



**WESTBROOKE**  
ASSOCIATES



**SERVICING INVESTORS**  
WITH RELEVANT INVESTMENTS FOR  
TODAY'S MARKETPLACE



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### HMRC APPROVED SCHEMES

EIS 30% Income Tax Relief | SEIS 50% Income Tax Relief



# WHY WESTBROOKE ASSOCIATES?



Westbrooke Associates comprises a team of independent and experienced agents and compliance executives with extensive backgrounds in the financial sectors of London and Gibraltar.

With over 200 years of combined industry experience, we founded our company in the post-pandemic era to offer sound investment opportunities in corporate equity.

We offer access to a range of high-performing investment opportunities with excellent track records. Our focus is on innovative living solutions, community-driven housing initiatives, emerging lifestyle and consumer trends, alongside litigation funding dedicated to social justice and equitable legal representation.

Specifically targeting investments that are relevant to today's market, we streamline the entire process to ensure a cost-effective and sound option, generating attractive risk-adjusted returns and a positive experience for our clients.

We aim to create excellent market penetration and promote affordable, accessible, and rewarding investment opportunities with strong financial plans for long-term growth. Our range of investments includes early to medium-growth enterprises, which have robust operational processes and a skilled and reputable management team behind them.

As the official agent for the companies listed on our website, we provide all the necessary documentation for each investment opportunity. We also arrange for potential investors to speak with the management team or directors of each company either by phone, Zoom or in person.

All investments made by our clients are paid directly to the company they are investing in and all returns are paid directly from the company to the investor.

Our team of experts provides all the information and trading technology needed to make informed investment decisions. Register with us today to start matching your investment criteria.



## OUR STORY



## OUR POLICY



### NO HIDDEN INVESTOR FEES

Westbrooke Associates believe in a clear and transparent pricing structure and as such there are no fees or annual charges on any of the investments made.



### TAX RELIEF

We promote investment opportunities with a range of tax relief options. Each opportunity pre-qualifies for the UK government scheme.



### PROFESSIONAL SERVICE

Our clients enjoy peace of mind with technical assistance, support and expert guidance surrounding the entire investment process.



### TARGETED INVESTMENTS

Invest in strong financial opportunities that can lead to long term growth. Expert institutional investors are at the heart of Westbrooke Associates.



### ENHANCED DUE DILIGENCE

Our expert analysts conduct thorough due diligence on all of our opportunities. We ensure our clients are comfortable with their investments.



### REGISTER TODAY

Join our network of investors today. Both current and potential investors can stay up to date, receive information, links and related content.

# OVERVIEW

## EIS

The Enterprise Investment Scheme's (EIS) centrality in the equity funding market for Small and Medium Enterprises (SME's) is demonstrated by the fact that it has survived famously volatile governments throughout that time, but it's also a testament to the scheme's importance in helping UK companies grow.

With the Chancellor recently stating that SME's, "are the champions of small enterprises and the entrepreneur," more and more people slowly realise what the EIS industry has understood for years: SMEs and entrepreneurs are the core of the UK economy.

EIS fills a gap that allows needed capital to reach some of the least developed and most unexplored areas. The good news for investors is that there's an endless supply of high-quality businesses to support.



## SEIS

The Seed Enterprise Investment Scheme (SEIS) offers great tax efficient benefits to investors in return for investment in small and early stage start-up businesses in the UK.

SEIS was designed to boost economic growth in the UK by promoting new enterprise and entrepreneurship. The scheme was introduced in the Chancellor George Osborne's 2011 Autumn Statement (and came in to force in April 2012) which heralded a big shake up of tax incentives for investors, with the Enterprise Investment Schemes and Venture Capital Trusts also being revamped.

Generally held to be one of the most successful government-backed schemes ever created, SEIS was designed to boost economic growth in the UK by promoting new enterprise and entrepreneurship.



## EIS | SEIS

The Enterprise Investment Scheme

The Seed Enterprise Investment Scheme



An introduction for investors

# EIS Investment Scheme

## EIS

- **30% of your investment is returned back to you as Income Tax Relief.**
- **Outstanding Capital Gains Tax Deferral.**
- **Inheritance Relief (100% IHT relief after two years).**
- **Capital Gains Tax free on disposal of Shares if held for 3 years or more.**



**The Investor**

By investing in EIS and helping small UK businesses, it's only fair that the investor should benefit from their investment.

Investors can benefit in several ways, including:

- Investing in small promising companies can provide large potential investment returns.
- Unlike many traditional investments, EIS investors benefit from a closer relationship with the company they invest in.
- There are numerous valuable Tax Relief's available to investors. These can lower the risk of investing in a small business while increasing total earnings.

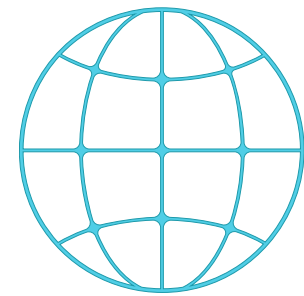


**The Company**

Small businesses have found it increasingly challenging to obtain traditional financing in recent years. Stricter lending standards, less support from banks, and broader limits on other kinds of finance mean that raising cash, no matter how good the company, can be challenging at times.

EIS offers British businesses a different way to fund their businesses. The funds raised can help with most aspects of development, such as creating new businesses, product launches, and entry into new markets.

EIS has contributed to the success of numerous businesses, both small and well-known.



**The Country**

The benefits EIS provides the UK economy and the country is why the government offers the tax benefits. Surprisingly, many people are unaware of these advantages.

Among the advantages are:

- Raising Income Tax and National Insurance from EIS company employees.
- EIS companies contribute to the Treasury through Corporation Tax, VAT, and other duties.
- Helping the economy grow.
- Helping create many new British businesses and job opportunities.



# SEIS Investment Scheme

## SEIS

- **50% of your investment is returned back to you as Income Tax Relief.**
- **50% Capital Gains write off from current Tax Year.**
- **Capital Gains Tax free on disposal if held 3 years.**
- **Inheritance Relief (100% IHT relief after two years).**



The Seed Enterprise Scheme (SEIS) is designed to help smaller companies raise money when they start to trade.



SEIS was introduced on 6 April 2012 and is modelled on the long standing Enterprise Investment Scheme (EIS), but offers more generous tax breaks to incentivise investors to invest in very early-stage companies - with all the additional risk that entails.

At the time of writing, the tax breaks are worth up to 64% of the amount invested, this includes income tax relief and capital gains tax relief.

