

PROPERTY FINANCE
IS OUR BUSINESS



... we stand out from the crowd

S^G
SouthernGROUP
LIMITED



OUTSTANDING PERFORMANCE

We orchestrate finance for property development and investment through in-house funds providing up to 100% of cost. Using senior debt, structured finance and joint ventures we deliver cost effective property financing, swiftly, simply.

Equity • Mezzanine • Joint Venture • Senior Debt





POLISHED



£13 million bridging loan ... polished performance

By combining senior debt with an equity loan, we provided 100% financing for the purchase, related costs and planning expenses for our client, Dukelease Properties, to acquire an almost vacant office building. Dukelease will now obtain planning permission to convert and extend the property into 327 flats in a joint venture with us prior to undertaking the development.



Dukelease Properties Ltd.



PARTNERS



£65 million development programme ... proven partners

A close and ongoing joint venture relationship has been created by Southern Group between Refined Developments Limited and Stephen Howard Homes Holdings Limited to redevelop redundant filling stations and motor trade premises.

With Kenton (34 flats), Harrow Wealdstone (14 flats pre-sold and almost completed), Sutton (157 flats), West Drayton (60 flats) and Croxley Green (43 flats) forming the 2008-2009 programme, this proven partnership combines expert financing with residential development skills.





HOSPITABLE



\$52 million term loan, mezzanine loan and equity finance

Southern Group's joint venture property investment vehicle, Stamford Property Investments Limited, has acquired its first two properties; the 290 bedroom Radisson Love Field Hotel in Dallas, Texas and the 500 bedroom Crowne Plaza in Colorado Springs in a joint venture with niche, hotel turnaround specialists Harrell Hospitality.

The venture has been financed by term loans and equity finance organised by Southern and a mezzanine loan provided in-house by Property Finance Partners. Harrell and Stamford are effecting significant improvements to the properties and will hold them in the mid term until operating revenues have been stabilised, at which time the investments will be sold. It is planned that further hotels will be added to the portfolio as opportunities arise.

stamford
property investments ltd



ASCENDANT

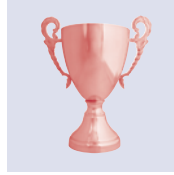


£50 million Rising Stars Fund for residential development

Southern Group's mezzanine lender, Property Finance Partners, is supporting rising star housebuilder, Millberry Homes Limited, to develop eight new homes in Shadoxhurst, near Ashford, Kent as part of an ongoing programme.

Southern Group establishes relationships with talented, residential developers whereby it combines cost-efficient senior debt with in-house mezzanine or equity finance to ensure that expansion is never inhibited due to lack of funds. We work closely with the developer to facilitate an ongoing programme.





CHAMPION



£9 million senior debt and equity finance package
... hole in one

Danesfield Homes and Southern Group subsidiary, Wigmore Real Estate Equity Management, have joined forces for the development of a new 13,000 square foot grand house on a two acre site on the prestigious Wentworth Golf Course.

Having provided a bridging loan for the purchase of the existing house, Southern Group has organised senior debt and provided in-house equity finance to fund the construction and other development costs as part of its ongoing partnership with Danesfield Homes.



STRUCTURED



£46 million stretched senior debt

Southern Funding client, London Green, is undertaking a mixed-use development which includes 843 apartments at Green Quay, a short commute from Leeds City Centre. By carefully structuring the cashflow and organising an achievable pre-sale programme, economical funding has been provided in two phases using stretched senior debt.

LONDON GREEN



PACKAGED

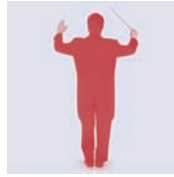


£27.2 million equity bridging loan and senior debt package

Asset Managers, London & Sterling, in partnership with property fund managers Curo acquired the 104,000 square feet Valegate Retail Park, Culverhouse Cross, Cardiff financed by a combination of senior debt negotiated by Southern Funding and an equity bridging loan provided in-house by Property Finance Partners.

By carefully structuring the senior debt it was possible to minimise the equity requirement. The bridging loan was repaid from funds raised from investors by Curo.

CUROsterling



HARMONY

Southern Group Limited orchestrates finance for property developers and investors through its wholly owned subsidiaries. Our executives cover the spectrum of banking, property, law and accountancy placing them in an ideal position to prepare individual strategies to meet carefully defined objectives.

Property Finance Partners, our mezzanine and equity lending arm, provides the missing link, top-up finance, for property development, trading and investment.

Southern Funding originates property loans for developers and investors from £500,000 to £250 million in a discreet but sophisticated way. More than 60% of its business is transacted for existing clients.



0845 262 0845



01438 846 746



finance@southerngroup.co.uk



www.southerngroup.co.uk



Stamford House, Primett Road
Stevenage, Hertfordshire SG1 3EE

and

24 Fitzroy Square, London W1T 6EP



Nothing in this document may be considered an offer of finance or service by Southern Group Limited or its subsidiaries or associated companies.