



Merid INVESTMENT
MANAGEMENT

Real estate funding
solutions from a
trusted team

Joint ventures

MERA Investment Management is a privately owned real estate finance and investment business providing structured debt and equity solutions for assets across the UK. The dedicated Joint Ventures division backs ambitious developers who want to scale with a stable funding partner.

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

Working in partnership with experienced sponsors, we structure 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 Investment Management combines institutional discipline with an entrepreneurial, solutions-driven mindset. This enables us 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, the company 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
Returns 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)
Senior Debt	We work with you to source third-party senior debt 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.

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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 Investment Management 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 Office development

We 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 our focus on backing entrepreneurial sponsors and environmentally progressive assets with strong tenant demand and long-term value creation potential.



Surrey GDV: £65m Residential development

Our 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 Investment Management's ability to bridge funding gaps with bespoke capital solutions and partner with experienced regional developers to deliver high-quality housing.



Senior team



Edward has been an active UK real estate lender and investor since 2007, working at HBOS, Bank of London & the Middle East plc and Topland Group. As CEO of MERA, he leads on strategy, investor relations and building talented teams to drive MERA's growth. Edward is a board director and voting member of our credit and investment committee.



Antony brings more than 25 years' experience across the board in real estate finance, including senior leadership roles as Director of Structured Finance at Topland Group, where he oversaw more than £700m of GDV in joint ventures and deployed £400m+ into senior and mezzanine lending positions. At MERA, he shapes our investment strategy and JV proposition, building resilient platforms for the long term. Antony is a board director and voting member of our credit and investment committee.



Raj qualified as a Chartered Accountant during his training at Dixon Wilson before joining Topland Group, where he helped build and scale its lending and Joint Ventures activities from the start. Raj has more than 15 years' experience in real estate finance, investment and portfolio management. At MERA, he brings the financial discipline to scale our company, investments and clients.



Frank spent 19 years as CEO of Close Brothers Property Finance, where he was instrumental in scaling the firm's loan book from £150 million to £1.7 billion. At MERA, he gives valuable guidance on operations and drives our focus on outstanding client service.



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