



BEAUMONT  
ROCHE  
DEVELOPMENTS

54, Unit 263 Moat House Business Centre Bloomfield  
Avenue, Belfast, United Kingdom, BT5 5AD

[www.beaumontroche.com](http://www.beaumontroche.com)



# Risk Warning

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Investors should be aware that there are risks to investing in all corporate lending. Reliance on this financial promotion for the purpose of engaging in any investment activity may expose an individual to a significant risk of losing all of the property or other assets invested. The text of this Document should be read in full before deciding to invest. All statements regarding the Company's business, financial position and prospects should be viewed in light of these Risk Factors. If you are in any doubt about the action you should take or the contents of this Document, you should contact your stockbroker, solicitor, accountant, bank manager or other professional adviser authorised under the Financial Services and Markets Act 2000, who specialises in advising on investment in bonds, shares and other securities, including unlisted securities. This offer is not regulated by the Financial Conduct Authority. Investors will NOT have the benefit of the Financial Services Compensation Scheme and may not have access to the UK Financial Ombudsman Service. YOUR CAPITAL IS AT RISK. You could lose all of your money invested in this Product. This is a High-Risk investment and is much riskier than a savings account.



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# Beaumont de la Roche Ltd

Beaumont de la Roche Ltd is registered as a UK company in Northern Ireland under Company number NI732190

54, Unit 263 Moat House Business Centre Bloomfield Avenue, Belfast, United Kingdom, BT5 5AD

30-54% Fixed Return, 24-36 Month Bond, Coupon Paid annually, in arrears.

**(Non-Transferable Securities)**

**Issued: 1st September 2025**

The content of this information memorandum has not been approved by an authorised person within the meaning of the Financial Services and Markets Act 2000.

However, this information memorandum complies with the provisions of this act as it relates to marketing and promotion. Reliance on this brochure for the purpose of engaging in any investment activity may expose an individual to a significant risk of losing all of the property or other assets invested. An individual who is in any doubt about the investment to which this brochure relates should consult an authorised person specialising in advising on investments of the kind in question.





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# Introduction

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Beaumont de la Roche Bond (BDLRB) is a £5,000,000 raise with a 24 or 36 month fixed term investment bond issued by Beaumont de la Roche Ltd

With a corporate strategy focused on the development and resale of real estate in central London and around the home counties, BDLRB will generate a fixed return of 15% or 18% per annum with income paid annually to investors in arrears from the start date of your bond which will be the 1st day of the month following cleared funds.

BDLRB provides its security through UK property transactions and will only support developments that meet the strict criteria, providing a vital component to property investors within the UK.

Funds Invested in the Bond are distributed as outlined in this document, and controlled directly by our internal team.

Capital is repaid at the redemption of the bond by sale or refinance of property or land.



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# Investment Strategy

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Investments secured against underlying assets by way of a floating charge over the SPV.

The bond issuer allows investors to participate in a market usually reserved for banks and financial institutions.

Investments will be made into Beaumont Roche approved schemes as outlined in this document.





## Investment Criteria

1. Provision of finance against UK assets only.
2. Predefined and achievable exit strategy
3. Full Due Dilligence and appraisal on projects business plans and exit strategies.



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# Beaumont de la Roche Bond Program

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Beaumont de la Roche (BDLRB) is a £5,000,000 secured corporate bond program.

BDLRB was created to enable investors to profit from non-correlated, asset backed investment strategies, usually only available for institutional or corporate investors.

Beaumont de la Roche offers investors a fixed return over a fixed term. Capital is however at risk and is not guaranteed.

The BDLRB will allow investors to access the expertise of their partners companies management team and investment opportunities.

These investments will be asset backed and made in line with the restrictions set out in the information memorandum literature.

Coupons payments are paid out annually and at the end of the term the issuer will repay in full the invested capital sum.

All projects are strictly scrutinised and before signing off, no projects will be undertaken unless they meet parameters set within the series asset value, to which it is secured. All investments will benefit from legal charges of real assets only, once up-to-date certified valuations have been provided.

BDLRB is the first series of the Beaumont de la Roche Ltd offering investors the opportunity to UK Real Estate exposure.

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# Who are Beaumont de la Roche Ltd

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Beaumont de la Roche is a limited company with its registered offices in Belfast in the UK.

Beaumont de la Roche Ltd is a multifaceted family office with a primary focus on residential property opportunities within the UK.

We invest our own money into the equity portion of each property opportunity. However, should we believe there is a decent opportunity we will often make our various connections aware of the said opportunity and allow them to decide whether or not to share the equity responsibility with us.

Using our wealth of knowledge from decades of past experience, opportunities are located, isolated and analysed in depth. Should our analysis deem the opportunity to be credit worthy then the cleanest, most risk-mitigating exit is outlined and soft enquires are made to ensure the exit is possible and primed.

Alongside being open to having Equity Partners, we regularly will enter into Joint Ventures with Developers and/or Contractors, assisting them with both our knowledge and balance sheet. The ultimate aim of each any every deal is to mitigate as much risk as possible and by amalgamating our expertise with local partners we decrease our potential risk and increase our potential return.



# Burn Bullock

Burn Bullock, a Grade 2 listed structure, is based in north western corner of Mitchem Cricket Green (MCG), one of the world's oldest cricketing facilities. It is named after the iconic pub which was made redundant several years ago. This property is part of the MCG Conservation Area.

Project involves developing this site into a 60-room age-related care facility (with possible accommodation units for care staff), and F&B conversion of the pub. Project will have LG+G+3 floor specification. Our partners acquired interest in the project in 2020 for a JVA with current owner.

