



mera INVESTMENT
MANAGEMENT

Real estate funding
solutions from a
trusted team

Joint ventures

MERA is a privately owned real estate finance and investment business providing structured debt and equity solutions for assets across the UK. Building on this platform, MERA has established a dedicated Joint Ventures division, MERA Investment Management expanding its ability to deliver flexible, partnership-led capital.

The business provides equity investment into residential and commercial real estate, including development, repositioning and income-producing assets. Taking a sector-agnostic approach, MERA focuses on well-located opportunities with clear value creation strategies and defined exit routes.

Working in partnership with experienced sponsors, MERA structures investments to align interests and support delivery across each stage of a project. Typical investments range from £5 million to £15 million, with a flexible approach to structure and timing.

Led by an experienced senior team, MERA combines institutional discipline with an entrepreneurial, solutions-driven mindset. This enables the business to understand complex situations quickly, structure appropriate capital and provide certainty of execution.

By investing across the capital stack and maintaining a long-term, relationship-led approach, MERA aims to be a consistent and value-add partner to its clients across multiple projects and market cycles.



At a glance

Equity Ticket	£5m-£15m per deal
Return Structure	10%-12.5% coupon plus a promote
Term	Typically 3 years
Hurdle	Minimum 20% ROC and 30% IRR at JVCo level
Asset Classes	Residential development, permitted development, trading assets, value-add, income aggregation and storage
Structure	UK SPV or tax-efficient share purchase (subject to DD)
Senion Debt	We work with you to source third-party senion alongside our equity



We are not a passive funder — we understand what it takes to get deals done and structured correctly, and we move quickly.

4

Joint Venture Investment Parameters

Equity Investment: Typically £5m–£15m per project, with flexibility for larger opportunities

Structure: Preferred equity positions with bespoke return structures, including coupon and promote

Returns: Targeting c.10–12.5% coupon with overall deal metrics of c.20%+ ROC and c.30% IRR at JV level

Hold Period: Short to medium-term focus, typically up to 3–4 years

Partnership & Capital Structure

MERA to fund c.50%–90% of total equity requirement (typically 75%–85%)

Sponsors to co-invest with meaningful alignment. Minimum £1m or 10% of equity (whichever is greater)

Third-party senior debt to be introduced alongside equity

Flexible structuring via UK SPVs.

Investment Focus

Sector-agnostic approach with preference for:

Residential (including prime)

Income aggregation strategies

Self-storage and operational real estate

Value-add and trading assets

Selective approach to planning risk, with focus on strong underlying fundamentals



Case examples

Exeter

GDV: £100m

Development
Office

MERA Investment Management provided a significant equity investment to support the £100m GDV transformation of Winslade Park, an award-winning grey-to-green office, residential and lifestyle development in Exeter. The partnership is enabling the delivery of high-specification workspace alongside health, leisure and wellbeing amenities, including what is set to be one of the UK's first large-scale office schemes powered entirely by on-site renewable energy. The project reflects MERA's focus on backing entrepreneurial sponsors and environmentally progressive assets with strong tenant demand and long-term value creation potential.



Surrey GDV: £65m Development Residential

MERA's joint venture with Nicholas King Homes demonstrates its flexible JV offering, providing preferred equity to support the delivery of a £65m GDV residential scheme comprising 110 family homes in Cranleigh. Structured alongside senior debt from Paragon Development Finance, the partnership enables accelerated delivery in a constrained bank lending environment while aligning interests between capital and developer. The scheme highlights MERA's ability to bridge funding gaps with bespoke capital solutions and partner with experienced regional developers to deliver high-quality housing.



Senior Team



Edward manages the growth of the company, developing new business lines and building talented teams. He is one of the four voting members of the credit committee and a board director.



Antony is responsible for the lending and investment activities, portfolio oversight and the company's joint ventures.



Frank is one of the most experienced property finance business leaders in the UK. He has led a distinguished career in banking and finance and provides strategic guidance and oversight.



Raj is responsible for overseeing portfolio performance, capital deployment, and investor reporting.



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