### A summary of the Tax Breaks:

- Income Tax Relief for the investor of up to 50% of the amount invested;
- Exemption from Capital Gains Tax on the disposal of SEIS shares;
- Losses on disposal of SEIS shares are allowable for Capital Gains Tax purposes;
- Capital gains tax reinvestment relief for chargeable gains reinvested into SEIS shares; and
- No Inheritance Tax once the shares have been held for two years.

A maximum of £250,000 can be raised by a company through SEIS investments, It is, of course, perfectly possible for a small company to raise more than £250,000 from a single share issue; however only £250,000 of the amount raised can qualify for SEIS.

To qualify for the SEIS scheme, and realise the tax advantages associated with the scheme, there are conditions that need to be met both by the company and the investor, at various stages before, during and after the share issue.

The tax advantages available under SEIS can be withheld or withdrawn from investors if the detailed rules are not followed for at least three years after an investment is made.



**OUR CURRENT  
PRODUCTS**

LH1  
GLOBAL

ASSISTED LIVING  
INVESTMENTS





# Assisted Living is one of the UK's most profitable and secure investment markets

## WHAT IS ASSISTED LIVING?

ASSISTED LIVING provides care and support for individuals who need assistance to live independently in their own residences. Residents in assisted living may consist of elderly individuals, those with disabilities, individuals on the autism spectrum, people with mental health challenges, at-risk youth, and individuals who have faced homelessness.

Individuals living in assisted living facilities receive personalised assistance to help them maintain their housing while also fostering personal growth in various life skills, promoting a higher degree of independence in comparison to traditional care facilities.



- ASSISTED LIVING provides care and support for individuals who need assistance to live independently in their own residences.
- ASSISTED LIVING provides accommodation to the elderly, individuals with disabilities, including those on the autism spectrum, others with mental health challenges and at-risk young adults.
- Individuals receive personalised assistance to maintain their housing whilst fostering personal growth in general life skills.

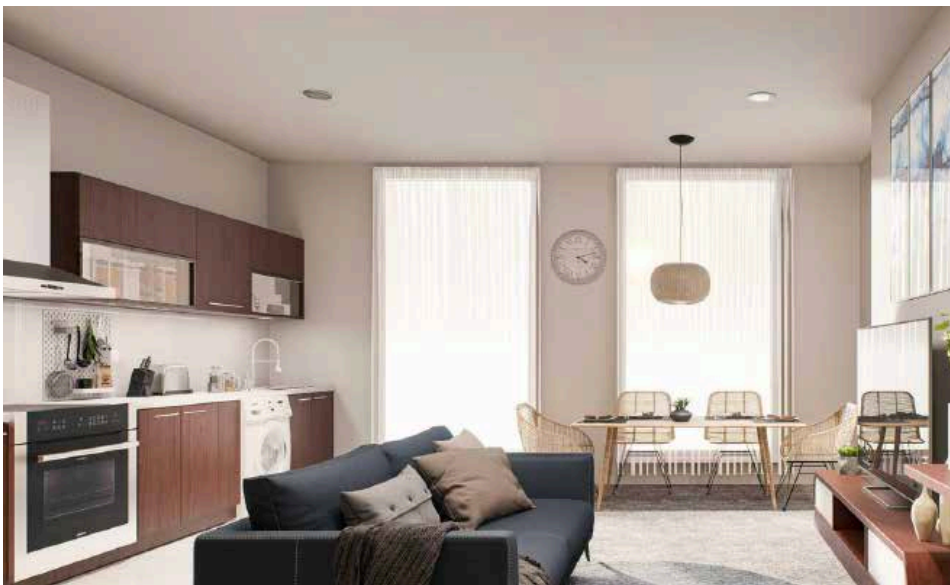


## WHAT ARE THE BENEFITS

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- **ASSURED INCOME** - Investing in assisted living apartments can provide a stable and secure source of income, especially through government-funded programmes
- **LONG TERM LEASE** - Reliable index linked rental income.
- **SOCIAL IMPACT** - Investing in assisted living apartments goes beyond financial gains, as it also involves a significant social responsibility. by providing safe and secure homes for individuals with disabilities, these investments help them live independently and improve their overall quality of life. such investments have a positive impact on society by promoting inclusivity and empowering those in need.
- **INCREASING DEMAND** - facilitating the rising demand of cost effective accommodation and assistance to individuals with disabilities and/or mental health concerns.





10%  
NET YIELD  
\* Cash Buyers  
Only

# I QUARTER

I Quarter, Blonk Street, Sheffield, S3 8BH



- 25 YEAR FRI MANAGEMENT AGREEMENT
- CPI LINKED
- ANNUAL RENT REVIEWS
- NO GROUND RENT
- NO SERVICE CHARGE
- NO MAINTENANCE CHARGE
- NO VOID PERIODS
- NO BUILDING INSURANCE
- CASH BUYERS ONLY
- ETHICAL INVESTMENT STYLE





CASTLEMERE  
• DEVELOPMENTS •

# Airspace and Infill Developments



## “With plots in short supply, experts look to airspace to solve London’s housing crisis.”

Castlemere Developments is behind the launch of a pioneering new airspace development business that creates aspirational and affordable modular penthouse living environments for the private residential market across London and the South East.

Using technology and modern construction methods, we create untapped value in existing residential and mixed-use buildings in high-density locations. We do this by utilising their unused rooftops.

Working in collaboration with leading modular construction companies, we factory build high specification low-cost contemporary penthouse apartments off-site. Once complete, these apartments are transported to the site, before being craned into position.

The entire cycle from design, construction to delivery and completion of the development is six months—compared to the typical 15-18 months of a standard new build development.

The significantly shorter timeframe and certainty of build costs ensure we reduce our exposure to market-driven forces while minimising risk. Consequently, this enables us to increase returns for our stakeholders.

Castlemere Developments also offers a unique proposition—delivering well-designed, contemporary new-build penthouse living environments to the market without the attached premium. As a comparison, our homes are delivered up to 30% cheaper and are priced similarly to older market stock.



## INVESTMENT OVERVIEW

- The management team have a long and extensive track record in land acquisition, construction and development.
- 20 million pounds of development in the last 18 months.
- £250,000 raise via the subscription of 50 bonds at £5,000 per bond.
- Minimum investment of £15,000 (3 bonds), multiples of £5,000 thereafter.
- The project has full planning permission approval and is ready to commence.
- 12% fixed interest for one year.
- 14% fixed interest for two years.
- Interest paid monthly.
- Repayments secured against the new build.
- Appointed trustees to monitor the investment on behalf of the bondholders.
- Above average industry profit margins providing greater levels of protection for investors.
- Contracts with modular construction suppliers are underpinned by bank guarantees.





