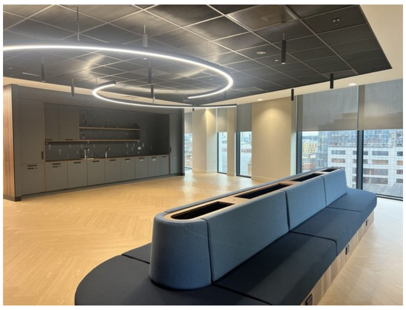
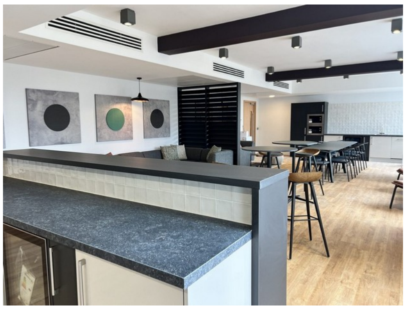
INVESTOR BUSINESS PLAN

2026 – 2031

Commercial Construction · Auction Flips · Buy-to-Lease





Private & confidential — for qualifying investors only. Capital at risk.

Dave Groom · Tatton Projects, Suite 15, Peel House, 30 The Downs, Altrincham, Cheshire, WA14 2PX
Registered as Tatton Project Management Ltd — Company No. 14163724 · 0161 706 2907 · 07588 905542 · info@tattonprojects.co.uk · www.tatton-projects.co.uk

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INVESTOR SNAPSHOT

A trading business. Three engines. One round.

Tatton Project Management Ltd is a live, trading construction business operating as Principal Contractor across commercial and domestic projects, with contracted turnover exceeding £650,000 (ex-VAT) in FY 2025/26. The business is raising £150,000 to accelerate a strategy that already works — and to open its property engine to investors: auction flips financed with bridging and delivered with in-house labour, and buy-to-lease assets producing income and capital uplift.

Unlike early-stage construction start-ups, the business already operates with live management accounts, VAT under the standard scheme, rolling 12-month cashflow forecasting and job-by-job margin tracking. The financial strategy is deliberately margin-led rather than turnover-led: growth is targeted through larger, better-structured commercial contracts and asset-backed property projects, not volume expansion.

Contracted turnover (FY 2025/26)	£650,000+ (ex-VAT)
Five-year turnover target	£2.0m–£2.3m by Year 5
Gross margin — domestic	30–35%
Gross margin — commercial	15–20%
Management accounts	Live
Cashflow forecasting	Rolling 12 months
The raise	£150,000 growth capital (Angel Investment Network)
Investor structures	Equity · Property profit-share · Hybrid

This positions Tatton Project Management Ltd as a cash-generative construction and property platform, not a speculative growth business.

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EXECUTIVE SUMMARY

Execution-led growth, asset-backed returns.

Tatton Project Management Ltd is an established, trading construction and project management business operating across the North West and wider UK, led by Dave Groom — a construction professional with over 22 years of industry experience responsible for pricing strategy, commercial oversight, cost control, programme management and risk mitigation.

The five-year strategy prioritises commercial construction growth in Years 1–2, supported by early estimating and QS oversight, before layering in the property engine from Years 3–4: short-cycle auction flips and selective buy-to-lease acquisitions. Investment is sought to accelerate this measured growth and compound returns over time — not to fund set-up, systems or market entry.

Why this is a different construction investment

— Commercial-first decision making — projects are accepted on margin, payment profile and risk, never headline value.

— Embedded financial controls — live accounts, VAT tracking and rolling forecasts allow early intervention before issues escalate.

— Early QS & estimating integration — commercial oversight is invested in ahead of scale, protecting margins as contract values increase.

— In-house delivery capability — direct labour and trusted subcontractors reduce dependency risk and strengthen cost control. This is also the unfair advantage in property: refurbishments are delivered at cost, keeping the margin competitors pay away to contractors.

— Phased growth discipline — property is expanded only on a stable construction base, so capital is deployed into asset-backed opportunities without destabilising cashflow.

> Governance in one line: no project is accepted on turnover alone. Every opportunity passes margin validation, cashflow impact assessment and capacity checks before contract — the discipline that prevents over-trading and margin erosion, the two most common causes of failure in growing construction businesses.

COMPANY OVERVIEW

Hands-on delivery. Commercial-grade control.

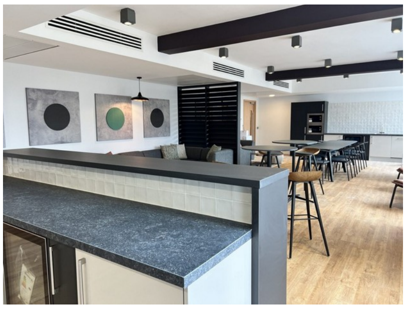
Tatton Project Management Ltd was formed to address a common failure point within construction SMEs: growth without financial discipline. Operating as Principal Contractor, the business manages the full project lifecycle — pre-construction planning, procurement, subcontractor management, programme coordination, cost control, health & safety compliance and client liaison — with end-to-end control that manages risk proactively and protects margin.

