



AMBERTON

Wealth creation, through
independent thinking

These products are not available to retail investors

December 2025

AMBERTONAM.COM

What We Do



Loan Notes

Unlocking opportunities through property-backed lending solutions

The Loan Note programme offers access to the direct lending market, with the benefit of diversification. With a proven track record of delivering risk-adjusted returns, they are designed for discerning investors seeking stability of income.



Long-only Equity Funds

Investing for growth through active, high-conviction equity portfolios

Amberton partners with Somerston Asset Management to offer our investors access to the carefully managed funds of the Somerston family office. These products leverage Somerston's multi-generational investment expertise across equities.



Multi-Asset Funds

Actively pursuing long term growth through multi-asset strategies

Again, these opportunities are presented through the partnership of Amberton and Somerston Asset Management, offering adaptive investing across a breadth of asset classes - capturing opportunities while managing risk for long-term resilience

LOAN NOTES

*Unlocking opportunities through property-
backed lending solutions*



AMBERTON

Overview

- Raised capital is deployed into a diversified pool of property loans originated by Sancus and Hawkbridge
- Loan Note subscribers participate in this via a basket of property backed debt
- Diversification is achieved working across property sectors, geographies and maturity dates
- Structured to target stable and attractive risk-adjusted returns with regular income
- Underlying loans are secured on real estate, offering protection in the event of default
- Amberton entities have a track record of delivering expected returns to Note Holders and a full return of capital
- Historical performance has typically shown a low correlation to stock and bond market returns



Current Product Details

Interest

7% or 8% - Fixed paid monthly

Term

5 years

Please see the disclaimer page to understand the risks associated with this product

Redemption

December 2030

Use of Proceeds

Deployed into underlying property loans

Minimum commitment

£100,000

First Loss Guarantee

20%

Amberton track record to date*

Total £153m+

Amberton Note 2

ISSUED 12/12/25
MATURITY 12/12/30

£2.60m

OPEN

Warehouse Note 1

ISSUED 3/11/25
MATURITY 4/11/30

£2.50m

OPEN

Bespoke Note 1

ISSUED 14/05/25
MATURITY 14/05/30

£9.00m

OPEN

Sancus Note 9

ISSUED 30/09/24
MATURITY 28/09/29

£25.63m

OPEN

Sancus Note 8

ISSUED 01/12/21
MATURITY 01/12/26

£33.37m

OPEN

Note 7

ISSUED 10/05/21
MATURITY 29/09/23

£17.30m

REPAID

Note 6

ISSUED 30/12/19
MATURITY 10/05/21

£4.35m

REPAID

Note 5

ISSUED 08/11/18
MATURITY 10/05/21

£19.60m

REPAID

Note 4

ISSUED 10/07/18
MATURITY 30/09/19

£7.45m

REPAID

Note 3

ISSUED 04/10/17
MATURITY 08/11/18

£9.87m

REPAID

Note 2

ISSUED 12/04/17
MATURITY 07/02/19

£11.45m

REPAID

Note 1

ISSUED 07/11/16
MATURITY 28/02/18

£10.05m

REPAID

All the matured notes have maintained their coupon as expected and repaid capital in full at Maturity – if you invested £100,000 at the inception of the Loan Note Programme your total returns would be £64,530 or 64.53% (Nov 16 - Dec 25)

*Series 1 – 6 of loan notes were managed by Amberton Asset Management Limited, a Guernsey Company; Series 7 and onwards managed by Amberton Limited, a Jersey company.

** Loan note 8 & 9 are open but not available for new subscriptions..

Typical underlying property backed loans

Underlying loans are secured against real estate, where the provided facility will generally not exceed 70% of the property value and the overall LTV of the portfolio will not exceed 65%

There are two types of lending traditionally undertaken:

Property Bridging Loans

- **Bridging loans**
 - Generally 12-24 months but potentially up to 36 months in duration
- **Utilised by property investors, landlords and developers for a range of purposes including:**
 - Property purchases
 - Light refurbishment
 - Auction purchases (where completion may be required within 30 days)
 - Short-term liquidity (e.g. working capital requirements)
- **Bridging is quite often required at short notice**

Property Development Loans

- **Development funding**
- Usually for a period of between 6-18 months
- **Originated to assist with the purchase and build costs associated with development**
 - Ground-up development
 - Heavy refurbishment/conversions

LOAN NOTES

Amberton Portfolio *Management*



AMBERTON

Due Diligence / Loan Analysis

- Review and investment assessment of Credit papers presented by the origination teams of Sancus & Hawkbridge
- Independent analysis of the characteristics of each loan to ensure compliance with guidelines and restrictions of the Amberton investment mandate
- Amberton operates on a discretionary basis allowing for independence of Capital allocation
- Data driven decisioning to ensure a balanced and diversified Asset basket