## NICHOLAS COURT



Five Apartments £1.3M GDV (Gross Development Value)  
166 Burnt Ash Hill, London, SE12 0JD

Burnt Ash Hill area is situated in the southeast of the city. The development will benefit from excellent transport links with two train stations, both located within a 10-minute walk.

From Lee train station commuters can access the heart of the city with trains to London Bridge within 15 minutes.

While situated within the city, there are several green spaces including Manor House Gardens, Northbrook Park and Mountsfield Park, all within walking distance.

Blackheath Village is a short bus ride away and offers an array of boutique shops, bars and restaurants—giving a genuine feeling of village life within London.

## VISION HOUSE



Vision House in Wimbledon, South-West London is the reinvention of a classic art deco building opposite Wimbledon Chase Station with direct access to central London.

It has been granted planning permission for 5 new airspace penthouses consisting of 1 x 3 bed, 2 x 2 bed and 2 x 1 Beds.

Wimbledon is considered one of the most desirable neighbourhoods in South West London with superb leisure facilities and a host of local restaurants and shops.

Marketing will start in early Jan with completion scheduled for the spring of 2025. The project will deliver total revenues of 2.55M.

The Mayor of London has identified it as one of 35 areas with “significant potential for regeneration and growth”





# Benefits of Airspace Development

“Experts estimate rooftop builds or “airspace development” could support 630,000 homes on the roofs of London’s municipal buildings.”

Solving the housing crisis while generating bank beating returns for our investors.

Studies suggest potential for 150,000 homes valued at £50BN in London alone.

1 Well suited to off-site construction

2 Light touch planning regime

3 General political support

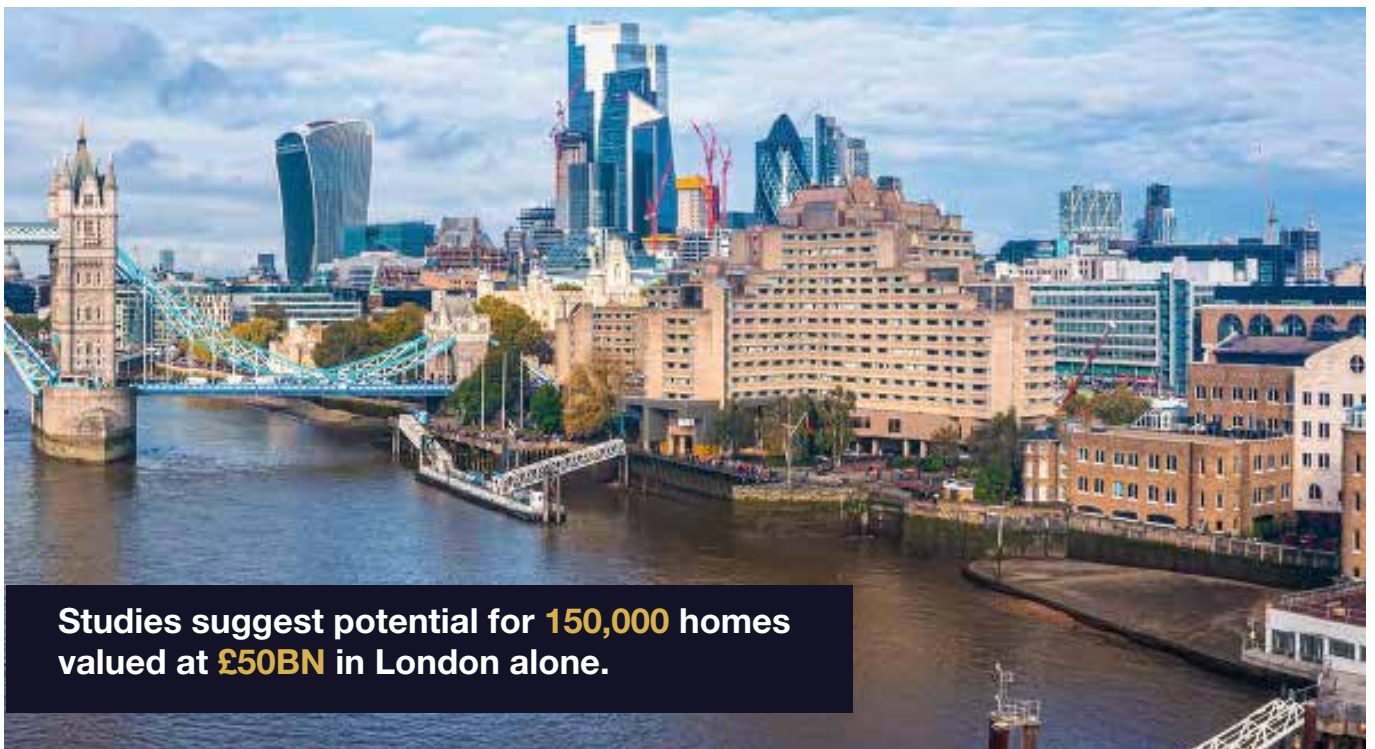
4 Development benefits existing residents

5 Land supply from a small number of partners

6 Landowners often defer payment until the end of the project

7 Owners’ payment can be linked with the success of the project.

8 Reduced competition allowing better deals when purchasing buildings





Discover a new standard of contemporary living in one of London's most desirable neighbourhoods.

## Melbourne Mews



### Inspired Design, Exceptional Living

An urban infill development in SE London comprising 6 x 4 storey townhouses with roof terraces and private courtyards. The development is located just a stone's throw from East Dulwich station and Lordship Lane.

The build of the foundations and basement will be traditional infill with brick and cement but above ground will be of modular construction built off site

Each house will provide 1700ft<sup>2</sup> of space with  $\frac{3}{4}$  bedrooms, 2 Reception rooms and 4 bathrooms including 3 enuite. Works onsite started in January 2025 with demolition works already completed. Construction of the basement started in February and is well underway.



## Investment Overview

Work on the site started in January 2025 with demolition works now completed. Construction of the basement started in February. The project is scheduled for completion in September 2025 delivering revenues close to £10M.

- The management team have a long and extensive track record in land acquisition, construction and development.
- 20 million pounds of development in the last 18 months.
- £250,000 raise via the subscription of 50 bonds at £5,000 per bond.
- Minimum investment of £15,000 (3 bonds), multiples of £5,000 thereafter.
- 12% fixed interest for one year.
- 14% fixed interest for two years.
- Interest paid monthly.
- Repayments secured against the new build & freehold
- Appointed trustees to monitor the investment on behalf of the bondholders.
- Above average industry profit margins providing greater levels of protection for investors.
- Contracts with modular construction suppliers are underpinned by bank guarantees.

## Security

All monies raised will be secured by way of debenture, which will be monitored by independent trustees appointed to act on behalf of investors.



