

octopus real estate
A brighter way

A catalyst for real estate transformation

Regenerating the UK through
commercial and development lending



About Octopus Real Estate

Octopus Real Estate is a leading UK property lender and investor, with a team of 90 experts and over £3.7 billion under management. We offer award-winning finance to support the entire real estate lifecycle and enable the provision of quality, sustainable homes for every stage of a person's life.

Our Commercial and Development teams offer bespoke lending solutions for our clients, tailored to the specific needs of each scheme. As a non-bank lender, we can be flexible and speedy in our approach, providing reliable funding throughout the UK. We have decades of experience in the real estate sector and work closely with clients to ensure the smooth and successful delivery of their projects.

Our Commercial Lending offering includes:

- **Bridging:** short-term finance for property purchases or refinancing
- **Auction:** fast and flexible finance for auction purchases
- **Term:** longer-term finance for income-producing properties
- **Lending in the Republic of Ireland:** short-term bridging finance for commercial property transactions in Ireland

Our Development Lending offering includes:

- **Development Loans:** finance for residential or mixed-use developments
- **Greener Homes Alliance:** Our partnership with Homes England, offering loans with discounted interest rates for developments that achieve high energy efficiency standards



Transforming the UK's built environment

There are currently over 250,000 homes in England that are classed as long-term empty homes¹, whilst office space vacancies in London have reached 20-year highs, hitting 9% in the third quarter of 2023². With 340,000 new homes required annually in the UK to meet the current demand³, there is an ever-growing need to repurpose our redundant stock and regenerate underutilised spaces.

At Octopus Real Estate we're committed to being a catalyst for positive transformation in the real estate sector, with a focus on regeneration as we transform underused or neglected spaces into vibrant and thriving places with a positive social and environmental impact.

This collection of case studies highlights some of the regenerative projects we have supported through our commercial and development loans. These projects create jobs, boost local economies, and provide much-needed homes, demonstrating our commitment to driving positive change in the real estate sector and creating value for investors, borrowers, and society.



250,000 homes in England that are classed as long-term empty homes¹



Office space vacancies in London have reached 20-year highs²



340,000 new homes required annually³



20% of housing stock in the UK was built before 1919⁴

¹ Big Issue: How many empty homes are there in the UK?, as of 25 November 2022.

² FT.com: Office space vacancies in US and London reach at least 20-year highs, as of 9 October 2023.

³ National Housing Federation: Building New Homes, 2023.

⁴ English housing survey 2014 to 2015: housing stock report

Poole, South West England

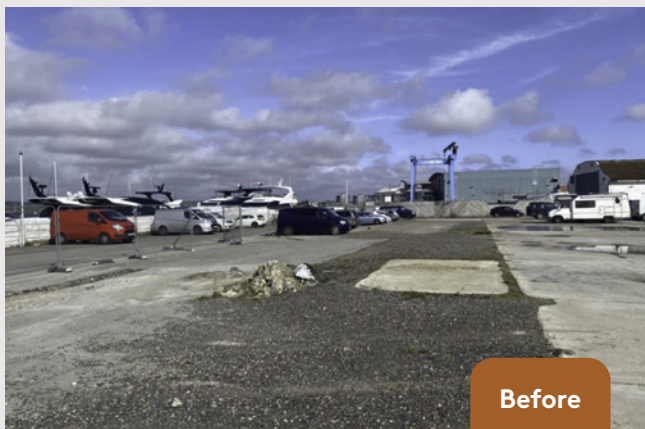
A former industrial site and car park in Poole transformed into 291 residential apartments overlooking the harbour. The commercial loan was used to refinance an existing lender, and our Development Lending team provided development finance to a borrower who had acquired the land from our commercial customer.

Commercial Loan

- Loan size: £7,260,000
- Number of beds: 586
- Sector: Industrial to Residential
- Purpose: Refinance

Development Loan

- Loan size: £70,405,000
- Number of beds: 586
- Sector: Industrial to Residential
- Purpose: Ground-up Development



Exeter, South West England

A vacant former House of Fraser store in Exeter city centre was acquired with this loan. The store had planning permission for conversion to a 104-bedroom hotel with retail and leisure units on the ground floor. When the loan was granted, Exeter city centre had no other hotels due to a fire that permanently closed the Royal Clarence Hotel in 2016. This loan helped to refurbish the building and offer much-needed accommodation in the area.

Commercial Loan

- Loan size: £7,938,681
- Number of beds: 104
- Sector: Retail to Hotel
- Purpose: Acquisition



Berkshire, South East England

In Newbury, four derelict industrial buildings, including a former petrol station, were transformed into 26 apartments with the help of the loan. This scheme added much-needed housing to the area and involved renovating some existing buildings, removing unused buildings and decontaminating the soil.

