

BRENTOR CAPITAL PARTNERS

Private Capital. Real Assets. Exceptional Opportunities.

EXECUTIVE SUMMARY

WWW.BRENTORCAPITAL.CO.UK

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We are pleased to introduce Brentor Capital Partners, which specialises in UK operational real estate investments and connects private capital with carefully selected property investment and development opportunities.

Built on extensive experience in UK property investment and development, Brentor Capital Partners provides both national and international sophisticated investors, high-net-worth individuals and family offices with access to opportunities across some of the UK's most compelling real estate sectors.

Our investment focus spans:

- Residential Development – Identifying, acquiring and transforming properties in desirable UK locations.
- Luxury Hospitality – Acquiring and repositioning distinctive hotels into exceptional hospitality destinations.
- Healthcare & Specialist Living – Developing and investing in operational real estate assets supported by long-term demographic demand.
- Commercial Real Estate – Unlocking value through strategic acquisition, repositioning and asset management.

Our experience speaks for itself.

- £200m+ in projects delivered
- 500+ units delivered
- 15+ years of UK property investment experience
- 20 years of asset management and project management for various UHNWIs around the world.
- Almost 8000 investors in our database.

We believe successful property investment takes more than identifying opportunities. It requires disciplined acquisitions, experienced delivery teams, strong operational partnerships, and a clear strategy to create and realise value.

Through a relationship-driven approach, we offer investors the opportunity to participate in carefully structured real estate investments, with a focus on transparency, alignment and long-term partnerships.

Real estate investment, backed by experience.

EXECUTIVE SUMMARY

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BRENTOR
GROUP
INVESTMENTS | DEVELOPMENTS | DESIGN

BRENTOR CAPITAL
BRENTOR DEVELOPMENTS
FOXGLOVE HOTELS
ELLWOOD CARE GROUP

BRENTOR GROUP

Brentor Group, our parent company, brings together property development, finance, hospitality and care through four specialist businesses: Brentor Developments, Brentor Capital, Foxglove Hotels Group and Ellwood Care Group. We combine commercial insight with a commitment to thoughtful design and quality delivery, creating places that serve the people who live, stay and work in them while building long-term value.

Our strength lies in the people and partnerships behind every project. We work closely with our investing partners, main contractors, architects, interior designers and specialist operators, bringing together the right expertise from concept through to completion and ongoing operation. Each company within the Group operates under an OpCo - PropCo structure, allowing us to control every step of every investment project from inception all the way through to completion.

This collaborative approach connects investment, development, and day-to-day operations, keeping each project focused on quality, commercial performance for investors, and the end-user experience.



WILL ROBINSON

FOUNDER AND MANAGING DIRECTOR

Will Robinson is Managing Director of Brentor Group and has been investing in and developing property since 2009. He has overseen more than £200 million of projects across a range of asset classes and delivered over 500 units, with that total growing each year. His experience spans high-end residential development, the restoration of Grade I and Grade II listed buildings, luxury hospitality, and the Co-Living & Care Sector. Since 2022, Will and his team have delivered £80 million in gross development value for Brentor Group and its investment partners.

Alongside his property career, Will spent 20 years working with ultra-high-net-worth individuals as an owner's representative and project manager, managing multi-million-pound assets and overseeing complex construction and renovation projects.

This background combines practical delivery experience with an understanding of exceptional design, service and operational standards. Today, he leads Brentor Group's strategy, acquisitions and development activity, working closely with investors and specialist partners to create long-term value.

Away from the business, Will is a keen sailor and can often be found racing yachts from his home town of Lymington, Hampshire.

WHY OPERATIONAL REAL ESTATE

Income and Long-Term Value

Operational real estate combines a physical property with an income-producing business. Investors can benefit from ongoing income and potential capital growth through repositioning and development, creating value through thoughtful refurbishment, improved facilities, and effective management.

Hotels: Multiple Revenue Streams

Country house hotels, when done well, are a booming market and can generate income from bedrooms, restaurants, weddings, events and spas. Improving the guest experience and making better use of the property creates opportunities to grow revenue, profitability and long-term asset value.

Care and Co-Living: Meeting Lasting Needs

Care homes serve an ageing population, while co-living meets demand for quality, professionally managed accommodation. Well-located properties with experienced operators can turn these lasting needs into sustainable income while improving people's lives.

Flexible Exits, Professional Management

Completed developments can be sold, retained for rental income or refinanced, subject to performance and lending conditions. Investors can participate through a professionally managed structure without managing daily operations, although returns and capital repayment remain subject to investment risk.

Sources: CBRE, UK Operational Real Estate figures Q2 2026; Knight Frank, Healthcare Development Opportunities 2026

WHAT WE INVEST IN

FOXGLOVE HOTEL GROUP

COUNTRY HOUSE HOTELS

Listed and historic trading Country House Hotels in prime, high-demand locations, requiring repositioning to become destination hotels.

ELLWOOD CARE GROUP

CARE HOMES

Purpose-built care homes we develop, own and operate ourselves, in affluent ageing catchments.

