

COMPANY PORTFOLIO · PRIVATE & CONFIDENTIAL

# A London House of Real Estate, Hospitality & Institutional Investment.

£5.2B PORTFOLIO · 184 PROJECTS · 31 YEARS · 28,000+ INVESTORS

Prepared for institutional investors, partners and private clients.

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## A HOUSE OF CRESTMARK

# A private letter to the reader.

Crestmark Estates is a London-based, privately-held real estate development and investment house with a £5.2 billion portfolio across the United Kingdom. For thirty-one years we have treated British real estate as an institutional craft — acquiring, designing, delivering and managing assets that compound across decades rather than cycles.

This portfolio document sets out who we are, how we operate, the sectors we invest in and the developments that define our record. It is prepared for institutional investors, family offices, private clients and strategic partners considering a relationship with our house.

*“We don’t build for the market. We build addresses that the market eventually catches up to.”*

— A statement from the founders

|         |     |    |
|---------|-----|----|
| £5.2B   | 184 | 26 |
| 28,000+ | 31  | 6  |

## VISION & MISSION

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# Real estate held as an institutional craft.

### OUR VISION

To be the most trusted privately-held real estate house in the United Kingdom — the institution that international capital, family offices and discerning residents choose for the long view.

### OUR MISSION

To acquire, design, deliver and operate British real estate at a single institutional standard — preserving heritage, embedding modern engineering, and structuring every asset for transparent, ring-fenced ownership.

### FOUR GOVERNING PRINCIPLES

**01 - Land First.** We acquire only where the address itself is the long-term asset.

**02 - Architecture-Led.** Heritage-led practices, a single quality bar across regions.

**03 - Institutional Underwriting.** Every scheme under an SPV with independent audit.

**04 - Held, Not Flipped.** Long-hold income — most assets remain on our books.

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## OUR STORY

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# From a single Mayfair townhouse to a national portfolio.

Crestmark Estates was founded in 1994 by a small group of architects, financiers and operators who shared one conviction: that British real estate, treated as an institutional craft rather than a transactional product, could compound across generations.

What began with the restoration of a single Mayfair townhouse has, three decades on, become a £5.2 billion portfolio spanning luxury residences, hospitality, commercial campuses and institutional investment vehicles across the United Kingdom. We remain privately held, headquartered at 48 Berkeley Square, and run by a small senior team accountable directly to investors.

## SERVICES

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# An end-to-end real estate house.

## Acquisition & Development

Off-market acquisitions, heritage-led restoration and ground-up development across residential, commercial and hospitality.

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## Investment & SPV Structuring

Ring-fenced UK Special Purpose Vehicles with independent audit, valuation cycles and quarterly investor reporting.

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## Estate Management

In-house estate management division operating assets under a single brand and service standard post-handover.

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## Hospitality Operations

Long-form management agreements with internationally branded operators across hotels and serviced residences.

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## Private Client Advisory

Advisory for principals, family offices and ultra-high-net-worth residents on principal residences and co-investment.

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## Capital Markets

Institutional capital raising, fractional investment infrastructure and structured co-investment vehicles.

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## INVESTMENT SECTORS

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# Where institutional capital meets British real estate.

### *Luxury Residential*

London prime, regional core and master-planned communities.

### *Commercial & Office*

Grade A offices, innovation campuses, BREEAM-outstanding workplaces.

*Hospitality*

Luxury hotels, branded serviced residences, resort and lifestyle destinations.

*Mixed-Use & Waterfront*

Integrated dockside masterplans combining residential, commercial and retail.

*Build-to-Rent*

Direct-to-renter towers operated under a single managed brand.

*Heritage Restoration*

Listed and stuccoed buildings preserved with modern, low-energy engineering.

## INVESTMENT ECOSYSTEM

# An institutional infrastructure for private capital.

### Institutional Infrastructure

Every asset structured under a dedicated SPV with independent governance, valuation cycles and fund-level reporting.

### SPV Ownership

Transparent ownership through ring-fenced UK Special Purpose Vehicles, custodian-held and independently audited.

### Blockchain-Ready Infrastructure

Selected developments integrated with a digital investment infrastructure designed for fractional capital and institutional reporting.

### Fractional Co-Investment

Co-invest alongside institutional partners from a defined minimum, with clear exit windows and quarterly distributions.

