• Specialist real-estate investment adviser
• UK focused
• FTSE 100 Board and UK government experience
• £5bn+ capital raised
• Strong network of development partners and co-investors
• Expertise in complex regeneration and heritage developments
• JV with leading sustainable urbanism architect and developer
• Bespoke fund structures/SPVs
• FCA regulated
BOARD OF DIRECTORS

SIR MICHAEL PEAT (Chairman)
CHARLIE PEAT (Head of Capital Markets)
JOHN BEAUMONT (Finance Director)
MAX GALLAGHER (Head of Valuation)

MICHAEL MARX (Independent NED)
ROBIN BROADHURST (Independent NED)
STEVE NORRIS (Independent NED)
ADRIAN MCALPINE (NED)
MICHAEL MATLIN (NED)
MARK ELLIS (NED)
TOM PRIDMORE (NED)
BESPOKE SPVS
Creating and managing bespoke investment vehicles on behalf of our clients, both on a deal-by-deal basis or in line with an agreed strategy.
Highly Focused SPV established to acquire and manage freehold commercial property adjacent to a western route Crossrail station.

CAPITAL RAISING
Working with our development and design partners to source finance for a wide range of investment and development projects.
Currently raising capital for a series of substantial regeneration projects in and around Norwich City Centre.

ADVISORY SERVICES
Advising clients across the property spectrum, including: acquisitions, sales & disposal, due-diligence, bid strategies and asset management.
Particular experience of advising investors looking to acquire assets from the Government Estate and the Crown Estate.

PRINCIPAL INVESTMENTS
Special situation development opportunities originated and managed by TRG on a proprietary basis.
<table>
<thead>
<tr>
<th>Strategy</th>
<th>TRG Action</th>
<th>Investment Period</th>
<th>Target IRR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sustainable Urbanism</td>
<td>Source and invest in creating sustainable communities. TRG’s Board has unrivalled experience of working in the sustainable urbanism sector including helping to create and execute projects such as The Prince of Wales’s Poundbury development in Dorset.</td>
<td>6-10 Years</td>
<td>20%+</td>
</tr>
<tr>
<td>Regeneration</td>
<td>Source and structure bespoke opportunities for our investors. TRG’s Board has significant experience working on regeneration schemes in the UK including Paddington Basin and Liverpool Quayside.</td>
<td>6-10 Years</td>
<td>20%+</td>
</tr>
<tr>
<td>Residential Development</td>
<td>Identify residential development opportunities (with or without planning) across the UK, with a particular focus on commutable towns. Board members include former directors at Development Securities, Chelsfield and Soho Estates.</td>
<td>2-3 Years</td>
<td>25%+</td>
</tr>
<tr>
<td>Commercial</td>
<td>Focus on assembling bespoke high yielding portfolios with value add opportunities such as our High Street Strategy and our Student Housing Portfolio Strategy. Again, significant Board level experience at companies such as JLL and Grosvenor.</td>
<td>5 Years</td>
<td>15%+</td>
</tr>
</tbody>
</table>
**SIR MICHAEL PEAT GCVO MA FCA MBA - CHAIRMAN**

Michael Peat studied law at Trinity College Oxford before joining Peat, Marwick, Mitchell & Co’s London Office in 1972. He qualified as a Chartered Accountant in 1975 and went to business school at INSEAD in France during 1976-77. He became a partner in, the by then, KPMG in 1985.

Sir Michael led a consultancy study into the finances and management of the Royal Household during 1986-87 and was subsequently asked to implement his recommendations. He did this initially on secondment from KPMG, before joining the Royal Household in 1993. Positions held included Keeper of the Privy Purse and Treasurer to The Queen, Receiver General of The Duchy of Lancaster, Principal Private Secretary to The Prince of Wales and The Duchess of Cornwall, member of the Duchy of Cornwall’s Council and chairman of The Prince’s Charities Foundation.