BRENTOR DEVELOPMENTS

RESIDENTIAL

Prime City Centre, thoughtfully designed residential developments that combine quality homes with lasting investment value.

COUNTRY HOUSE HOTELS

We target country house hotels with distinctive character, beautiful settings and untapped commercial potential. Through thoughtful restoration, improved interiors and new facilities, we aim to create sought-after destinations that attract guests, weddings and repeat visits.

For investors, the appeal is the combination of property ownership and multiple income streams, including bedrooms, dining, events and wellness. Our development expertise and specialist operating partners provide opportunities to improve profitability and build long-term asset value.

Our strategy is to refurbish, establish strong trading performance and retain selected hotels for ongoing income, with potential to refinance or sell. Investors participate without managing daily operations, while returns depend on successful delivery, trading performance and market conditions.

















CARE HOMES

We target care home opportunities that combine a clear local need with the potential to create high-quality accommodation. Through thoughtful development and refurbishment, we aim to provide comfortable, welcoming environments that support residents' wellbeing and enable excellent care.

For investors, the appeal is property serving an essential need, supported by an ageing population. Well-located homes with experienced operators can generate ongoing income, with opportunities to build long-term value through improved facilities, occupancy and operational performance.

Our approach brings together property development expertise and specialist care partners, allowing investors to participate without managing daily operations. Completed homes may be retained for income, refinanced or sold, depending on the investment strategy. Returns depend on successful delivery, care standards, staffing costs and sustainable trading performance.

RESIDENTIAL DEVELOPMENTS

Our residential developments transform carefully selected sites and existing buildings into thoughtfully designed homes. From new developments to the restoration of historic properties, we focus on desirable locations, practical layouts and quality finishes that appeal to buyers and tenants.

For investors, the opportunity is to participate in the value created through planning, refurbishment and construction. We manage the process from acquisition to completion, bringing together contractors, designers and professional advisers to deliver homes with a clear route to sale or rental.

We structure projects with the aim of repaying most investors after the works are completed, through sales or refinancing. Where properties are retained for rental, investors may instead choose to remain invested for annual returns, subject to the agreed terms, available finance and property performance.











CASE STUDIES

FOUR SCHEMES, THREE SECTORS

Burley Manor · Rivers Street · 30 Gay Street · Hampshire care homes

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CASE STUDY · COUNTRY HOUSE HOTEL

BURLEY MANOR

A profitable Grade II listed hotel in six acres of the New Forest: 41 keys, £2.9m revenue, consent for 48. A £3m repositioning, then a spa and seven keys.

£7.8m
Agreed price, subject to contract

£15.5m
Developed value P1

12%
Annual coupon, capital in priority

20%
Target investor IRR (capped), 1.87x

LIVE · EQUITY RAISE OPEN









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CASE STUDY · RESIDENTIAL

RIVERS STREET, BATH

Seven Grade II-listed Georgian townhouses converted into 33 luxury apartments & 1 Townhouse, with interiors by Carli Robinson Design. First sales completed in autumn 2026.

£7.1m
Purchase price

£4.50m
Development cost

£16.40m
Gross development value

33 + 1 House
Luxury apartments

ON SITE · FIRST SALES DONE









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CASE STUDY · LISTED CONVERSION

30 GAY STREET, BATH

A Grade I listed Georgian office building in the heart of Bath, taken through planning and listed building consent and converted into apartments.

£880k
Purchase price

£0.8m
Development cost

£2.9m
Gross development value

5
Apartments from one office

COMPLETED









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CASE STUDY · ELLWOOD CARE

HAMPSHIRE CARE HOMES

Three former care homes on 7.5 acres, planned as three new-build 60-bed homes in a 50/50 joint venture with a US Fund.

180
Ensuite rooms across three homes

£14.4m
Forecast GDV per home

£12.6m
Forecast net profit after finance

£1.6 m EBIDTA
Profit share to equity investors

PIPELINE - RAISED









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HOW DO YOU INVEST?

01
FIXED-RETURN LOANS

For a known return and term

- 12%–15% per year, fixed
- £50,000 to £500,000+
- Terms of 12 or 24 months
- Paid quarterly or annually
- Secured Loan Notes

02
EQUITY AND JOINT VENTURES

For sophisticated and HNW investors

- Shares in the project SPV
- Targeting 20%+ IRR
- Capital back in priority
- Schemes with 25%+ margin