Diversification

- **Geography** - multiple jurisdictions and residential hubs allowing for avoidance of concentration risks
- **Sector** - a wide range of asset types available
- **Debt type** - Residential Development & Bridging lending, plus Selective Commercial opportunity
- **Maturity** - varying duration with a maximum term principally of 24 months



Risk and Portfolio Management

- Ongoing monitoring of individual loans and portfolio makeup
- Full treasury management inclusive cash position, coupon accrual , capital allocation and liquidity planning
- Regular communication with loan originators, Administrators and Professional parties to ensure a robust structure, performance, and efficiency of portfolio



Restrictions on use of Proceeds of the Issuance

- No loan shall represent more than 10% of the issuer's net asset value*
- No specific geographical restrictions, but Sancus loans are focused on the United Kingdom and Ireland, and Hawkbridge loans are focused on Jersey
- The proceeds will only be allocated to performing loans
- The proceeds will not be allocated to a loan if the Average Loan to Value of the Loan Portfolio would then move above 65% LTV
- The proceeds will not be allocated to a loan, if said allocation would take the percentage of loans within the portfolio below 70% of GBP loans
- Where reasonable to do so, all non-sterling loans will be hedged back to GBP to reduce Loan Note holders' foreign currency exposure

* Amberton aims to achieve a minimum of 20 loan positions at any one time (goal of 5% concentration limit).



LONG-ONLY EQUITY FUNDS

Investing for growth through active, high-conviction equity portfolios



AMBERTON

Somerston Technology Fund

- Operates with belief that technology will continue to have a greater influence on our lives and represent a greater proportion of the global economy.
- The Somerston Technology Fund invests in 20–25 publicly listed companies that are poised to benefit from technological advancements
- identifies those with the potential for sustained, superior growth.
- Highly concentrated.
- Portfolio activity takes advantage of periods of mispricing and repositions for superior growth opportunities.
- While returns may exhibit greater volatility, the fund is designed to capture outsized growth opportunities over the long term. With a 40-year presence on the US West Coast and a strong track record in both public and private technology investments, Somerston is well placed to navigate the sector's evolution.



Somerston Core Equity Fund

- Genuine Quality Compounds generating shareholder value
- The Somerston Core Equity Fund invests in 20–25 of these businesses
- distinguished by its ability to generate strong returns and reinvest capital at similarly high rates.
- These companies provide essential goods or services that are either highly valued or deeply embedded in society.
- They are led by experienced management teams with a proven track record of disciplined capital allocation.
- The fund maintains a long-term focus. As a multi-generational family office with over 150 years of investment experience, Somerston is well positioned to back high-conviction ideas over the long term, taking advantage of market inefficiencies and mispricing.



MULTI-ASSET FUNDS

*Actively pursuing long term growth
through multi-asset strategies*



AMBERTON

Somerston Multi Asset Fund

- Reflects Somerston's best view of opportunities across asset classes, aiming to deliver an attractive total return within an 8–10% volatility range.
- Dynamically allocates capital to equities, commodities, bonds, and specialist third-party managers
- Tactical asset allocation takes advantage of market cycles without being inhibited by percentage limitations to asset type
- Benchmark agnostic and therefore likely to perform differently to 'peers'
- Capable of taking long / short positions where appropriate
- Unconstrained by traditional benchmarks, it is designed to deliver differentiated performance from peers, balancing opportunity with risk management.



Somerston Rainy Day Fund

- Designed around the fact that a key concern for a multi-generational family office is a currency shock that destroys real value
- Built to mitigate cliff edge risks by investing in assets that are likely to benefit from adversity
- The fund seeks to provide liquid, positive returns during times of market adversity while retaining value in more benign conditions
- Core holding is physical precious metals, stored securely in vaults outside the financial system
- Allocation to long-volatility hedge funds, cash instruments, inflation-linked government bonds, and select long/short equity strategies
- This unique 'risk-off' approach provides a robust hedge against systemic shocks and tail risks



Somerston Managed Growth Fund

- Designed for investors seeking long-term equity growth with active downside risk management
- Structured to address the behavioural impact of periodic drawdowns, which can lead investors to under-allocate to equities and impair long-term compounding
- It invests primarily in equities, allocating capital to Somerston's highest-conviction growth ideas
- Integrating equity selection with macro and defensive risk management in a single portfolio framework
- High net equity exposure is typically maintained in normal market environments
- When drawdown risk is assessed as elevated, exposure may be reduced and reallocated dynamically across asset classes
- Model-informed reallocation to defensive, multi-asset and long volatility strategies during periods of market stress
- The approach reflects Somerston's diligent use of volatility-aware portfolio construction across market cycles



Who is Amberton?