Development Loan

- Loan size: £4,090,000
- Number of beds: 42
- Sector: Industrial to Residential
- Purpose: Ground-up Development



Isle of Dogs, East London

With this loan, a part-vacant office building in the Docklands was acquired and converted into a residential property with 63 residential units. The property is in the Isle of Dogs Opportunity Area, with the potential for over 10,000 new homes and 110,000 new jobs.

Commercial Loan

- Loan size: £13,495,024
- Number of beds: 99
- Sector: Office to Residential
- Purpose: Equity Release

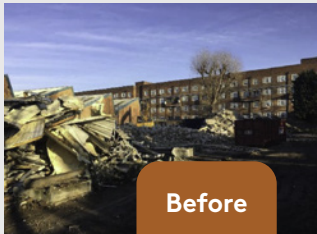


Clapham, South West London

A freehold former industrial site and terraced house in Clapham, a prime South West London residential location, was converted with this loan. Once completed, the development will have 297 flats, including 87 affordable units, 31,248 sq. ft of office space, and a café.

Commercial Loan

- Loan size: £29,447,250
- Number of beds: 380
- Sector: Industrial to Residential with Office
- Purpose: Refinance



Before



After

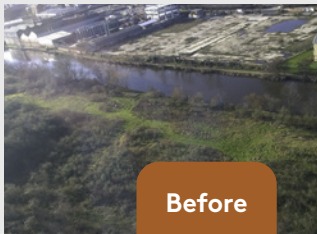


Leeds, West Yorkshire

In the Leeds Docks area - a brownfield, former industrial area - the loan funded a ground-up construction of 247 residential units, six commercial units and car parking spaces. The homes are net-zero carbon, highly efficient and sustainably built using modular volumetric construction. The development is part of the Climate Innovation District, a wider scheme that cultivates a growing inner-city community that draws young families and stimulates social interaction and outdoor engagement.

Development Loan

- Loan size: £25,855,000
- Number of beds: 480
- Sector: Brownfield site to Residential with Commercial
- Purpose: Ground-up Development



Before



After



Bristol, South West England

Located within the neighbourhood of St Pauls, East Bristol, this 0.16-hectare plot previously contained three buildings. Our development loan facilitated the construction of a 225-bed purpose-built student accommodation block, with commercial space including a café, gym and office space. This development contributes to bridge the student housing shortage in Bristol, home to two major universities.

Development Loan

- Loan size: £15,993,000
- Number of beds: 225
- Sector: Industrial to Purpose Built Student Accommodation with Commercial & Office
- Purpose: Ground-up Development



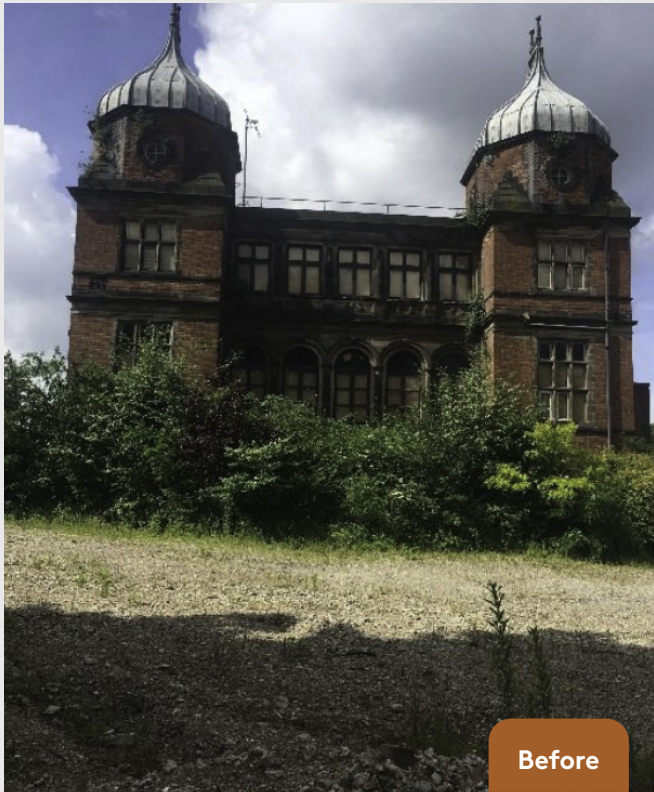
Derby, East Midlands



Through our commercial and development loans, we funded the acquisition and major redevelopment of a hospital in central Derby that was formerly used but later abandoned. We used our development loan to fund 341 apartments split across five adjacent blocks, forming part of a wider development scheme of 796 homes split across a mix of apartments and houses.

