

# INGENIOUS ESTATE PLANNING (IEP) PRIVATE REAL ESTATE

Data as at 31 December 2024

Launch date	2 June 2014
Strategy assets under management	£296.60m
Loans originated since inception	£1015.30m

**Target: Steady long-term return of 3-5% per annum, net of fees.**

## Investment strategy

IEP Private Real Estate invests into a portfolio of secured development & bridge finance loans in established markets across the UK.

## Market commentary December 2024

The real estate strategy provides secured, asset-backed development and bridge loans in established markets across England and Wales principally to the residential sector. All loans benefit from both a first ranking charge over property and an equity contribution from third parties. Structural supply and demand imbalances across the UK continue to support residential pricing and transaction volumes across properties for sale or investment as rental. In the last quarter we saw a partial repayment on a bridging loan in Digbeth – an industrial site with a residential-led planning consent. We also transacted on a new £21.8m loan in Acton for a 100-unit co-living scheme – this was a significant milestone for the Real Estate business allowing us to surpass £1bn of total lending facilities provided to our borrowers since inception. Our selective approach to origination and careful management of our portfolio of lending has seen further growth in the value of the service during this quarter.

As at end December 2024, UK inflation was 2.5%, above the BoE target rate of 2%. The Bank of England base rate fell in the quarter by 0.25% to 4.75%, which has improved sentiment going into 2025. Despite ongoing macro and geo-political factors we see a general and welcome lack of price volatility across our markets and growth in institutional investor interest in the residential rental sectors driving much of our pipeline looking forward.

## Portfolio summary



**Net Asset Value  
(NAV) per share:  
161.24p**



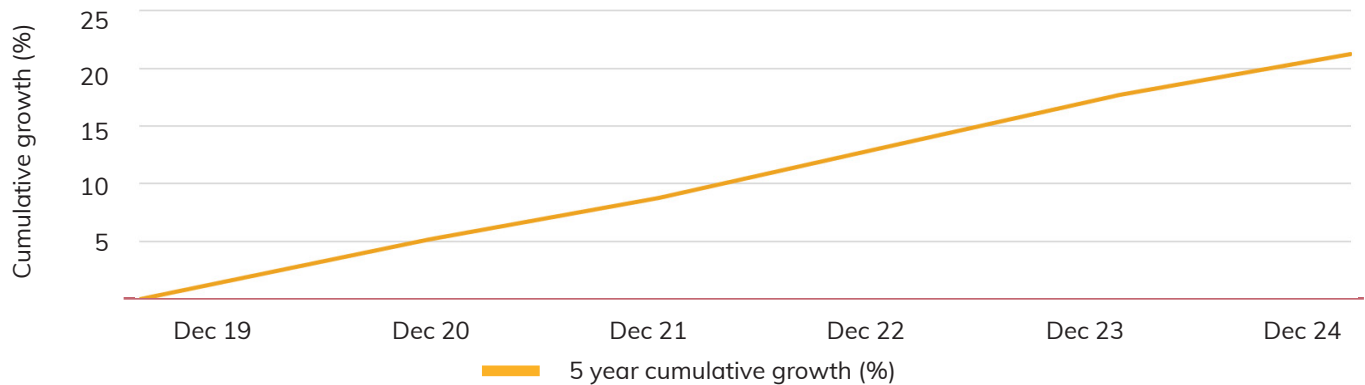
**Trading share price:  
161.24p**



**Quarterly change:  
+0.96%**

The valuations are for illustrative purposes only, and are calculated as per the definitions section below. Actual returns on investment cannot be determined until a sale of shares is completed.

## 5 year growth



## Cumulative growth (%)

1 yr	3 yr	5 yr	Since inception	5 yr annualised returns
3.03%	11.49%	19.66%	61.24%	3.93%

## Discrete annual growth (%)

December 2020	December 2021	December 2022	December 2023	December 2024
3.78%	3.42%	4.09%	3.97%	3.03%

