

Established UK Based Asset Management Company Providing Short-Term Commercial Lending.

## INVESTMENT

**Issuer:**  
Starfortis

**Investment Strategy**  
UK Asset Backed Loans

**Investment Structure**  
Loan Note

**Capital Raise**  
£10,000,000

**Min Subscription**  
£25,000

**Term**  
2 Years

**Currencies**  
32 Countries

**Investors**  
Qualified and  
Professional  
Investors Only

## ABOUT US

Starfortis is a privately-owned boutique asset management firm.

Specialising in lending to the Living Real Estate Sector across the Northwest of England.

Targeting £15 million in assets under management this year, we provide our high-net-worth and sophisticated clients with exclusive access to fractional loan investments.

### FIXED INCOME

**INTEREST:**  
**12% pa**

**INTEREST  
FREQUENCY**  
**Monthly**

### CAPITAL GROWTH

**INTEREST:**  
**16% pa**

**INTEREST  
FREQUENCY**  
**Maturity**

Our exclusive loans focus on prime locations  
Offering a balance of stability and growth

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Office: +44(0)20 3004 1716

Address: Starfortis Ltd, SAS House, Chipperfield Road, Hertfordshire, London, WA9 4JB

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## **FRACTIONAL LENDING**

Starfortis offers fractional real estate investments, providing access to institutional-grade loans like bridging and working capital. This approach lowers the barriers to entry, enabling smaller investors to collectively fund larger commercial loans.

## **VALUE ADD FUND**

The Value-Add Fund provides bridging finance to purchase value-add projects. Such as the purchase of vacant commercial buildings with planning in place for residential conversions.

## **HOW WE LEND**

- ❖ A Security Trustee holds all property in trust for our lenders.
- ❖ They take a 1st legal charge and company debenture.
- ❖ We provide commercial bridging loans to purchase Value-Add projects.
- ❖ Underwriting multiple secured loans to provide diversification.
- ❖ We do not provide development loans for construction.
- ❖ We do not lend to unconsented planning projects.

**Own the Loan, Not the Liability  
Fractional Lending for Professional Investors**

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