03
PROGRAMMES AND GROUP INVESTMENTS

For family offices and funds

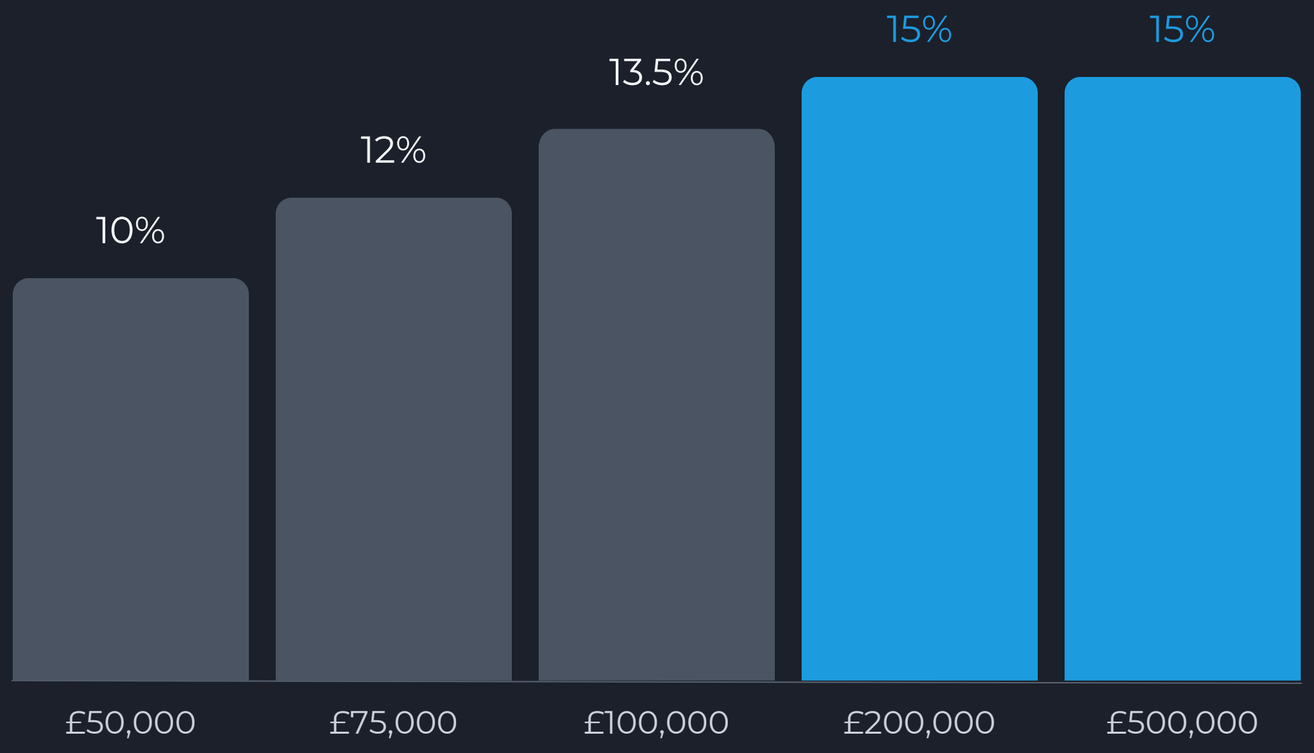
- Invest in group schemes
- £5m–£100m
- Bespoke terms
- Predefined Group Exits

FIXED-RETURN LOANS

Fixed loans let investors join our larger schemes and share in the returns they generate, with the return and term agreed up front.

Rates step up with the amount invested, so we can forecast cash flow evenly across all investors.

All loans are secured against assets.



INVESTORS RETURNS

SOPHISTICATED/HNWI INVESTORS:
For investors that qualify as 'Sophisticated Investors/ HNWI' and as an equity partner, returns will be based on a profit share of the projects. We aim for projects that will deliver a 20% IRR or better for our investing partners.

Please contact us for further information, as each project has different forecasted returns.

NON-SOPHISTICATED INVESTORS:
For investors who do not qualify as 'Sophisticated Investors', fixed-return investments are available and will be based on the amount invested.

Investors are invited to invest on a fixed-term basis from £50,000 to £500,000+.

Loan terms are for 12 or 24 months. We offer varying fixed returns on cash invested, which is secured against the property.

Please contact us for more information.

All sophisticated and HNWI investors will be required to self-certify.

HOW INVESTING WORKS

01
Discovery call
20 minutes with Will on your goals, timeframe and how you want to invest.

02
Deal review
The full pack: appraisal, model, valuation evidence and legal structure.

03
Invest
Documents issued and funds placed into the ring-fenced project SPV.

04
Report and exit
Regular updates and valuations, then capital and returns on refinance or sale.

BUILT-IN PROTECTIONS

- One SPV per scheme
- Independent accountant
- RICS valuation before equity is called
- Experienced management team
- Full access to information
- QS cost plan and contingency
- Full Development Programe
- Multiple streams of cashflow

Why investors partner with us

Every stage in-house
Sourcing, planning, design, construction, operation and management.

Investors paid first
Coupon and capital back in priority; founders' returns come after yours.

Project discipline
Bank-grade due diligence, Fixed-price contracts, a QS on every job and delivery to UHNW standards.

Heritage specialists
Grade I and II listed buildings restored and brought back to use.

Proven delivery
£200M+ of GDV and 500+ units delivered across Southern England.

Asset-backed and transparent
One SPV per scheme, with its own lender, valuation and accounts.

INVESTMENT OPPORTUNITIES

Ready to invest, or want to hear about our current opportunities in hotels, care and residential? Book a no-obligation 30-minute call with Will Robinson.

Book an Appointment

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