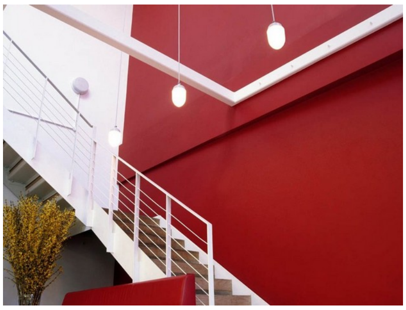
COMMERCIAL CLIENTS

— New build properties
— New store fit-outs & refurbs
— Cat A & B office fit-outs
— Opticians, salons & barber shops
— Reception area remodels
— Commercial kitchens & bathrooms
— Furniture installs & bespoke joinery

DOMESTIC CLIENTS

— New build properties
— Extensions & full refurbishments
— Loft & basement conversions
— Kitchen & bathroom remodels
— Bespoke joinery
— Garden rooms — office, gym or home bar



A selection of delivered work: office fit-out, residential remodelling, retail shopfit, hospitality and industrial. Full case studies at www.tatton-projects.co.uk/work.

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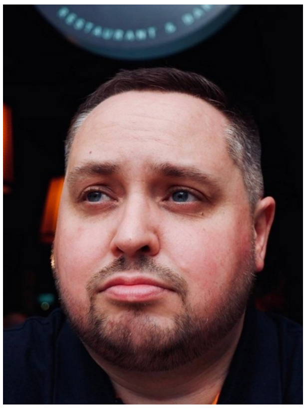
MANAGEMENT & LEADERSHIP

Run by the person on the site.



Dave Groom

Managing Director

Over 22 years of construction and project management experience across domestic, commercial and industrial sectors — from time-served joiner through site, project and contracts management. Direct oversight of pricing and tender strategy, commercial and contractual risk, project sequencing, supplier relationships and overall financial performance.

Ana Groom

Finance Director & Office Manager

Financial management and bookkeeping with a background in finance and accountancy: job budgeting from survey and quantities, payroll and working capital, client invoicing and subcontractor payments, liaison with the regulated chartered accountant, and financial performance tracking and reporting.

Professionalisation & delegation

Years 1–2: estimating and QS support is introduced early to strengthen pricing accuracy as contract sizes increase. Year 2–3: a Quantity Surveyor/Estimator plus additional trades. Years 3–4: two site managers, a contracts manager and administrative support — deliberately reducing reliance on director-led delivery while strengthening commercial oversight. Year 5: assistant QS and further site management as volume grows.

MARKET OPPORTUNITY

Demand is strong. Discipline is scarce.

The UK construction market continues to present sustained demand for reliable, professionally managed contractors — particularly in commercial refurbishment and fit-out. Key demand drivers: ongoing commercial refurbishment cycles, warehouse and industrial expansion, Cat A & Cat B office reconfiguration, and occupier-led fit-outs driven by hybrid working.

At the same time, clients are increasingly risk-averse — prioritising transparent pricing, structured programmes, predictable delivery and professional reporting. That shift is creating a clear divide between undercapitalised, poorly managed contractors and disciplined operators capable of delivering certainty. Tatton is positioned on the right side of that divide, and the same divide exists in property: most auction buyers must buy their refurbishment in at retail; a contractor delivering with its own labour does not.

