



Financial Solutions LLP

**Real Estate
Finance Specialists**

W2 Financial Solutions LLP is a trusted specialist independent financial advisory business widely respected for its integrity and ability to deliver critical financial solutions.

Based in the heart of the financial district of the City of London, W2 is exclusively focused on the real estate sectors in the UK and Europe.



Debt and capital raising solutions in a capital constrained economy demand a carefully targeted, innovative approach from specialist negotiators with up to the minute sector knowledge and contacts to deliver optimum terms.

Structuring and arranging effective and unique financial solutions in challenging market conditions requires clear concise advice which adds value.

Achieving successful outcomes on complex financial issues relies upon focused listening, robust analysis and sensitive management by experts with a strong combination of financial and property acumen.

W2 delivers bespoke and flexible financial solutions tailored to suit complex client requirements and objectives.

The extensive experience and credibility of the principals has ensured that W2 has been able to deliver first class, individually structured financial packages to a wide range of prestigious clients across the real estate sector.

W2 has been privileged to act for a diverse and extensive range of prestigious clients undertaking a variety of real estate projects.



Some examples include...

Private Equity

- Global Real Estate Asset Manager
- Worldwide Trust and Asset Manager
- Offshore Capital & Investment Manager
- UK Private Equity Commercial Property Fund

Financial Institutions

- Canadian, US and European Life Co.
- UK Property Bond Insurer
- International Financial Services Group
- Major European Bank

Investors

- Leading UK National Private Property Co.
- Major UK and European Commercial & Residential Development Co.
- Australian & International Conglomerate
- Swiss Investment Group

Developers

- Major UK Mixed Use Developer
- Leading Sustainable Development & Investment Co.
- National Homes and Regeneration Development Co.
- Major UK Transport & Infrastructure Group

Corporate

- UK Plc Property Development & Storage Facility Co.
- UK National Motorway Services Developer and Operator
- Major UK Beverage Importer and Supplier

Debt and Capital Management

Acting for clients with new projects to fund, we consistently raise senior and mezzanine debt and joint venture equity capital for a broad spectrum of investment and development projects from a wide range of UK and overseas financial sources.

Complete independence enables us to deliver market leading terms from a wider range of lenders designed to optimise project and investment returns for all associated stakeholders.

With diminishing senior debt availability, we are regularly arranging alternative refinancing terms for clients enjoying good investment performance from single property assets and portfolios.

Frequent contact with the markets and senior decision makers provides access to funding sources from existing and emerging lenders not generally available to the commercial property investment community, critically providing valuable options in a constrained market.

Recent Mandate Examples

International Fund Manager

£13 million senior debt refinancing facility secured upon two UK leisure assets on behalf of a small open ended fund.

Offshore Private Trust

£2 million new senior debt facility to assist with the development of a new pre let warehouse.

Overseas Quoted Plc

Eur 36 million new senior debt acquisition and development facility for a branded hotel operation.

US Opportunity Fund

Eur 20 million senior and mezzanine debt refinancing secured upon an overseas leisure asset.

US Opportunity Fund

Market review and fundability analysis in respect of a single UK office asset exceeding £200 million capital value.

Overseas Private Property Co.

Market review and funding advice in respect of a substantial European residential development scheme exceeding Eur 150 million.

UK Private Property Development Co.

£19 million senior and mezzanine debt refinancing facility secured upon a portfolio of management intensive office assets.

UK Quoted Plc

Raising senior debt finance for a new hotel rollout programme with a planned capital value in excess of £50 million.

Financial Advice

Clients facing seemingly insurmountable financial and project difficulties, can be reassured that debt and equity restructuring negotiations with affected stakeholders are lead by specialist and expert partners.

In pressurised situations, patience and understanding are often required to allow logical investigation and analysis of complex issues. Our credibility and experience often helps to reconcile damaged relationships and provides the breathing space necessary for the creation of innovative and mutually acceptable financial solutions.

New and stalled property investment, development and occupational strategies require original thinking, particularly in today's world where capital is heavily constrained.

Our past experience of hands on financial and project management creates an unrivalled platform from which to deliver structured optimisation analysis, timely advice and unique solutions to allow effective forward planning and project implementation.

UK Property Development Fund

Strategic debt and equity restructuring advice and support in respect of a substantial, medium term land planning and development opportunity.

UK Insurance Co.

Analysis, reporting, recommendation and implementation contract connected with a substantial distressed structured property risk portfolio.

Overseas Life Assurance Co.

Investigation and alternative funding advice following a material loan covenant breach for a geared open ended investment fund.

Overseas Bank

Market review, analysis and recommendations to a European Bank wishing to establish a UK lending platform.

UK Life Assurance Co.

Project manager for the formation of a new risk assessment tool to aid lending decisions.

Quoted UK Property Co.

Key advice and assistance in respect of pitching to lenders in connection with a planned distressed loan asset workout platform.

Offshore Property Development Co.

Detailed examination and debt restructuring advice, followed by lead negotiations with distressed lenders on UK residential land assets.

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