OPTION1

INVESTOR PRESENTATION

LAND.
PLANNING.
DELIVERY.

UK residential land acquired with investor capital, structured around planning uplift and disciplined execution.

NOVEMBER 2026



A development platform built around investor-funded land

Option 1 sources land directly, secures it by option or buys it at the best price with investor capital, controls the planning pathway and carries schemes through delivery. Investors select the risk position that matches their mandate.

01 OPTION-LED, PLANNING-DRIVEN CAPITAL

Sites secured by option

Capital funds the option fee, legal costs, surveys, design and planning. The land is not purchased until planning is granted, so capital at risk is limited to option and professional costs.

02 DEVELOPMENT CAPITAL

Sites bought with planning permission

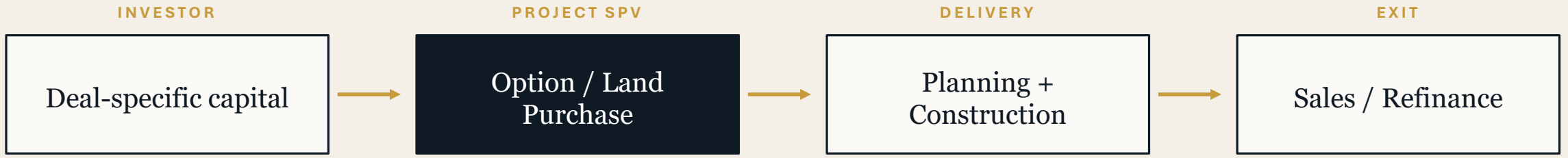
Capital funds acquisition and equity requirements, with construction potentially funded alongside senior development debt.

Two options, two risk profiles, one partner

	OPTION-LED, PLANNING-DRIVEN	DEVELOPMENT-READY
LAND CONTROL	Option agreement: land is not purchased until planning is granted	Land bought with consent
PRIMARY VALUE DRIVER	Planning permission and land uplift	Delivery margin and sales execution
CAPITAL USE	Option fee, legal costs, surveys, design, planning	Land purchase, enabling works, construction equity
KEY RISKS	Planning outcome and duration; capital at risk limited to option and professional costs	Cost, programme, sales velocity, lender covenants
POTENTIAL EXIT	Exercise option upon consent	Unit sales or refinance

One team, one structure, from appraisal to exit

01	02	03	04	05	06
SOURCE	**ACQUIRE**	**PLAN**	**CAPITALISE**	**DELIVER**	**EXIT**
Direct land sourcing	Land bought in project SPV	Design, surveys, application	Equity + senior debt	Cost, programme, quality	Sales or refinance



Deal documents define the security package, decision rights, senior lender priority, reporting obligations and distribution waterfall.

The commercial advantage is continuity: the same operating team sources and buys the land, shapes planning, manages buildability and executes the exit.

A disciplined, investor-funded land acquisition model

DIRECT

Landowners and brokers come to Option 1 first, often before land is openly marketed.

NEGOTIATED

Price and terms are negotiated and diligenced before any investor capital is committed.

INFORMED

Planning, buildability and cost are considered together, not in isolation.

FUNDED

Land is bought outright with investor capital, secured at the best possible price.



Value creation is operational, not dependent on market growth

01

BEST PRICE ACQUISITION

Direct sourcing lets investor capital buy land at the best price, before it is openly marketed. Off-market access avoids competitive bidding and sets a lower cost base from day one.

02

PLANNING UPLIFT

A consented scheme is worth materially more than the unconsented land it started as. Capturing that uplift is the core source of return, and it does not rely on market growth.

03

CAPITAL EFFICIENCY

Project equity can be combined with senior development finance where appropriate. This reduces the equity required per project and allows capital to be spread across more opportunities.

04

MULTIPLE EXITS

Develop and sell, sell with planning, or refinance. Having several routes to exit means returns are not tied to a single sales outcome or market condition.

Six gates before land is purchased

01 **TITLE**

Ownership, rights, covenants

02 **PLANNING**

Policy, precedent, constraints

03 **TECHNICAL**

Access, utilities, ground

04 **MARKET**

Comparables and absorption

05 **COST**

QS plan, procurement, contingency

06 **EXIT**

Sales, refinance, lender tests

Every project is appraised separately. No pooled assumptions. No generic return promise.

What investors receive

BEFORE COMMITMENT

- Project appraisal
- Planning and title summary
- Professional team scope
- Risk register
- Proposed legal structure

DURING DELIVERY

- Monthly executive dashboard
- Budget versus actual
- Programme and milestones
- Risk and decision log
- Sales / lender position

AT EXIT

- Completion statement
- Repayment waterfall
- Investor return statement
- Project performance review
- Reinvestment options

Construction-led, commercially controlled

01

FRAZER ROGERS

Founder & Managing Director

Qualified carpenter with two decades in property development and the UK housebuilder supply chain: first-hand build knowledge that informs sourcing, delivery and risk control.

02

DYLAN ISAACS

Partner & Project Manager

Bricklayer by trade with over a decade managing trades and residential delivery on site: day-to-day programme and quality control that protects timelines and budgets.

03

BEN WHITE

Chartered Quantity Surveyor & Commercial Director

Chartered surveyor with cost planning and commercial control experience, including housing association work: rigorous cost discipline that safeguards margins and investor returns.

04

CURTIS RIPLEY

Site Manager

Plumber by trade and site manager on our overseas projects in Saudi Arabia, Portugal and Scotland: proven on-site delivery control across international markets.

05

ALLEN GUNN

Senior M&E Manager

Qualified electrical engineer with 20+ years across domestic and commercial installations: technical assurance that keeps M&E packages on specification and on programme.

06

FJORD ROGERS

Finishing Foreman

Qualified carpenter with 15 years' experience who leads our finishing team: exacting standards and great craftsmanship that ensure real-life delivery surpasses the CGIs.

A controlled path from first review to land purchase

01 **SCREEN**

Investment mandate and eligibility

Confirm the opportunity fits your capital, risk appetite and return objectives before any work begins.

02 **REVIEW**

Project memorandum and appraisal

Site, planning route, option terms, costs and projected returns set out project by project.

03 **DILIGENCE**

Data room, Q&A and professional advice

Full access to title, planning and technical reports, with time to take independent advice.

04 **DOCUMENT**

Deal terms and security package

Legal documentation and security agreed and in place before capital is committed.

05 **DEPLOY**

Land purchase and milestone-based deployment

Where planning is required, the option is exercised only once consent is secured, with funds released against milestones.

06 **REPORT**

Governance through to exit

Regular reporting on progress, budget and risk, with a clear completion and repayment statement at exit.

Project-specific information comes before any investment decision

This presentation is a corporate overview. It is not a prospectus, an offer of securities or a recommendation to invest.

PROJECT UNDERWRITING

Returns, timings, leverage and security must be set out in a separate project memorandum supported by the appraisal.

REGULATORY REVIEW

Any financial promotion should be approved or issued within an appropriate UK regulatory exemption and reviewed for the investor jurisdiction.

CAPITAL AT RISK

Property development is illiquid. Planning, construction, financing and sales outcomes may differ materially from assumptions.

ADVICE & AML

Investors should obtain independent legal, tax and financial advice and complete source-of-funds and source-of-wealth checks.

OPTION 1

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THE NEXT OPPORTUNITY STARTS WITH THE LAND.

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