## STRATEGIC PARTNERSHIP

# Capimax Group — global tokenization ecosystem.

Crestmark Estates and Capimax Group operate a strategic partnership to build a next-generation real estate investment ecosystem — combining luxury real estate development, global investment accessibility, tokenised ownership infrastructure, SPV-backed participation and institutional governance into a single digital framework.

| Platform          | Role                           | Web  |
|-------------------|--------------------------------|--|
| Capimax Group     | Holding & governance           | <a href="http://www.capimaxgroup.com">www.capimaxgroup.com</a> |
| Capimax RT        | Real estate tokenization       | <a href="http://capimaxrt.com">capimaxrt.com</a>               |
| capimax brX       | Brokerage & exchange layer     | <a href="http://capimaxbrx.com">capimaxbrx.com</a>             |
| capimax propshare | Fractional propshare protocol  | <a href="http://capimaxpropshare.com">capimaxpropshare.com</a> |
| Capimax Asset     | Institutional asset management | <a href="http://capimaxasset.com">capimaxasset.com</a>         |

## INSTITUTIONAL ALLIANCES

# A governance ecosystem built for capital that thinks in decades.

## FINANCIAL OVERSIGHT

# CIM Financial Group

Independent valuation, compliance infrastructure, agreement verification and documentation custody across the Crestmark portfolio — providing the governance layer institutional investors require.

Asset valuation cycles · Compliance infrastructure ·  
Documentation custody · Agreement verification

## ASSET PROTECTION

# HCC Global Coverage

Specialist real estate insurance and risk management across developments, hospitality projects and investor-held assets — engineered for institutional capital and long-hold structures.

Development insurance · Hospitality risk programmes · Investor  
asset protection · Catastrophe coverage

FINANCIAL & INVESTMENT HIGHLIGHTS

# Indicative performance across the portfolio.

| Metric                    | Value                     | Notes                               |
|---------------------------|---------------------------|-------------------------------------|
| Development Portfolio     | £5.2 Billion              | Active and completed UK assets      |
| Average Net Yield         | 5.4%                      | Across stabilised income assets     |
| 10yr Capital Growth       | +34%                      | Blended projection across portfolio |
| Minimum Co-Investment     | £250,000                  | SPV co-investment entry             |
| Investor Reporting        | Quarterly                 | Independently audited               |
| Banking Partners          | HSBC · Barclays · NatWest | Private bank liaison in-house       |
| Mortgage LTV (Indicative) | Up to 75%                 | 5-yr fixed scenarios available      |

LOCATIONS

# Operating across the United Kingdom.

- London · Mayfair (HQ)
- Manchester
- Birmingham
- Bristol
- Leeds
- Liverpool

# Ten signature developments across six UK cities.

| Project                   | City       | Type                                     | Status       | From  |
|---------------------------|------------|--|--------------|-------|
| The Kensington Residences | London     | Luxury Residential Apartments            | Completed    | £1.4M |
| Mayfair Crown             | London     | Ultra Luxury Residences                  | Completed    | £3.8M |
| Riverstone Wharf          | London     | Mixed-Use Residential & Commercial       | Completed    | £920K |
| Royal Gardens Manchester  | Manchester | Luxury Residential Community             | Completed    | £480K |
| Bristol Heights           | Bristol    | Modern Residential Towers                | Completed    | £520K |
| Chelsea Horizon           | London     | Luxury Residential Towers                | Active · 69% | £1.9M |
| Thames Bay Residences     | London     | Waterfront Residential Development       | Active · 57% | £1.2M |
| Westbridge Square         | Birmingham | Commercial & Administrative Complex      | Active · 73% | £780K |
| Northgate Living          | Leeds      | Modern Residential Community             | Active · 62% | £420K |
| Crown Harbour Resort      | Liverpool  | Luxury Hospitality & Serviced Residences | Active · 48% | £890K |

A complete project-by-project profile is published in the companion *Projects Catalog*.

## CONTACT

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# A private conversation begins here.

### HEAD OFFICE

48 Berkeley Square  
Mayfair, London W1J 5AX  
United Kingdom

### OFFICE HOURS

Monday – Friday · 9:00 – 18:00 (London Time)  
By appointment

### DIRECT LINES

Main · +44 20 7946 8820  
Investor Desk · +44 7700 184 520  
WhatsApp · +44 7700 184 520

### EMAIL

[info@crestmarkglobal.com](mailto:info@crestmarkglobal.com)  
[investors@crestmarkglobal.com](mailto:investors@crestmarkglobal.com)  
[partnerships@crestmarkglobal.com](mailto:partnerships@crestmarkglobal.com)

### WEB

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

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