## Key Features

### Architecture & Sustainability

- Exteriors finished in hand-laid London Stock Bricks with Adummim roof cladding for timeless elegance.
- Landscaped external areas, including bespoke planting arrangements, living walls and porcelain-tiled courtyards and roof terraces.
- Sustainable design with underfloor heating and hot water powered by an energy-efficient heat pump.
- Parking at the front of each house with electric vehicle charging facilities.
- Nuair mechanical ventilation system with cooling functionality for optimal comfort.

### Interior Design & Premium Finishes

- Oak plank flooring in living areas and bedrooms, with herringbone oak flooring in hallways.
- Aluminium entrance doors and windows are complemented by oak veneer doors with chrome ironmongery.
- Contemporary timber staircases with glass balustrades, LED lighting and oak veneer finishes.
- Bespoke lighting arrangements are designed for each home, enhancing the interiors' sophistication.

### Kitchen Features

- Luxury German bespoke designer kitchens with quartz stone worktops and splashbacks. I
- ntegrated Miele appliances, including two double ovens with a microwave, an induction hob with extraction and full-height fridge and freezer units.
- Hot water tap and Hansgrohe kitchen fittings for added convenience and style.
- Italian designer porcelain floor tiles for a sleek, durable finish.

### Bathrooms & Ensuites

- Luxurious fully tiled bathrooms and ensuites with Italian designer porcelain.
- Freestanding composite stone baths, complemented by Hansgrohe taps and fittings.
- Ravak shower enclosures on upper levels and Geberit concealed cisterns for a seamless look.
- Chrome towel hooks, toilet roll holders and LED mirrors for a touch of sophistication.

### External Features

- Spacious roof terraces with glass balustrades and privacy screens between houses.
- Balconies with aluminium balustrades for first-floor bedrooms, offering additional outdoor space.
- Rear courtyards finished with bespoke planting arrangements and porcelain tiles.
- Exclusive, controlled access parking.



# Interior Floor Plan

## Luxury Meets Functionality

These meticulously designed homes are enhanced by an abundance of natural light, neutral tones and premium furnishings, creating a welcoming and timeless atmosphere. With modern layouts and attention to detail, every space is crafted to offer comfort, practicality and style.

## Intuitive Flow Between Rooms

**Bedrooms:** three/four spacious bedrooms, each with en-suite bathrooms for ultimate privacy and comfort. **Living Spaces:** two reception rooms offer versatile and elegant areas for relaxation and entertainment.

**Kitchen:** Bespoke German kitchen with Miele appliances, quartz worktops and Italian porcelain floor tiles. **Bathrooms:** fully tiled luxury bathrooms with Hansgrohe taps, freestanding composite stone baths and LED mirrors.

## Craftsmanship & Premium Finishes

- Oak plank flooring in bedrooms and living spaces with herringbone oak flooring in hallways.
- Contemporary timber staircases with aluminium balustrades and integrated LED lighting.
- Chrome ironmongery and dimmer switches for added sophistication.

## Peace of Mind

- Multipoint locking systems for all entrance doors and courtyards.
- 10-year structural warranty from Build-Zone.
- Secure, private parking.





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YOUR JOURNEY, OUR SPIRIT



“Take life with a pinch of salt. A shot of tequila and a wedge of lime.

Do nothing at all  
But take your time.”

*John Walter Bratton*



**BRADLEY YARRINGTON - CEO**

From the success of Brosé Wine, Bradley has set his sights on creating a larger alcoholics drinks portfolio. Including the recently launched Broski Whisky. He is now focusing his efforts on launching a revolutionary green agave-based tequila called Broquila. Giving a total of three alcohol brands within the Bro drinks group.

Bradley’s vision and exit plan, is to build up the brands across the board and look to sell them to a large conglomerate such as Diageo, Pernod Ricard or Heineken Star Group in the future.



- We are excited to welcome you to the world of Broquila Founded in July 2024. We are a next-generation tequila brand that is here to freshen up the tequila drinks industry and get people thinking differently about the green agave spirit! Our product uses green agave, because it’s the lowest calorie alcoholic drink and the cleanest alcohol you can consume. Today we are pleased to introduce you to Broquila and share the key points of our presentation and the benefits of being an early investor

- Our green agave-based tequila spirit is perfectly positioned for the current market, appealing to health-conscious individuals looking for a lower calorie intake when drinking alcohol. As well as supporting a spirit that is highly sustainable and good for the environment which is becoming a significant reason for consumers to by specific alcohol brands that are aligned with their own values. Green agave plants require very little water and can grow in arid environments, where other crops struggle to survive. They also contribute to soil health by preventing erosion and retaining moisture

- The primary audience for the growing tequila market are aged between 25-45, who now make up 48% of the global consumer base. They have significant purchasing power, equating to over \$140 billion worth of spending worldwide. Marketing towards this audience will ensure our brands fast growth plan and longevity

- Broquila aligns itself perfectly for the growing health-conscious consumer. Our green agave-based tequila can take advantage of this and capture a sizeable percentage of the younger target audience





## Where we are going

### First Six Months

Broquila will initially launch online across the UK via our website

[www.broquila.co.uk](http://www.broquila.co.uk)

The website will be optimised for e-commerce and integrate seamlessly with our fulfilment centre Fidelity based in the UK. Providing next day delivery.

We will push our social media presence heavily, creating premium content and look for commercial partnerships.

### Year One

We will be growing consistent monthly sales via e-commerce on Amazon Prime, Threshers, The Bottle Club, and Drinks Direct

We will get Broquila listed with UK On-Trade drinks distributors including, Swallow Drinks, Inn Express, LWC, Matthew Clark, and Bibendum. This will get Broquila into hotels, restaurants, bars and pubs throughout the UK.

### Year Two

Now that we have established Broquila in the UK market, we will continue this growth by approaching retailers via the platform Range.me, giving Broquila access to the buyers at Waitrose, Tesco, Sainsburys and Morrisons. Ensuring Broquila is listed nationally within the retail space.

We will introduce our additional product lines including the Broquila canned cocktails.

Listed across the UK on Amazon Prime and [www.broquila.co.uk](http://www.broquila.co.uk)



## The Source



Our green agave-based tequila used for Broquila is sourced from the state Jalisco in Mexico. This area is famous for agave growing due to the soil, topography, and climate which are recognised as being ideal for producing green agave.

The distinctive red soil creates a micro-terroir that is rich in iron oxide and has a high level of acidity. The mix of clay and silt encourages healthy plant growth.



