

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

Email: [invest@starfortis.co.uk](mailto:invest@starfortis.co.uk)

Office: +44(0)20 3004 1716

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

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

## 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

Email: [invest@starfortis.co.uk](mailto:invest@starfortis.co.uk)

Office: +44(0)20 3004 1716

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