Sir Michael retired from the Royal Household in 2011. He is now, inter alia, a partner of CQS, a global alternative assets manager, an independent Non-Executive on the Board of Deloitte UK, the Senior Independent Non-Executive Director of Evraz plc, a global steel and mining company, the Chairman of GEMS MENASA Holdings, a Dubai head quartered education company, an independent Non-Executive Director of Arbuthnot Latham, a private bank, and an independent non-executive director of M&C Saatchi.

Sir Michael is a Fellow of the Institute of Chartered Accountants, an MA and an MBA (INSEAD). He is an honorary fellow of Trinity College Oxford and a Trustee of the Chatsworth Settlement.

**MARK ELLIS**

A Chemical Engineering postgraduate, Mark Ellis started work at Orion Royal Bank (now part of the Royal Bank of Canada) in their foreign exchange department before moving to the capital markets team at Bankers Trust Company in 1988. In 1992 Mark moved to UBS to become a Managing Director in their Global Equity Derivatives group and responsible for marketing to UK institutions and financial intermediaries. In 1998 Mark moved on to join Abbey National Treasury Services as Head of Derivatives Marketing where he helped to set up the equity derivatives business and unified the equity, fixed income and credit derivatives marketing teams in the UK, Europe and Asia.

In 2001 Mark changed direction to co-found what became MSS Capital Limited, a London based alternative asset fund management business specialising in hedge funds and, more particularly, real estate. MSS launched a number of hedge funds and real estate funds, these included open- and closed-ended, direct, indirect and funds of funds. Taking over the whole real estate business within MSS Real Estate LLP as CEO, Mark was responsible for the design and construction of the FTSE UK Commercial Property Index Series, the UK’s only investible daily measure of real estate, as well as a number of private and co-investment vehicles focused on the student accommodation market.

Mark sold his interest in MSS Real Estate LLP in 2015 and is now a Director and CEO of The Regeneration Group Limited.
MICHAEL MARX

Michael is a Fellow of the Institute of Chartered Accountants in England and Wales, having qualified in 1969. After periods of employment with both Price Waterhouse and Touch Ross, in 1976 Michael was admitted to partnership in HW Fisher & Co, a medium sized accounting practice in Central London.

In 1981, he joined Heron Corporation as Group Finance Director - the Heron group was a large property and trading conglomerate with assets in many European countries and in the USA. 

In 1994, Michael joined Development Securities PLC as Finance Director and Joint Managing Director. Development Securities was a fully listed vehicle on the London Stock Exchange as a UK property development and investment business. In 2005, Michael was appointed CEO which position he held until retirement in July 2015. During his term of office, the business developed several £ billion of real estate in the UK.

For nine years up to May 2016, Michael was also Non-Executive Chairman of Nationwide Accident Repair Services PLC, the UK’s largest chain of motor vehicle body repair shops. Nationwide Accident Repair Services PLC was listed on AIM in London.

For three years during 2004-2007, Michael was a member of the UK Listing Authority Advisory Committee.

Michael is an independent Non-Executive Director of The Regeneration Group.

ROBIN BROADHURST CVO, CBE

Robin qualified as a Chartered Surveyor in 1969 and spent over 34 years with Jones Lang Wootton - now Jones Lang LaSalle - advising on all aspects of commercial property including development, investment, valuation and asset management. Having achieved the position of European Chairman in 2003 Robin retired from JLL and has since been a Non-Executive Director of Grainger Plc and was Chairman from 2007 to 2015. Amongst other roles Robin has also been a Non-Executive Director of Chelsfield Partners, a Senior Advisor to Credit Suisse, a Trustee and non-Executive Director of Grosvenor.

Away from property Robin has served as a Non-Executive Director to The British Library, as a Director of the Royal Opera House Development Board and as a Governor of Rugby School. Robin is currently Chairman of King Edward VII (Sister Agnes) Hospital and also serves as Trustee to several charities.

Robin is an independent Non-Executive Director of The Regeneration Group.
ADRIAN MCALPINE

Adrian joined the Sir Robert McAlpine Group in 1963 and subsequently, in 1971, was made a partner. The business was founded in 1869, and is primarily involved in Property, Construction, and Renewable Energy sectors.