50% of your investment is returned back as income tax relief with SEIS



## THE INVESTMENT PACKAGE

- We are welcoming investors to be part of a one-of-a-kind and inspiring brand, which will revolutionise the tequila market and become a major player
- There is a considerable gap in the market for a new cleaner and sustainable tequila spirit appealing to a younger audience. With few competitors in the green agave alcohol sector, this guarantees us a great head-start and success for rapid growth
- If you would like to capitalise and massively benefit on being an early investor and secure your shares in Broquila, we are seeking investments starting from £6,000



## SEIS

The Seed Enterprise Investment Scheme (SEIS) is a government-backed venture capital scheme, offering tax benefits to investors who support early-stage companies like Broquila Ltd. The process involves investing in shares of the company and claiming back up to 50% of the investment as income tax relief.

In addition to income tax relief, investors can also benefit from capital gains tax exemption, on profits made from selling their shares after three years. There is also capital gains tax relief on other assets held. This makes the SEIS investment process an attractive opportunity for those looking to invest in promising growth companies, while reducing their financial risk.

## MINIMUM INVESTMENT EXAMPLE

- £6,000 Investment
- Buy in share price at £0.05p equates to 120,000 shares
- Exit plan to sell the company anticipated by 2030 at £30.5 million, based on the current value of the global tequila market totalling £20.4 billion
- The global tequila market is predicted to grow to £33 billion by 2032, which represents a 65% increase from 2025
- Share price upon sale of company estimated at £0.50p
- 120,000 shares x £0.50p = £60,000



BROSKI

BLENDING SCOTCH WHISKY

REDEFINING TRADITION



EIS:  
Approved Investment Opportunity



### COMPANY EVALUATION

- **BROSKI** has a route to market, based off its CEO's additional wine company called Brosé Wine Ltd. This is 3.5 years old established company in the UK and internationally
- **BROSKI** will be listed on [www.rangeme.com](http://www.rangeme.com), UK's biggest platform for connecting suppliers and buyers, including all major supermarkets such as Waitrose, Tesco etc.
- **BROSKI** is forecast to turnover £227,175 in the first 12 months of trading
- £5,000 worth of Trademarks securing the BROSKI brand already in place
- **BROSKI** will be endorsed by celebrities and a growing social media following
- **BROSKI** will be listed across the UK on Amazon Prime & on [www.broskiclub.com](http://www.broskiclub.com) to purchase
- The whisky market globally is worth over \$60.5 billion
- Company valuation (Post-raise) - £3 million. Certified by Thomas & Young Chartered Accountants

SCOTCH  
WHISKEY  
INDUSTRY  
BOOSTS  
UK  
ECONOMY  
BY  
£7.1BM





GENTLEMEN, IT'S THE YEAR  
OF THE BROSÉ

A NICHE IN THE MARKET  
STIMULATED A VISION FOR A  
MASCULINE ROSÉ



50% SEIS and 30% EIS of your investment is returned back as Income Tax Relief



## THE INVESTMENT PACKAGE

- We are inviting investors to join a unique and aspirational brand, that has a huge opportunity to change and disrupt the rosé wine market
- There are no other rosé wine companies who are competing within our space, this gives us a major head-start and opportunity for success and exponential growth
- If you are interested in taking advantage of being an early investor and securing your shares in Brosé
- Wine Ltd. We are looking for minimum investments of £10,000+
- As an example, this would give you 20,000 amount of shares in Brosé at a buy in rate of £0.50 amount per share
- Based on our exit strategy when we come to sell the company in 2027 – 2028 we estimate that your shares will be worth £2.41
- Giving you a ROI of £38,200 based on a percentage increase of 382%



Rosé is the fastest growing and strongest trending wine category globally with an increase in Provence Rosé sales across the board.

Social media-savvy millennials and gen-z are currently dominating wine consumption and choosing affluent wine brands to align with & drink. This trend is forecast to continue and exponentially grow.

A niche in the market stimulated a vision for a masculine Rosé - Brosé Wine Ltd was born. Brosé was founded in March 2019, Brosé Wine Ltd was created out of a lack of Rosé wines that were aimed towards the male market.

Rosé consumption has increasingly spread across the male demographic over recent years. Brosé Wine Ltd aims to become the next male beverage of choice.

# Niche in the Market

A future-proof, scalable and adaptable business model in the booming agritech sector.

The Clean Food Company's state-of-the-art aeroponic tech produces exceptionally clean and high-quality plants, meaning that crops are ready to eat from the moment they are harvested.

There is no need for the repeated washes, use of chlorine or other microbial treatments required by more traditional methods of growing and very little wastage.

The company's fresh produce can therefore get from farm to fork swiftly, sustainably and hygienically, cutting out the various costs and chemicals associated with conventional processing.



The Clean Food Co.®



EIS:  
Approved Investment Opportunity



## OUR FUTURE







“Better than organic”



Leafy greens



Herbs



Edible Flowers



Microgreens



Root Veg



Legumes



Chillies



Strawberries

## Partnership with IAG

TCFC has chosen to supply partner with Innovation Agritech Group (IAG) to supply their growing technology.

IAG’s mission is to be the global market-leader in cost-effective and scalable intelligent farming systems, offering a commercially viable and sustainable solution for growers around the world. The company pioneered the world’s first vertical aeroponic grow panels back in 2016; this technology has since been developed into their flagship product: the IAG GrowFrame™.

The GrowFrame™ is a completely scalable system that enables the impeccable growth of top-quality crops all year round, with no need for sunlight or soil and only minimal water. It is proven to produce healthier root systems and superior crop growth, maximising productivity and profits.

Automated aeroponic irrigation provides highly precise nutrient and water application and can be easily adjusted to suit each and every crop.

For most crops, the GrowFrame™ can produce up to 16 harvesting cycles per year.

Crop-by-crop controls enable the growth of several different crops at a time within the same space. The completely controlled growing environment system means there is zero need for pesticides, herbicides or any other harsh chemicals; The Clean Food Company’s produce will therefore be ‘better than organic’.

IAG and The Clean Food Company share complementary values and a real passion for sustainable food production systems. The TCFC management team believes that this partnership will prove a long, productive and mutually beneficial relationship.



# ASSISTED LIVING PROJECT

“The UK’s largest REITs are worth billions of pounds”

Our Objective is to provide an income stream that remains contractually ahead of inflation, underpinned by a real asset that is already fully built, eliminating any planning or construction risk and delays.

Investors can take comfort in the fact the assets are income producing from day one with the relevant leases for 25 years which are already in place and funded by the Department for Work and Pension (DWP).



Everyone deserves a place they can call home – a safe-haven they can rely on long term. But none more so than those with enduring illnesses. How can they expect to take care of themselves with dignity and certainty if they do not have a living space that fits their specialist needs?

