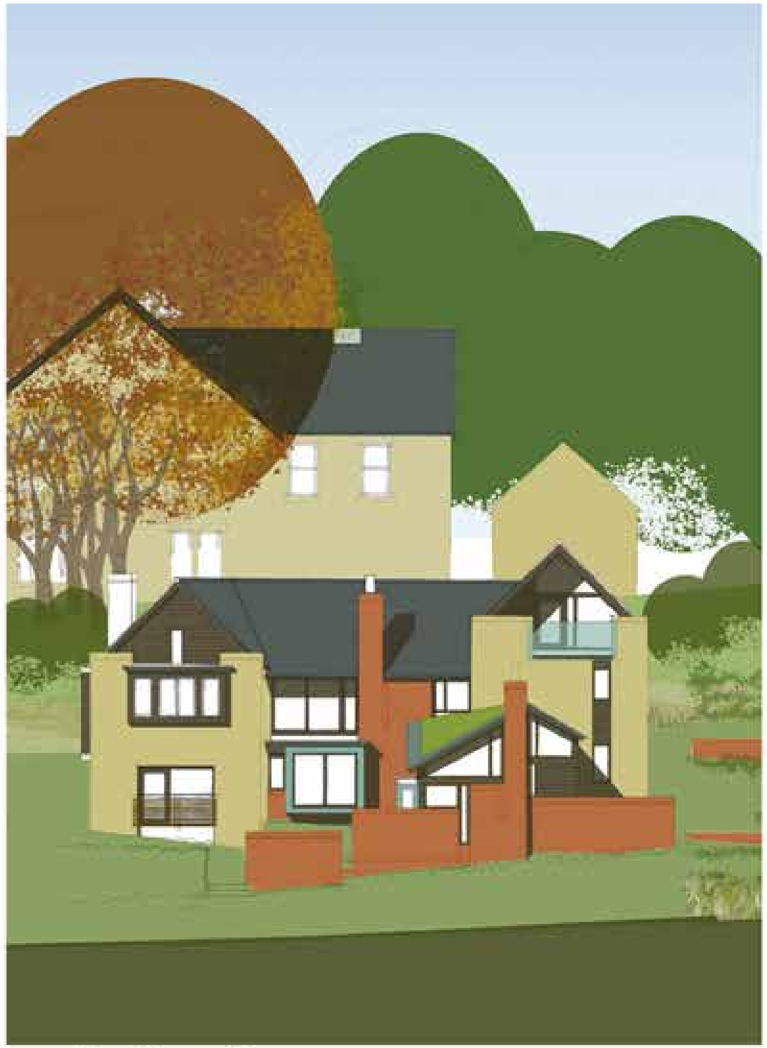
DESIGN BY JANE DERBYSHIRE
AND DAVID KENDALL LTD



south elevation

west elevation

east elevation



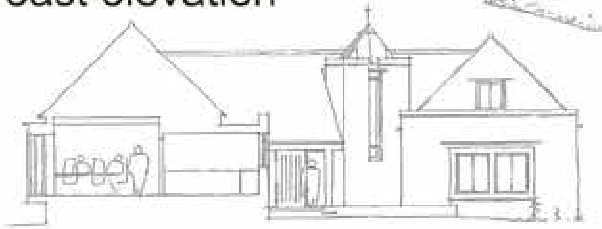
north elevation

APPENDIX B (III)
THE PROPOSED ELEVATIONS

ELEVATION FOR HOUSE THREE

DESIGN BY JANE DERBYSHIRE
AND DAVID KENDALL LTD

east elevation



south elevation

west elevations

north elevation

APPENDIX B (IV)
THE PROPOSED ELEVATIONS

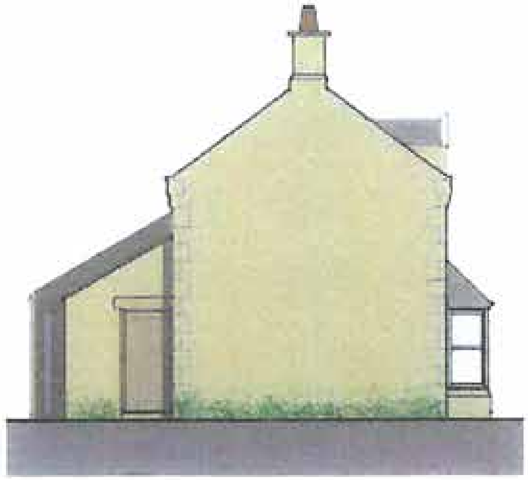
ELEVATION FOR LODGE PROPERTY

DESIGN BY JANE DERBYSHIRE AND DAVID KENDALL LTD

North Elevation

West Elevation

South Elevation



East Elevation

APPENDIX D
THE MARKET

The estimated end value of the three separate plots has been conservatively set at £375,000 - £425,000 by Fine & Country Estate Agents who have also estimated the end value of each fully developed property at £1m-£1.25m.

A dearth of executive housing above £1m in the Durham City and wider Durham area has been confirmed by noted local estate agents Sanderson Young, Rook Matthews Sayer, JW Wood and Bradley Hall.

A report by Nathaniel Lichfield and Partners has been obtained by the borrower confirming the sites suitability for high end executive housing, the locations attractiveness to potential purchasers and the limited supply of such property in the sites' location.

More information is available upon request.