He was instrumental in managing the expansion of the Group’s Commercial Property activities, comprising investment, development and trading assets. Many projects included joint ventures with established property companies, institutions and other non-property organisations.

Adrian is a director of Knott Park, a McAlpine Family investment company together with being a Senior Trustee of the Robert McAlpine Foundation and other Family trusts.

Outside the family business he is on the board of Business for Britain, and involved with the Centre for Policy Studies, the Taxpayer Alliance, and Policy Exchange. He is also an active intermediary for the British Property Federation in representations to the Government.

Fifty years’ experience has resulted in an extensive personal network including institutions, corporates, the property industry, the world of sport and numerous charities.

Adrian is a Non-Executive Director, and the Chairman of the Investment Committee of The Regeneration Group.

STEVE NORRIS FRICS

Steve is Chairman of BNP Paribas Real Estate UK, of Soho Estates and of Virtus Data Centres Ltd. He also chairs London Resort Company Holdings, the developers of the London Paramount entertainment resort in North Kent and Driver Group the civil engineering professional services group.

He is a Board Member of Cubic Corporation of San Diego, developers of the London Oyster card payments system and similar systems worldwide. Steve was a Conservative MP for 14 years and Parliamentary Private Secretary at the Departments of Environment, Trade and Industry and the Home Office before being appointed Minister for Transport in 1992, a position he held until 1996.

He retired from Parliament the following year and was twice his party’s candidate for Mayor of London. He has served on the boards of Transport for London and the London Development Agency.

He is Chairman of the Council of the National Infrastructure Planning Association. He is a Companion of the Institution of Civil Engineers and an Honorary Fellow of the Association of Project Management. He writes a regular column for Property Week and advises a number of private and public companies on major planning applications.

Steve is an independent Non-Executive Director of The Regeneration Group.
MIchael Matlin

US Citizen Michael Matlin received an MBA from Columbia Business School before starting his career as an analyst at a multi-billion hedge fund in New York.

Michael subsequently founded Concord Management LLC, a firm that specializes in various aspects of capital allocation to alternative investment vehicles including hedge funds, real estate funds and venture capital funds. He has been serving as a Managing Director of Concord since 1999.

Since 2005 Michael has been on the Advisory Board of Carlyle European Real Estate Funds who manage c$14 billion of assets including office buildings, hotels, retail and residential properties, industrial properties and senior living facilities. In addition, Michael serves as a Director on the Supervisory Board of SIMMO AG a diversified real estate public company whose shares are listed on the Vienna Stock Exchange.

Michael is an Non-Executive Director of The Regeneration Group.

Tom Pridmore

Tom has 20 years’ experience in fund management and real estate investment and development. He founded the international fund manager, Development Capital Management in 1998, where he successfully created and managed a portfolio of public and private real estate investment funds focused on the UK, Turkey, Eastern Europe and North Africa.

Tom is currently an investment manager and partner in a UK affordable housing fund manager and a mezzanine fund manager focusing on UK real estate development.

During his career, Tom has acquired over 1.5 million sqm of land for development and acted as principal in real estate transaction is excess of £1.5 billion. In his early career Tom was a solicitor at Norton Rose Fulbright, specializing in Investments Funds and Corporate Finance.

Tom is an Non-Executive Director of The Regeneration Group.
JOHN BEAUMONT

John qualified as a Chartered Accountant in 1988 with Ernst & Whinney (now part of EY) before joining Goldman Sachs in its ‘Equity Research’ department in London. At Goldman Sachs, John specialised in providing research to institutional clients on the Brewing, Pubs and Leisure sector. This was followed by a move, in a similar capacity, to Smith New Court in 1992 which was then taken over by Merrill Lynch in 1995. Whilst at Merrill Lynch, John worked with some of the firm's largest brokership clients including: Diageo, Compass Group and Bass, and was consistently ranked highly in the major ‘client’ surveys.