At the Assisted Living Project, we are dedicated to enhancing the lives of people with enduring illnesses across the UK by housing those who need it most. As an independent UK property organisation, our primary focus is on providing exceptional assisted living accommodation to meet the unique needs of our valued tenants.





## Here's what Forbes have to say about REITs



## Should I invest in REITs

The London Stock Exchange describes REITs as a “way for investors to access the risks and rewards of holding property assets without having to buy the property directly”.

To this end, an investor with existing exposure to shares, bonds and cash looking for extra diversification could consider property in general and REITs in particular as a means of achieving this.

Investors who pick a property sector on an upwards curve will likely benefit from booming demand, soaring property values and competitive rental income.

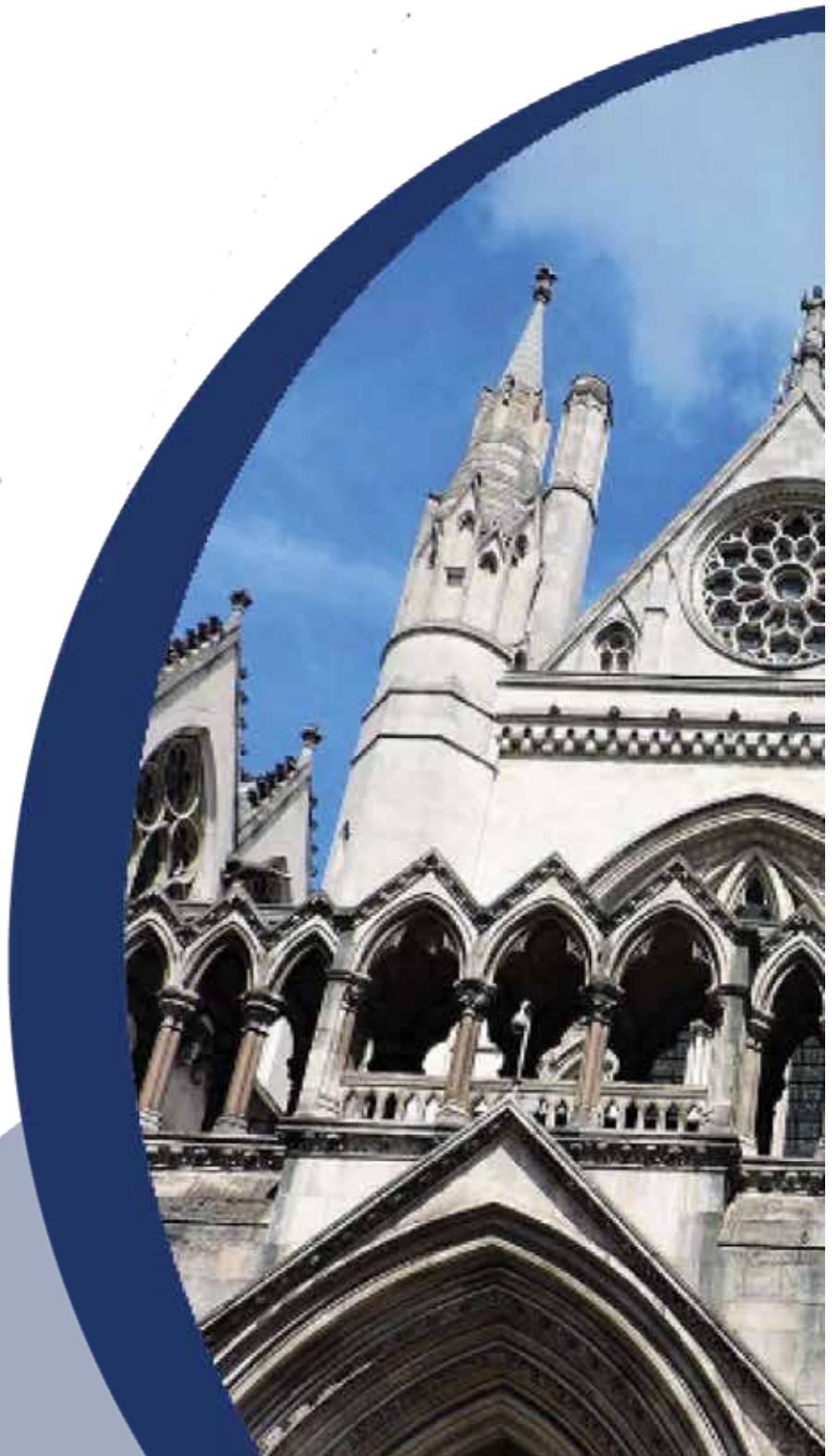
**Have you seen the multiples REITs achieve when floating?**

**KCR**  
RESIDENTIAL REIT PLC

**Regionc**  
REIT



# LITIGATION FUNDING



## THE INVESTMENT PACKAGE

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Previously exclusive to institutional investors, we are now meeting the demands of a disruptive and evolving industry by inviting individual investors to finance mis-selling loan agreement legal cases and business energy claims. Expanding the opportunity and opening the market to high-net-worth investors, we are unaware of any other law firm competing within our space.

**Safer than  
a bank  
account?**



- Minimum investment: £18,000, generating a 20% return.
- Pro Rata Returns: between 20% and 25% per annum, depending on the amount invested. Please refer to page 10 for financial examples.
- Duration: the anticipated term for each case conclusion is 12 months.
- Success Rate: a judicial review secured a positive outcome for these litigation claims.
- Risk protection: each low-risk investment is Insured by an insurance bond, issued by an FCA-regulated insurance broker to indemnify unsuccessful outcomes.
- Prospect Database: vast access to a legitimate interest database of meritable prospects awaiting funding.
- ROI: a daily rate will commence 14 days following the successful clearance of investors' funds in the KWS Law client account.
- Stringent Selection Process: maximising success rates and delivering positive outcomes.

## EXPLORING THE INSURANCE BOND

The insurance bond is commonly used in litigation. In this instance, its primary purpose is to safeguard investor capital in the unlikely event that a loan agreement mis-selling case or business energy claim is unsuccessful.

Purchased after the dispute has arisen and once barristers have agreed to pursue the case, the insurance bond covers a range of legal costs, including court fees, expert witness fees, legal representation fees (barristers and solicitors) and other disbursements related to the case. It also covers costs that may be awarded against the claimant if they lose the case. The cost of acquiring the insurance bond is incorporated into the minimum funding amount for each case.

KWS Litigation prioritises investor protection and as such, we have instituted an insurance bond within our corporate structure. Upon onboarding new investors, we promptly inform our FCA-regulated broker. From here, the investor's contribution is seamlessly integrated into the insurance bond cover, comprehensively covering investor funds. Indemnifying the investor, the insurance bond ensures that the principal sum is reimbursed in the unlikely event that the case is unsuccessful.

