

**Built for development
professionals**

At Puma Property Finance,
we have more than
a decade of experience
supporting developers and
operators across sectors.

About us

Puma Property Finance is part of Puma Investments – the provider of award-winning investments across property finance, private equity and quoted equities, which support professional property developers and growing SMEs across the UK.

We are built for development professionals.

We deliver development loans to finance residential, commercial and specialist sector projects such as hotels, student accommodation and healthcare, including care homes and retirement living.

We offer three core loan products: stretch senior development loans; pre-development bridge finance for site acquisition; and post-development exit finance.

**£10m to
£50m**

TYPICAL LOAN SIZE

UP TO
70%

LOAN TO GDV

UP TO
85%

LOAN TO COST

Please note: Interest and fees shown in this document are indicative only and will depend on the individual characteristics of the transaction.

Multi-sector reach



Residential and mixed use



Student accommodation



Hotels



Retirement living



Healthcare



Commercial: industrial, office

Development loan

We provide unregulated, first charge development facilities for up to 36 months to professional developers across all UK regions and covering the full range of property asset classes.

Key features

Loan size	£10m to £50m
Geography	Across the UK
Max loan term	36 months
Max loan to GDV	70%
Max loan to cost	85%
Security & credit support	<ul style="list-style-type: none">– First charge on the property and borrowing vehicle– Cost overrun guarantee from acceptable guarantor(s)
Construction criteria	<ul style="list-style-type: none">– Ground up or conversion of an existing building– Typically JCT Design and Build Contract
Finance structure	<ul style="list-style-type: none">– Interest rolled up and payable at maturity

Recent project

Belfast PBSA

An £11.9 million development loan to fund purpose-built student accommodation (PBSA). Located less than five minutes' walk from Queen's University in a popular part of Belfast city centre, the scheme is scheduled to complete in late 2022.



Indicative fees and interest

Leverage profile	Margin	Indicative fees
Up to 70% of GDV	From 4.50% p.a.	From 1.25% of facility in From 1.25% of facility out



Case study

Healthcare

Development loan

A 68-bed care home development in Cheadle

Loan:	Development	Sector:	Care Home
Amount:	£9 million	Location:	Cheadle, Greater Manchester

A £9 million loan to fund a purpose-built, 68-bedroom care home in Greater Manchester. Located in the residential area of Cheadle, this state-of-the-art development provides expert care for residents in the surrounding area.

David Foran, Group Finance Director of New Care, commented:

"The Puma team are accessible, creative, and helpful, and we find that the transaction process is collaborative. The timeframes from term sheet to drawdown can also be very quick which is often critically important to developers when trying to manage timetables with land vendors and contractors. We very much value this relationship, and welcome that they are supporting our business as we enter this complementary sector and fully expect to do more business with Puma over the coming months and years."





Case study

Residential and mixed-use

Development loan

Residential scheme in Newcastle

Loan:	Development	Sector:	Residential
Amount:	£14 million	Location:	Newcastle

Puma Property Finance provided a £14 million development loan to fund a 37-unit residential scheme in Newcastle upon Tyne. This attractive development will offer a combination of apartments, townhouses and detached houses, and will comprise around 65,000 square foot of accommodation.

The scheme is scheduled to complete at the end of 2022 and follows on from a number of developments we have funded in the North East. With little development land available in the sought-after area, we anticipate keen demand for these properties once completed.



**Pre-development bridge
on land or existing property
where the borrower seeks
improved planning permission
prior to development.**

Pre-development bridge

We provide unregulated, senior bridging loan facilities for up to 18 months to experienced developers and operators across all UK regions, with the intention of providing the development facility once planning permission is achieved. We provide bridging facilities against the site or property value, reflecting existing consents and permissions.

We support developments across the full range of property classes and provide bridging facilities against the site or property value, reflecting existing consents and permissions.

Key features

Loan size	£5m to £15m
Geography	Across the UK
Max loan term	18 months
Max LTV	70% of site/property value, reflecting existing permissions and consents
Security & credit support	<ul style="list-style-type: none">– First charge over existing land/property and borrowing vehicle– Guarantee for interest from acceptable guarantor(s)
Finance structure	<ul style="list-style-type: none">– Flexible structure available to address planning enhancement scenarios– Interest either rolled up and payable at maturity, or to be serviced by income from existing property

Recent project

Bushey Residential Development

A £7.2 million pre-development bridging facility to refinance an existing facility in Hertfordshire and prepare the site for the development of 41 residential units.



Indicative fees and interest

Leverage profile	Interest p.c.m. on total facility	Indicative fees
Up to 70% of existing site value	From 0.65%	From 1% of facility in Exit fee may be waived if a development facility is agreed

Development exit facilities to refinance residential projects at practical completion to provide time for unit sales.

Development exit loan

We provide unregulated, first charge development facilities for up to 24 months to professional developers and operators across all UK regions.

Key features

Loan size	£10m to £25m
Geography	Across the UK
Max loan term	24 months
Max LTV	75%
Security & credit support	<ul style="list-style-type: none">– First charge over the property and borrowing vehicle– Assignment of key collateral warranties– Guarantee for interest and costs from acceptable guarantor(s)
Finance structure	<ul style="list-style-type: none">– Interest either rolled up and payable at maturity, or to be serviced by income– No early repayment fees

Recent project

Merseyside Care Home

An £11 million development exit loan to finance two newly-developed care homes in Merseyside, supporting the developer during their initial operational phase.



Indicative fees and interest

Leverage profile	Interest p.c.m. on total facility	Indicative fees
Up to 75% of GDV	From 0.65%	From 1% of facility in No early repayment fees



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