AMBERTON



Amberton

- A joint venture from Sancus and the Somerston Group
- Jersey-based asset manager responsible for the management of the loan note series from Loan Note 7 onwards, acting as counterparty between the lenders (Sancus and Hawkbridge) and the funding base (predominantly offshore High Net Worth individuals and Family Offices)
- Segregated investment committee, ensuring the portfolio conforms to the specifics of the note mandate, operating on behalf of the note holders
- Flexibility to create bespoke note options pending demand of affluent co-funding database
- Regulated introducer to the Somerston basket of funds



Somerston

- The Somerston Group's origins date back to the 1800s when the group focussed on the shipping industry.
- In recent years, the group has principally been engaged in Property, Listed Investments, Venture Capital & Technology Investments
- The Group has undertaken the investment in and development of several million square feet of office, retail, primary healthcare and hotel properties in Europe and North America
- Their portfolio of AIM listed and direct private venture investments have increased in recent years to become a strategic segment in their investment portfolio. Investments include a number of early start up and growth stage businesses, and the current portfolio has a high weighting in Fintech, Technology & Biotech companies



Sancus

- An AIM Listed Alternative Finance Business Active in 3 jurisdictions
- Highly experienced team of professionals (employed in the financial sector for many years)
- Secured lending to asset rich, cash constrained borrowers
- Lending to Entrepreneurs, SMEs, HNWIs, Funds, Fiduciaries and Professionals Sancus applies a holistic approach to credit, taking into consideration a borrower's total asset base
- In all the Sancus loans, Sancus lends alongside or in front of Co-Funders



Hawkbridge

- A joint venture company owned by Hawk and Sancus
- Offering bridging and development finance in the Channel Island
- Experienced in family wealth and co-funder management
- Established and experienced team of credit, compliance, legal and operational professionals

Amberton Limited

Disclaimer



AMBERTON

AMBERTONAM.COM

All data in this document is at or to 31 December 2025 unless otherwise stated. Issued by Amberton Limited ("Amberton")

The information contained in these slides should not be considered either as a recommendation to invest or confirmation of the suitability of any investments for your personal circumstances. Past performance should not be seen as an indication of future performance. The value of investments and any income may fluctuate and investors may not get back the full amount invested. The views expressed are those of Amberton at the time of writing, are subject to change without notice and do not constitute investment advice. Whilst Amberton has used all reasonable efforts to ensure the accuracy of the information contained in this document, we cannot guarantee the reliability, completeness or accuracy of the content.

This document is provided for the purpose of information only and the information contained in this document does not purport to be full or complete. No reliance may be placed for any purpose on the information contained in this document or its accuracy, fairness or completeness. If you are unsure of the suitability of making an investment, or any other decision, or as forming the basis of (or any part of) such decision, you should take independent advice. This document does not constitute, or form part of, any: (a) financial services advertisement; or (b) offer or invitation to sell or issue, or any invitation or solicitation of any offer to purchase or subscribe for any securities in any jurisdiction, including Jersey, the United States, Canada, Australia or Japan or in any jurisdiction in which such offer or sale would be unlawful prior to registration, exemption from registration or qualification under the securities laws of any jurisdiction. This document may not be distributed or transmitted in or into the United States of America, Canada, Australia or Japan or in any other country outside the United Kingdom where such distribution may lead to a breach of law or regulatory requirements or transmitted, distributed or sent to or by any national, resident or citizen of such countries. The distribution of this document in certain jurisdictions may be restricted by law and therefore persons into whose possession this document comes should inform themselves about and observe any such restrictions. Any such distribution could result in a violation of the law of such jurisdiction.

Amberton accepts no responsibility whatsoever, and makes no representation or warranty, express or implied, in relation to the contents of this document, including its accuracy, completeness or verification or for any other statement made or purported to be made by it, or on behalf of it, or any other person in connection with any matter referred to herein, and nothing in this document is or shall be relied upon as a promise or representation in this respect, whether as to the past or future. Amberton accordingly disclaims all and any liability whether arising in tort, contract or otherwise (save as referred to above), which it might otherwise have in respect of this document or any such statement.