For investor peace of mind, KWS Law is regulated by the Solicitors Regulation Authority (SRA). At the same time, the policy is underwritten by leading, regulated insurance bond providers and issued through FCA-regulated brokers.



# Cityshuttle

Redefining Sustainable  
Urban Transport

## About

Cityshuttle has been in R&D mode for the last 24 months. During this time, we've built a truly game-changing range of products within the v (Electrically Assisted Pedal Cycle) market, focusing on E-cargo solutions, urban transport and Digital out of Home Advertising (DOOH).

Immediately after our official launch, we generated interest from blue-chip brands for all three models - excited to explore a commercial partnership after experiencing how valuable they can be.

Just over 3 months later, we have already amassed multiple Letter of Intents with potential orders worth over £11,000,000, with more interested parties giving us written confirmation of their interest every week.

Cityshuttle is now positioned to mass-manufacture and manage a sustainable transport business, and the timing is perfect to address the changing dynamic in the UK's (and world's) transport environment.



Amazon is currently installing £300,000,000 into electric vehicles for its delivery services in the UK.



GECO



ePack



eDooh



HM Revenue  
& Customs  
EIS Approved



# Cityshuttle

## INVESTOR OVERVIEW

Projected 15 x Returns over 3 to 5 years

- £5 million pound raise @ £19 per share for 25% of the company (A class shares)
- £700,000 raised as of April 2023
- £20m company valuation
- EIS qualifying Investment Scheme Enterprise Investment Scheme offering 30% tax relief
- £6.25 million order book with a further £5 million in letters of intent as of April 2023
- Several blue-chip brands are already seeking commercial partnerships
- £100bn addressable market
- 3 clear business models each with multiple revenue streams
- The only articulated models on the market
- x 15 tax free ROI projected in 3-5 years
- A substantial assembly plant in Essex will enable us to grow our production capabilities to deliver around 150 units per month (increasing to 300 units per month in the Autumn)



### Advertising

- E-shuttle for 2 people, available via app or hailing on the street.
- Fully insured (not required by law) with a max legal speed of 15.5mph (25kmh).
- Competitively priced when compared to other transportation services.



### LAST-MILE LOGISTICS

- Aimed to tackle Last-Mile delivery in urban ULEZ/CAZ areas.
- Highest max load of its kind on the market (up to 350kg).
- Available in 3 sizes, and one has the largest volume capacity of its kind on the market (6m3)



### Public transportation

- Aimed to capture new advertising opportunities as congestion decreases.
- New, sustainable approach to Mobile OOH (Out Of Home) Advertising
- High-spec and detachable 86” outdoor screens, allowing for all-weather advertising.



# Harniman's

## Feel Good Sprays



**HMRC APPROVED SCHEMES**  
**EIS 30% Income Tax Relief**



Harniman's is an exciting new subscription vitamin supplement brand, seeking investment to launch their new range of oral vitamin sprays. Developed by dietitians and scientists, the team has created a range of six feel-good spray products. The spray format is easy for children and adults to use and allows for maximum absorption of nutrients into your bloodstream.

As a company, Harniman's products are easy-to-consume, sustainable supplements for the conscious consumer, wrapped in bold packaging designed to stand out. Moreover, their recyclable sprays are completely vegan.





# The Solutions & Market



## Easy to Use

Offering simple solutions to your wellbeing concerns.  
Can be easily used by everyone, even on the go!

## Scientific

We've worked with dieticians & scientists who have come up with ideal combinations of ingredients for each health concern.

## Cost Effective

Our sprays let you supplement a variety of vitamins, minerals & extracts all in one go. We don't add unnecessarily high levels of vitamins, only what you need.

## Reliable

Our sprays are fully absorbed through the tiny blood vessels in your mouth so avoid absorption problems of the digestive system.

In the UK market the revenue amounts to £0.628 Billion in 2023 and is expected to grow annually by 4.84% (CAGR 2023-2027). [statistic.com](https://www.statistic.com))

Online sales segment held the major share in the market in 2021. Online stores are becoming a popular medium for the purchase of various nutraceuticals and food products among customers. Due to its easy availability and time saving features and home delivery facilities also propel the market growth.

The global vitamin supplements market size was estimated at \$52.85 billion in 2022.

The global vitamin supplements market size is projected to hit around \$104 billion by 2030 and it is expected to grow at a CAGR of 8.8% from 2022 to 2030. December 23, 2022 05:32 ET | Source: Precedence Research

# Research & Development Team



We worked with a Food Development Company who's clients include established food and drink brands such as Mars, Kraft, Slimfast, McNeil Nutritionals, Nestle and Haagen Daas.

Here, we developed the flavour profiles and mouth feel of the range to ensure all ingredients combined together well and tasted great.

Following this we worked with specialist manufacturers of nutritional supplements, who's formulations team worked in the lab to finesse the formulas, ensuring we have stable products with the correct dosage and a long shelf life.

Our recipes were created by teams of leading dieticians, food technicians and scientists with years of NHS, private practice and commercial sector experience.

Further information on our development processes and partners can be made available subject to accompanying NDA.

Food Tech Specialists  
& NPD Teams



# INTRODUCING **BRITAIN'S BIGGEST** LIVE PODCAST NETWORK

TALK ENTERTAINMENT FOR BRITAIN'S 18-34s



**THE  
VOICE  
OF  
THE  
NEXT  
GENERATION**



*"FUBAR represents the biggest global opportunity  
in youth media that I've seen since MTV."*

*Les Garland, Co-Founder MTV*

With interactive and spontaneous shows, it's the live broadcasts that give FUBAR Radio a hugely competitive edge. Alongside the six million press views per month, FUBAR generates far greater press coverage than any other pre-recorded podcast.

Launched in February 2014, all programmes feature authentic hosts with huge social followings. They engage listeners aged 18-34 years in a relatable manner surrounding the issues and topics that matter to them. These include dating, health, travel, celebrity, sport, culture, comedy, politics and more.

FUBAR has worked with some of the biggest names in the entertainment industry and has a proven track record for identifying the greatest emerging talent.

# AN IMPACT INVESTMENT

Young people are hugely under represented in national media, so investing in FUBAR makes a real impact in helping bring about positive change for the next generation.

FUBAR Radio is the only UK broadcaster that provides a platform for young people to talk about everything that matters to them and everything that entertains them.

FUBAR Radio is modeled on US radio giant Sirius XM, which provides talk audio entertainment (but to a much older audience) and has become a huge success with a £20 billion market cap.

With a proven ability to connect with large audiences of a young demographic, and as a National DAB-licensed broadcaster, FUBAR will be a highly attractive target for acquisition.