In 2001 John moved to Cheuvreux, (the broking arm of Credit Agricole) as Head of Research in London, whilst still providing research coverage on the UK Beverage and Pub companies.

With the growth of the AIM Market and international diversification of the Smaller Companies segment, John began to focus on Corporate Research and on a more generalised sector basis, helping to IPO a number of companies during his time at Kaupthing in London.

In 2011, John helped set up Peat & Co and became COO and Head of Finance where, along with his research activities, John is responsible for all the finance and regulatory reporting requirements of the business.

In 2015 John became Head of Finance and Company Secretary of TRG.

John is Finance Director at The Regeneration Group.

CHARLIE PEAT

Charlie Peat started his career as a business reporter for The Sunday Times before joining Investec Bank's UK Equities team in London supporting the Hedge-Fund sales desk.

From Investec, Charlie joined Collins Stewart Plc (now Cannacord) in their No 1 ranked Smaller Companies team, helping to raise over £2b for clients between 2006-2008.

Charlie has worked on numerous IPO’s and fundraises for a wide range of clients including companies such as: Melrose Industries, Workspace, Development Securities, Playtech, Gaming VC, Sportingbet and Cape Industries.

In 2008 Charlie moved to Dubai with Collins Stewart as a Director in their Middle-East business and with responsibility for Sovereign Wealth Fund relationships in the region, covering: the UAE, Bahrain, Saudi Arabia and Qatar. Charlie also built strong ties with local companies, banks and brokers and was responsible for originating a number of capital market deals while in the region.

Returning to the UK, Charlie established Peat & Co in 2011 as an FCA regulated capital markets advisory business, helping to raise money for both listed and private companies. Peat & Co also acts as corporate broker to a number of AIM including: Highland Gold & AFC Energy where responsibilities involve: financial modelling, writing analyst research and providing investor relations services. Peat & Co was established in conjunction with MHC Services, a privately owned investment company.

Charlie is Head of Capital Markets at The Regeneration Group.
**ANDREY OSIPOV**

Andrey graduated from the University of Missouri-Columbia with a Major in Theoretical Physics. In 1997 following his Graduation, Andrey joined the Corporate Finance Department of Siberian Oil Company (Sibneft). Sibneft was sold to Gazprom in 2005 by which time Andrey had moved to London to help establish Millhouse Capital UK Ltd (Roman Abramovich’s investment vehicle) where he became Head of M&A.

While at Millhouse Andrey served on the Board of Directors of a number of companies including: Slavneft, Bratsky Aluminum, Aeroflot, Ruspromavto and Ingosstrakh.

In 2006 Andrey joined Renova Group (Victor Vekselberg’s investment holding) as Deputy Chief Investment Officer and Director of M&A. At Renova Andrey had oversight for the strategy and investment activities of all 12 management companies including responsibility for making recommendations to the group’s Board and shareholders as well as the structuring and implementation of M&A deals.

From 2008 until now Andrey has been involved with a number of different companies as an investor and as a Director. Andrey was a Director of Russia’s second largest outdoor advertising provider, Russia’s leading bridge and road construction company as well as an Independent NED of a privately owned bank head-quartered in Moscow. Andrey has also worked as Managing Director and a Member of the Investment Committee at Investment Company A1 (Michael Fridman’s investment vehicle).

Andrey has been engaged by The Regeneration Group as a consultant to raise money for the funds.

**MAX GALLAGHER MRICS**

Max graduated from Newcastle University in Civil & Structural Engineering before undertaking a Post Graduate Diploma in Real Estate at Southbank University. On qualification, Max joined Savills on the graduate scheme in 2005.

After qualifying as a Chartered Surveyor in October 2007, Max joined the valuation department, specialising in providing loan security valuation advice for residential investments and residential led mixed use developments in Prime Central London and the South. He also provided valuation advice on large single residential units in London, Ireland and the Cote d’Azur.

Clients included private banks and major lending sources as well as developers and private individuals.

Max has been engaged by The Regeneration Group as a consultant to originate and evaluate potential property acquisitions.
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