Loan Notes The timetable for issuance of loan notes (the "Loan Notes") by any of Sancus Loan Note 8 plc, Amberton Loan Note 1 Limited, Sancus Loan Note 9 Ltd, Amberton Loan Note 2 Limited and Warehouse Loan Note 1 Limited (each an "Issuer" and, together, the "Issuers") may be influenced by a range of circumstances, including market conditions. There is no guarantee that the Loan Notes will be issued and you should not base your financial decisions on the intentions in relation to the Loan Notes at this stage.

It should be noted that the Issuers are not regulated by the Jersey Financial Services Commission (the "Commission"). The Loan Notes are issued as part of a special purpose regulated scheme (the "Scheme") pursuant to the Financial Services (Investment Business (Special Purpose Investment Business – Exemption)) (Jersey) Order 2001. Any person who wishes to subscribe for Loan Notes must acknowledge that: (a) the Loan Notes are only suitable for acquisition by a person who: (i) has a significantly substantial asset base such that would enable the person to sustain any loss that might be incurred as a result of acquiring the Loan Notes; and (ii) is sufficiently financially sophisticated to be reasonably expected to know the risks involved in acquiring the Loan Notes; and (b) neither the Scheme nor the activities of any functionary with regard to the Scheme

including Amberton) are subject to registration under the Financial Services (Jersey) Law 1998, as amended. The accounts of the Issuers will not be audited unless required in accordance with the terms of the Loan Notes.

The Commission has given, and has not withdrawn, its consent under Article 4 of the Control of Borrowing (Jersey) Order 1958 to the issue of the Loan Notes. The Commission is protected by the Control of Borrowing (Jersey) Law 1947, as amended, against liability arising from the discharge of its functions under that law. It must be distinctly understood that, in giving this consent, the Commission takes no responsibility for the financial soundness of the Issuer or for the correctness of any statements made, or opinions expressed, with regard to it.

Funds Somerston Multi Asset Fund IC, an incorporated cell company of Somerston Funds ICC, is established as a Jersey expert fund pursuant to the Collective Investment Funds (Jersey) Law 1988, as amended, and is obliged to adhere to the requirements of the Certified Funds Code of Practice and the Expert Fund Guide (the "Guide") as published by the Commission. You acknowledge that Somerston Multi Asset Fund IC is aimed at Expert Investors. This means that only Expert Investors may subscribe to or acquire shares in Somerston Multi Asset Fund IC (the terms "Expert Investor" and "Expert Fund" shall be as defined in the Guide, published by the Commission and at Article 3 of the Collective Investment Funds (Jersey) Law, 1988, as amended).

Somerston Technology Fund Limited, Somerston Core Equity Fund Limited, Somerston Rainy Day Fund Limited and Somerston Managed Growth Fund have been established in Jersey as Jersey Private Funds pursuant to the Jersey Private Fund Guide published by the Commission (the "JPF Guide"). They are only suitable for those who fall within the definition of 'professional investor' or 'eligible investor' as such terms are defined in the JPF Guide.

Somerston Multi Asset Fund IC is regulated and supervised by the Commission. Somerston Technology Fund Limited, Somerston Core Equity Fund Limited, Somerston Rainy Day Fund Limited and Somerston Managed Growth Fund are supervised both for AML/CFT/CPF purposes and pursuant to the JPF Guide by the Commission.

No Offer This document is available for information purposes only and is intended to describe the activities of Somerston Multi Asset Fund IC, Somerston Technology Fund Limited, Somerston Core Equity Fund Limited, Somerston Rainy Day Fund Limited and Somerston managed Growth Fund (each a "Fund" and, together, the "Funds").

The Funds are not available to members of the general public. Nothing in this document is intended to constitute an offer or solicitation to invest or sell of any nature in any jurisdiction, or to recommend any investment or transaction, whether in the Funds or otherwise. Nothing contained in or presented in this document forms part of any contract, and users of this document who intend to invest in the Funds are reminded that any such subscription may only be made solely on the basis of the information relating to the Funds contained in the offering document issued in connection with that Fund (as amended or supplemented from time to time), which may be different from the information contained on this website.

Governing Law and Jurisdiction This document is subject to the law of the Island of Jersey, Channel Islands and the jurisdiction of the Jersey courts. By accessing this document you hereby agree to submit to the exclusive jurisdiction of the Jersey courts in connection therewith and further waive the right to object to an action brought in the Jersey courts on the basis of an action brought in an inconvenient forum.

THESE PRODUCTS ARE NOT AVAILABLE TO RETAIL INVESTORS



AMBERTON



Joshua Eyre

Managing Director

+44 (0) 7797 714265

joshua.eyre@ambertonam.com



Alex Jeffries

Commercial Director

+44 (0) 7468 515815

alex.jeffries@ambertonam.com