Talk Audio Entertainment is already one of the hottest investment sectors with over £1.75 billion invested in an M&A gold rush in the past three years.



## GOING MAINSTREAM

- **THE VOICE FOR 18 TO 34s** FUBAR's mission is to leverage its tremendous growth into becoming the recognised voice for 18 to 34s throughout the UK. It can achieve this through a National DAB launch.
- **NATIONAL REACH** By launching a National DAB service, the company will unlock its potential to reach all of Britain's 17 million 18 to 34s. In doing so, FUBAR will become available to everyone, everywhere, anytime, across all listening devices.
- **MAINSTREAM COMPETITION** No other mainstream radio station provides live talk content exclusively for 18 to 34s, reflecting FUBAR's average listener age of just 24.
- **RADIO LISTENING AT AN ALL TIME HIGH** The latest figures from audience monitoring body RAJAR, confirm that UK radio had its biggest ever audience (49.7m) in the first three months of 2022.

### Average Listener Age

Radio	56
TalkRadio	50
Radio 5 Live	47
LBC	45

**FUBAR Radio 24**

**FUBAR's average listener age is just 24.**

**No other National Station in the UK can deliver this audience.**



**IMPACT INVESTING**





## EIS

TrendScout is one of the fastest growing online platforms in the UK that connects Angel Investors with early-stage impact companies, specialising in creating purposeful, considered partnerships that drive profit and growth. Our team of expert's research hundreds of start-ups each year. We analyse the potential, mission and ethical practices of every business we work with, meaning the start-ups we represent will always align with our own values.

Most start-ups struggle because of limited exposure & an inaccurate market fit Trendscout connects innovative start-ups with angel investors by customising financial, legal, and technical solutions Trendscout design a winning strategy, helping companies gain market insights allowing them to understand how the market perceives their products, and positioning them to meet their customers' needs Start-ups on our platform have raised over £5,000,000 in funding to scale up and reach new heights

### Company Highlights

- Incorporated since 2018
- Projected £12million revenue by the year 2024
- Partners with Amazon Web Services and HubSpot
- 200+ start-up companies within our growing network
- 4000+ Angel Investors registered on the platform
- Company valuation forecasted to reach £8.1m by end of tax year 2022/3
- £5m+ raised by start-ups on our platform
- Winner of 'Best Match-Making Platform 2022, Corporate Livewire Innovation and Excellence Awards



### The Investment opportunity

Own a share of future start-ups on the platform

Anticipated returns of x 3-5 of investment capital after 3 to 5 years

Green, Ethical, Socially Beneficial, Sustainable Investment

HMRC approved Enterprise Investment scheme (EIS)

Exit strategy by Acquisition

### Why Invest in early stage start-ups?

Reports show that a £20,000 investment in the early round raise for Uber, the taxi disrupting car hailing service would now be worth in excess of £50 Million.

Y-Combinator invested £20,000 for 6% of the company in Airbnb. The company now is worth £31 Billion and Y-Combinator's stake now is estimated to be worth about £890 Million, more than a 44,000x return on their £20,000!



# TEHCAP

NEOBANK



## Experts agree that Banking as a Service (BaaS) is driving the digital transformation in business.

Increasing numbers of non-finance digital brands are embracing BaaS to retain customers and increase their lifetime value. The BaaS model allows corporate clients to brand a white-label banking platform like Techcap as their own, giving them greater financial control whilst enhancing brand and data recognition.

Corporates can then offer financial services to their existing underlying customers, without the costs and risks associated with becoming a fully branded and authorised bank themselves.

Techcap aims to connect corporates and their customers through modern financial technology solutions for today and the future, and combines all essential banking functions into a single platform.

Built in partnership with best-of-class practitioners, Techcap provide an end-to end infrastructure that delivers frictionless payments including cross border, online and mobile, using advanced tools capture data to optimise payments, drive conversions, block fraud and increase revenues.



As well as providing real-time, multi-currency transactional settlement of financial services, The Techcap platform also includes a global lifestyle concierge service, including loyalty programs, exclusive offers and discounts, with bespoke itineraries.

### Investment Opportunity

- Fundraising up to £1.35m
- Post-money valuation assuming full subscription of £13,578,496
- Customer onboarding Q1, 2023
- Cashflow break even forecast for Q4, 2023
- Using current valuation metrics applied to the fintech sector, the company has the potential to attain a very significant market capitalisation within the medium-term
- HMRC approved Enterprise Investment Scheme (EIS)

### Milestone to Date

- Verbal commitments from 18 companies (representing 1m + customers) to launch their own branded payments platform and loyalty scheme.
- Partnership secured with a well-funded, leading technology company running its own global banking network to ensure continuous product development.
- Lifestyle partner secured 2,500 hotels and 800 restaurants for the MVP Lifestyle Platform.
- Ready-to-launch white-label banking platform using best-in-class back-end technology.
- Mobile app (Android, iOS and Web deployment) technology built and ready for white-label development and launch.
- EMI licence secured via agent appointment.



**Innovation**  
Agri-Tech Group



# Innovation

## Agri-Tech Group

EIS

Launched in 2016 Innovation Agri-Tech Group (IAG) is a British agricultural technology company providing cutting-edge solutions to the traditional challenges of farming. The company specialises in Indoor Vertical Aeroponics.

AG offers patented technologies and expert services to help growers improve and expand their vertical farming systems or build new vertical farms from scratch, as well as full-service solutions including the design, installation and ongoing management of a complete vertical farm. It also now completed (July 2022) its own vertical farm facility in Berkshire.

IAG owns three registered US patents for its Aeroponic systems and enclosures. It also has a partnership with Co-Alliance Cooperative, one of the largest Agri businesses in the Midwestern USA, with over 56,000 farming operations, giving it significant transatlantic reach. Co-Alliance Cooperative holds a 15% stake in IAG.

In July 2022 IAG completed the final phase of its Indoor Farm in Berkshire and also completed its first sale for its GrowFrames™ system to the University of Essex.



## Product Benefits

- Capable of growing 17 harvest cycles per year
- No Pesticides
- Can grow produce 365 days a year
- No soil
- 95% less water
- Faster growing cycles
- Better flavour
- Longer shelf life
- Higher quality produce
- Medical applications
- Cosmetic applications

10,000 Sq ft warehouse can produce the same level of crops as up to a 40-acre farm. We are offering the opportunity to purchase shares through The HMRC EIS scheme.

Westbrooke Associates  
and the products we represent  
are proud to have been featured in the following  
press publications and media outlets:



Visit the press and news pages on our website to learn more.



# WESTBROOKE ASSOCIATES



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