The original Pepper Pot buildings that formed the original hospital entrance have been carefully maintained and restored. These will be transformed into a gym and a restaurant for the new community.

After



Commercial Loan

- Loan size: £8,225,000
- Number of beds: c.1,500
- Sector: Healthcare to Residential with Commercial
- Purpose: Acquisition

Development Loan

- Loan size: £22,139,000
- Number of beds: 422
- Sector: Healthcare to Residential with Commercial
- Purpose: Ground-up Development



Brighton, South East England

A vacant, dilapidated Victorian villa was transformed into nine apartments thanks to this loan. The villa had been neglected for 10 years and was located near the city centre in Brighton, in an area in need of regeneration.

Development Loan

- Loan size: £1,624,000
- Number of beds: 17
- Sector: Residential
- Purpose: Conversion/Renovation



Acton, Greater London

The scheme funded the demolition of existing structures and the new-build construction of a five-storey block of 24 flats. The site, which lies within the Acton Park Conservation Area, achieved an EPC A rating across all units.

Development Loan

- Loan size: £8,915,000
- Number of beds: 38
- Sector: Industrial to Residential
- Purpose: Ground-up Development



Kingston, Greater London

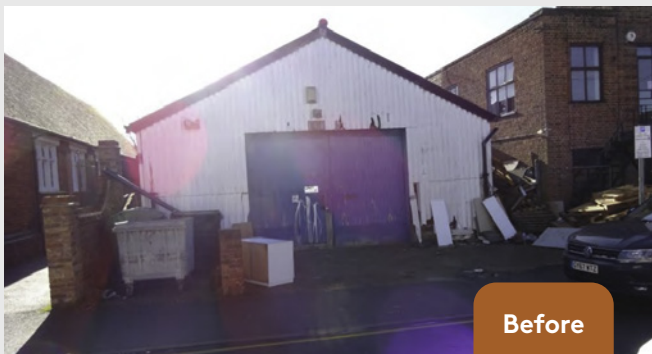
The regeneration of a partially Listed light industrial site in Kingston was made possible by our loans, which produced 11 houses, three flats and 585 m² of employment floor space within the Listed building. This mixed-use development scheme carefully restored the Listed elements and brought new life into the neglected area.

Commercial Loan

- Loan size: £4,130,000
- Number of beds: 45
- Sector: Industrial to Residential with Commercial
- Purpose: Acquisition

Development Loan

- Loan size: £8,903,000
- Number of beds: 45
- Sector: Industrial to Residential with Commercial
- Purpose: Conversion/Renovation



Nottingham, East Midlands

A 707-bed purpose-built student accommodation development was constructed on this site, previously occupied by industrial buildings. Our commercial loan facilitated the purchase of the site. The final development incorporates a number of carbon-reducing features and provides students in Nottingham with access to more suitable student accommodation.

Commercial Loan

- Loan size: £10,908,000
- Number of beds: 707
- Sector: Industrial to Purpose-Built Student Accommodation
- Purpose: Acquisition



York, North Yorkshire

A redundant former gas works site, which included a decommissioned gas holder, was the original composition of this site. The loan facility was used for site acquisition, clean-up, and infrastructure works. The development scheme, which includes 625 residential units, retail units, and a community-use floorspace, is expected to transform the previously redundant area once finished.

Commercial Loan

- Loan size: £15,006,607
- Number of beds: 928
- Sector: Industrial to Residential
- Purpose: Refinance & Acquisition



Leyton, Greater London

Acquired from National Rail, this small industrial land site is split between two sides of a raised railway line. It required imagination and commitment to get residential use consented. Our development loan funded the ground-up development of 25 apartments with an expected EPC rating of A, and two commercial units.

Development Loan

- Loan size: £8,640,000
- Number of beds: 44
- Sector: Industrial to Residential
- Purpose: Ground-up Development



Manchester, North West England

Our commercial loan facilitated the refinance of two development sites within a larger area that forms part of St. John's Manchester, a creative quarter transforming the former site of Granada TV Studios. The total development includes 1.3m sq.ft. of office space and residential accommodation.

Commercial Loan

- Loan size: £8,520,563
- Number of beds: 400
- Sector: Industrial to Residential with Office
- Purpose: Refinance



Commercial Lending
+44 (0) 204 511 7021
commercialenquiries@octopus-realestate.com



Development Lending
+44 (0) 204 511 7025
developmentrealestate@octopus-realestate.com

[octopus-realestate.com](https://www.octopus-realestate.com)



Octopus Real Estate
33 Holborn
London EC1N 2HT

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