## Key Features

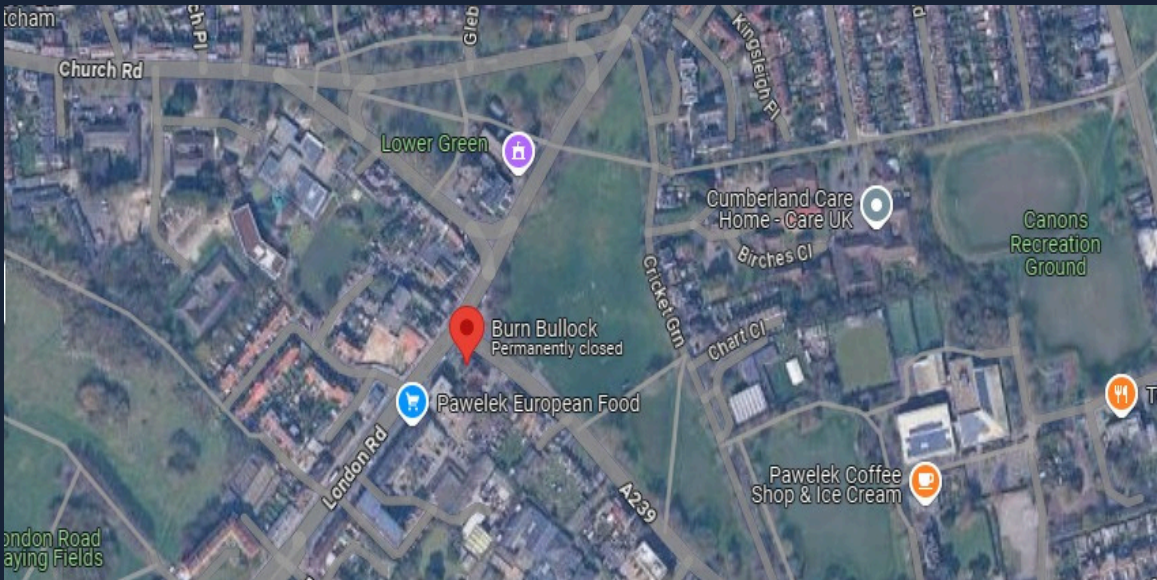
1.

30-54% Fixed Return
2.

Option to stabilise income for 12 months once complete to benefit from EBITDA value of £45m
3.

60 Bed Care Home
4.

Currently unencumbered with £5m valuation



## Location

Borough of Merton (South London) - located 8.5 miles from Westminster, is a white-majority population area. Merton is home to the globally renowned annual tennis grand slam competition, Wimbledon Tournament. In terms of population dynamics, Merton has 52% female and 48% male population, in which 65+ are 14%, while 15-64 are 69% of the total.

Project is subject to planning, as the pre-planning works have been completed. Planning approval process is expected to take 6 months, immediately after which the construction can commence. Total construction timeframe is 24 months.

## Financials

| Forecast Financial Summary |             |
|----------------------------|-------------|
| Forecast Gross Dev Costs   | £ 7,000,000 |
| Forecast Gross Dev Value   | £           |
| Forecast Net Profit        | 17,000,000  |
| Forecast Profit Margin     | £           |
|                            | 10,000,000  |
|                            | 90% approx  |



## Advisory Management Team

In addition to a long standing proven track record in real estate investment & development, Beaumont de la Roche Ltd also benefits from our advisory team's experience in finance and wealth management and advisory services which allows us to put our clients first to understand their individual needs.

## Our Capabilities

The advisory board and management of Beaumont Roche have hands on experience within the UK Real Estate and Lending markets, with a specific focus on property development, short term property lending, residential and commercial investment and restructuring.

### SHEIKH MOMIN AHMED STRATEGIC BOARD ADVISOR

Momin has over 10 years' experience in trading, real estate and investments. He has played a vital part in developing businesses and building strong relationships in Europe, the Middle East and Asia with government sectors, funds, HNWI and private investors.

### DAVID THOMAS STRATEGIC ADVISOR

As a Strategic Board Advisor at Beaumont de la Roche Ltd, the advisor leverages extensive experience in sourcing and identify high yielding property investment opportunities.

The role emphasizes fostering long-term partnerships and guiding strategic decisions, with a particular focus on supporting small to medium-sized UK developers. The objective is to achieve higher-than-average market returns while minimizing equity risk.

### GLENN BOLTON STRATEGIC BOARD ADVISOR

Glenn is a multi-business owner with a background in scheme design, technical design and project management. He holds portfolios in commercial, coworking, social housing, HMO's and Serviced Accommodation; he regularly invests in property projects as well as early-stage start-ups as an Angel Investor. His ability to anticipate industry trends and stay ahead of the curve enables him to position C45 for long-term success and maintain value in the Company's strategic partnerships.

### MICHAEL GILLETT INVESTOR RELATIONS

Mike had had a vast career that has directly impacted various industries. He dedicates most of his commercial time to building meaningful partnerships. His role is to oversee investments, analyse opportunities and directly manage investor relations.

## HOW WE OPERATE

Beaumont de la Roche is a multifaceted family office focusing on residential property opportunities within the UK. We invest our own money into the equity portion of each property opportunity. However, should we believe there is a decent opportunity, we will often make our various connections aware of the said opportunity and allow them to decide whether or not to share the equity responsibility with us? Using our wealth of knowledge from decades of experience, opportunities are isolated and analysed in depth. Should our analysis deem the chance to be creditworthy, then the cleanest, most risk-mitigating exit is outlined and soft enquires are made to ensure the exit is possible and primed. Alongside being open to having Equity Partners, we regularly enter into Joint Ventures with Developers and Contractors, assisting them with our knowledge and balance sheet. The ultimate aim of every deal is to mitigate as much risk as possible. By amalgamating our expertise with local partners, we decrease our potential risk and increase our potential return.





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