



private
debt



hybrid
capital



real
estate



private
equity

generating **predictable, sustainable,**
risk managed returns in an increasingly
complex environment

private debt
hybrid capital
real estate
private equity

westbrooke.com



westbrooke

Alternative
Asset
Management

the fibonacci sequence

/ 1, 1, 2, 3, 5, 8, 13, 21, 34, 55, 89...

the Fibonacci sequence is a naturally occurring phenomenon which demonstrates orderly, predictable and sustainable growth - core to The Westbrooke Advantage



Established in 2004, Westbrooke is a multi-asset, multi-strategy manager and advisor of alternative investment funds and co-investment platforms. We have a heritage as a shareholder and operator of assets and invest our own capital alongside our investors in Private Debt, Hybrid Capital, Real Estate and Private Equity in South Africa, the UK and the USA.

At Westbrooke Alternative Asset Management, we provide investors with a unique gateway to private market alternative investment opportunities which are traditionally difficult to access.

Investors benefit from the depth of experience and quality of our investment teams, who apply the Westbrooke Investment & Risk Philosophy and Approach in their daily dealings. This, together with our highly aligned financial interests, our heritage as an owner and operator of assets, our multi-decade track record of performance and our focus on capital preservation provides our investors with a unique advantage. **Invest with The Westbrooke Advantage**



invest
with the westbrooke advantage

why alternative investments

Since alternatives are generally uncorrelated to typical equity and bond investments, investing in them as a core component of a portfolio may provide broader diversification, reduced risk, reduced volatility and enhanced returns.

why invest with westbrooke

- A team of highly **experienced professionals** with decades of investment experience
- Core investment philosophy focused on the **preservation of investor capital and compounding returns**
- Heritage as a **shareholder and operator of assets**
- Financial alignment – we are invested materially **alongside our clients and partners**
- Providing a unique gateway to **alternative investment opportunities** which are traditionally difficult to access

entrepreneurial, experienced and aligned

why partner with westbrooke

- With our heritage as an **owner and operator of assets**, we understand the needs of entrepreneurs which allows us to see risk differently
- A team of **highly experienced professionals** who move with speed and are comfortable dealing with complexity
- Our partnership approach allows us to provide **tailored funding solutions** - there is no tick box

invest with us



private debt

- The participation of private investors in direct non-bank lending
- Diversification achieved through portfolios which spread risk across asset classes and geographies
- Robust security packages with conservative gearing and significant equity cushions
- Attractive, risk-adjusted returns targeting contractual yield and real underlying liquidity



hybrid capital

- Investment in transactions with debt-like risk mitigation but with equity return characteristics
- Capitalising on market pricing dislocations and liquidity constraints
- Targeting a blend of yield and capital growth



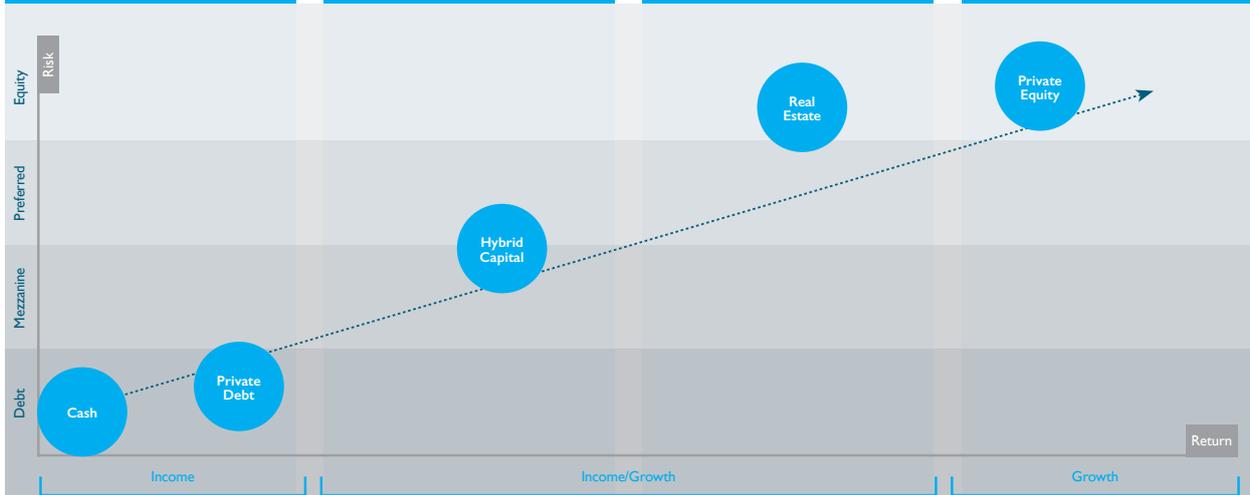
real estate

- Direct real estate equity investments alongside experienced, on-the-ground partners
- Subsectors include residential, mobile home parks, logistics, student accommodation and hospitality
- Targeting a blend of yield and capital growth



private equity

- Partnership with best-of-breed operating partners
- Global investment reach providing investors unique access to investments as a result of Westbrooke's relationship set
- Capital growth-focused



- UK Westbrooke Yield Plus
- SA Westbrooke Income Plus
- USA Westbrooke Private Debt Co-Investments

- UK Westbrooke Dynamic Opportunities
- SA Westbrooke Dynamic Opportunities
- SA Westbrooke Aria
- SA Westbrooke Aria Plus
- SA Westbrooke Real

- USA Westbrooke USA Residential
- USA Westbrooke Tovia Mobile Home Parks
- SA Westbrooke Stac
- SA Westbrooke Capital Hospitality

- UK Westbrooke Rhythm
- UK Westbrooke Private Equity
- USA Westbrooke Private Equity
- SA Westbrooke Private Equity

partner with us



private funding

Westbrooke is a leading provider of flexible funding solutions to lower–middle market companies, entrepreneurs, investment holding companies, alternative lenders, real estate and private equity sponsors across multiple sectors.

The business leverages our heritage as a shareholder and operator of assets to develop a comprehensive solution that best suits our partners' requirements.

We provide structured, flexible and innovative financing solutions to our partners across the capital structure to create / facilitate long-term value creation. Core to our strategy is collaboration and alignment with key partners.



real estate equity

Westbrooke is a direct real estate investor and debt / equity capital provider alongside real estate sponsors across the UK, USA and South Africa.

Our global portfolio includes multifamily residential, hospitality, last-mile logistics, mobile homes and student housing across the world.

Key to our philosophy is partnering alongside experienced, reputable, on-the-ground sponsors with deep local networks and decades of experience. We look for thematic and opportunistic real estate transactions where we see outsized return potential based on our fundamental analysis.



private equity

Westbrooke has invested group and investor capital across a range of industries including retail, FMCG, industrial and commercial product import and distribution, manufacturing, building materials, services and property.

With a heritage as an owner and operator of assets, Westbrooke acts as a strategic partner for growth, taking an active role in investee companies and supporting management to develop strategies for ongoing sustainable growth and the creation of value for investors. Over the last 20 years, we have helped transform privately owned businesses into industry-leading companies.

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