## Portfolio activity: 1 October 2024 - 31 December 2024

### New loans



£21.8m

### Repayments



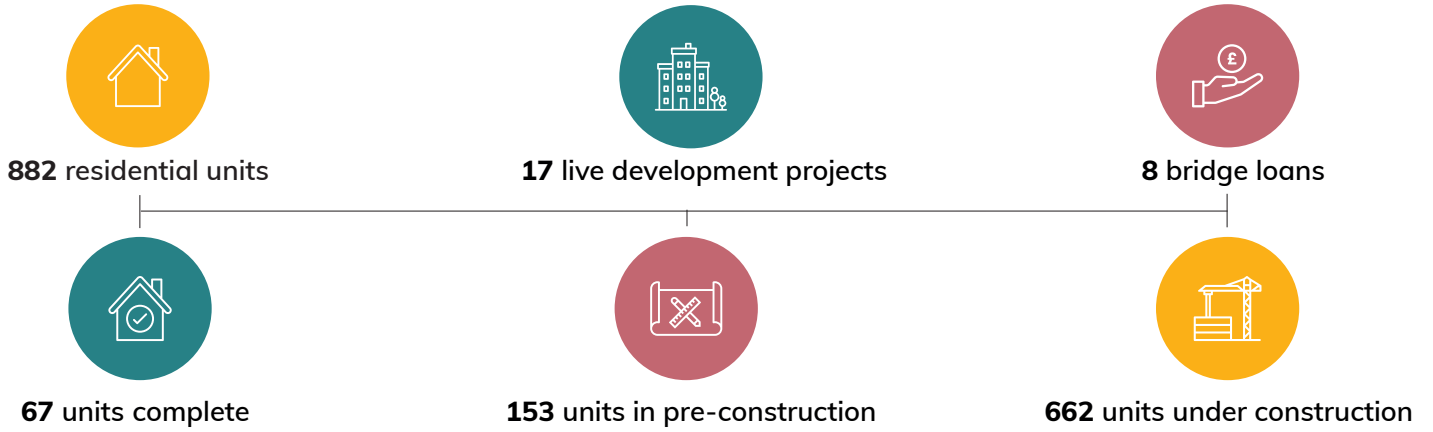
£4.5m

## Loans written in period

Location	Use	Loan type	Loan amount
Gunnersbury Lane, Acton	Mixed Use	Development	£21,800,000

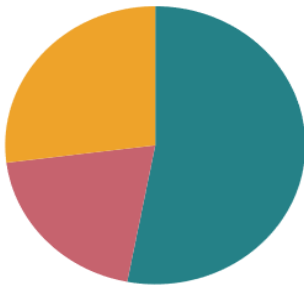
## Selected repayments

Location	Use	Loan type	Loan amount
Upper Trinity St, Birmingham	Residential	Bridging	£4,450,000



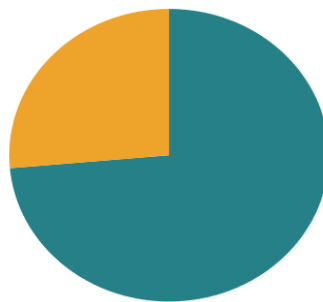
### Diversification of loan book by facility value

#### Property use



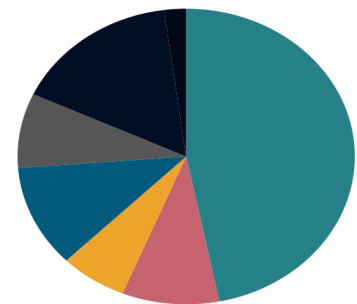
- Residential: 53%
- Commercial: 20%
- Mixed use: 27%

#### Development vs. bridge loan



- Development loan: 74%
- Bridge loan: 26%

#### Regional split



- East: 9%
- West: 8%
- Greater London: 47%
- South East: 7%
- South West: 16%
- Wales: 2%
- North: 11%

## Definitions

### Strategy assets under management:

The value of the total loan book managed by Ingenious Real Estate Finance LLP & Ingenious Real Estate Finance 2 LLP.

### NAV per share:

The total assets of the company(ies), minus the liabilities, divided by the number of shares.

### Trading share price:

The value, at the current reporting date, at which investors enter and exit. The share price does not trade at a premium to the NAV per share, meaning the NAV per share and the Trading share price are the same.

## Important information

This document is intended for Retail and Professional Investors resident in the UK. Past Performance is no guarantee of current or future returns and investors may receive back less than invested. The price of investments and the income deriving from them can go down as well as up and are not guaranteed.

Investor statements are published on a quarterly basis in February, May, August and November.

The illustrative valuations are based on cash invested, plus revenue recognised, less any costs incurred as at the date of the valuation.

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