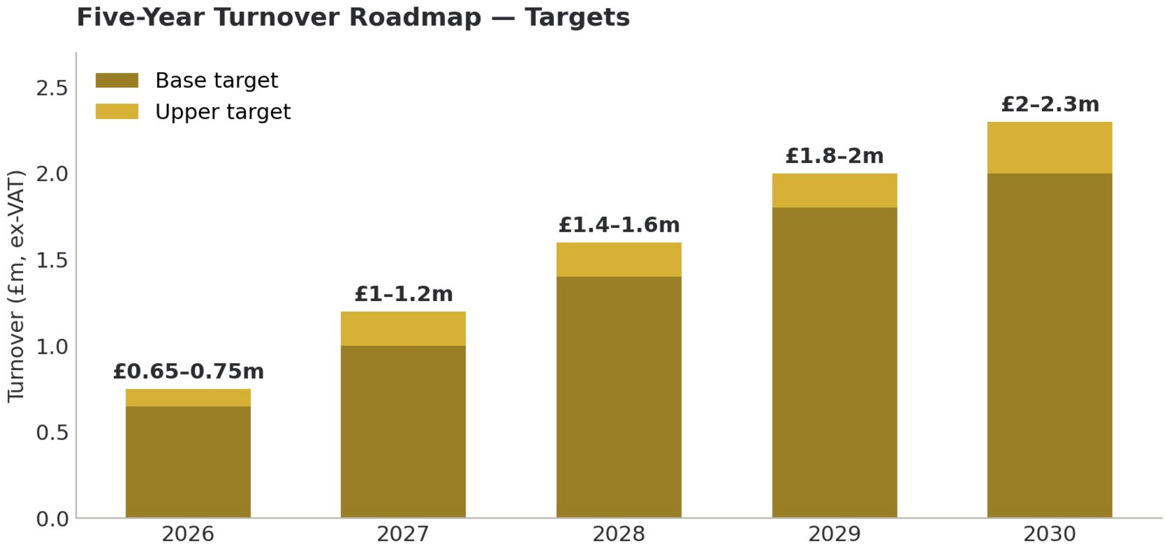
Strategy at a glance

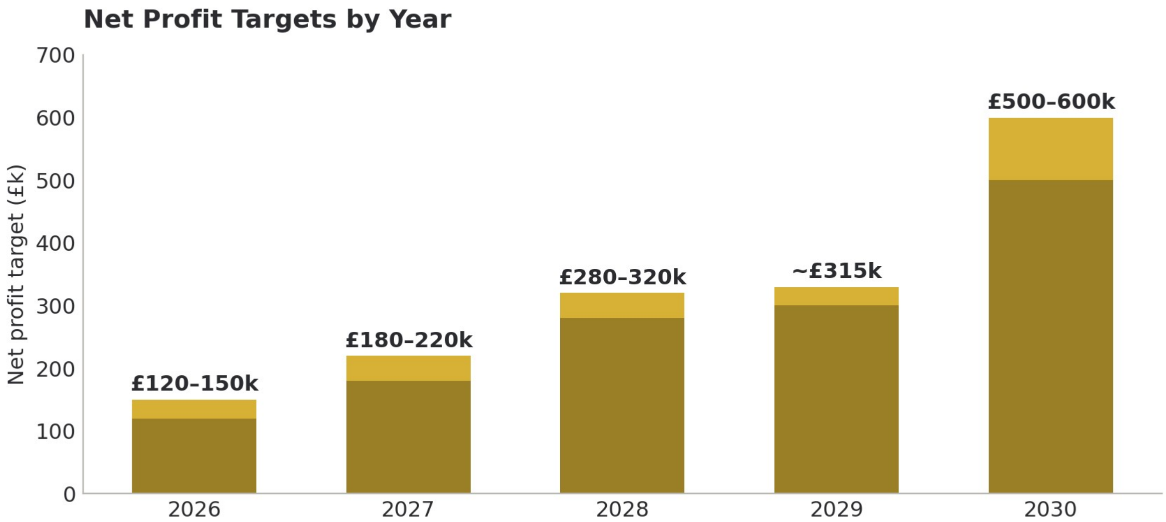
Core activity	Commercial construction (Principal Contractor)
Secondary activity	Selective domestic construction
Property expansion	Auction flips + buy-to-lease (Years 3–5)
Revenue driver	Contracted project delivery + property profits
Risk control	Live accounts & rolling cashflow forecasting

THE FIVE-YEAR ROADMAP

£650k today. £2m+ by Year 5.

Growth is sequenced: commercial construction scales first, professionalised through QS-led control; the property engine then compounds returns from Year 3 onward. All figures are targets from the business plan — forecasts, not guarantees.





YEAR	STRATEGIC PHASE	TURNOVER TARGET	NET PROFIT TARGET
2026	Foundation & commercial positioning	£650k–£750k	**£120k–£150k**
2027	Commercial growth & capacity building	£1.0m–£1.2m	**£180k–£220k**
2028	Operational scale & professionalisation	£1.4m–£1.6m	**£280k–£320k**
2029	Dual-engine: construction + property	£1.8m–£2.0m	**~£315k (incl. ~£80k property)**
2030	Scale, brand & strategic options	£2.0m–£2.3m	**£500k–£600k**

What each phase delivers

— Year 1 — Foundation: commercial repositioning toward refurbishments, warehouse extensions and office fit-outs; estimating and QS support introduced.

— Year 2 — Commercial growth: larger contracts and repeat commercial clients; lean, controlled delivery team; increase contract size, not chaos.

— Year 3 — Professionalisation: reduced day-to-day reliance on the Managing Director; stronger systems, reporting and governance; positioned as a trusted commercial contractor.

— Year 4 — Dual-engine: short-duration property projects with capital ring-fenced from construction; in-house delivery advantage converts to project profit; investor participation per project.

— Year 5 — Scale & options: market leadership as a professionalised regional contractor; increased property activity; investor outcomes — dividends, partial buy-back, refinance or strategic sale consideration.

Auction flips: buy, refurb in-house, split the profit.

This is where a builder holds an edge no fund can copy. We buy undervalued residential property at auction, complete quickly using bridging finance, refurbish with our own trades at controlled cost, and sell — splitting the project profit with the investor who backed it.

BEFORE — acquired tired and undervalued

AFTER — refurbished in-house, resold

Delivered refurbishment, Wilmslow — the in-house capability the flip engine runs on.

How a flip runs

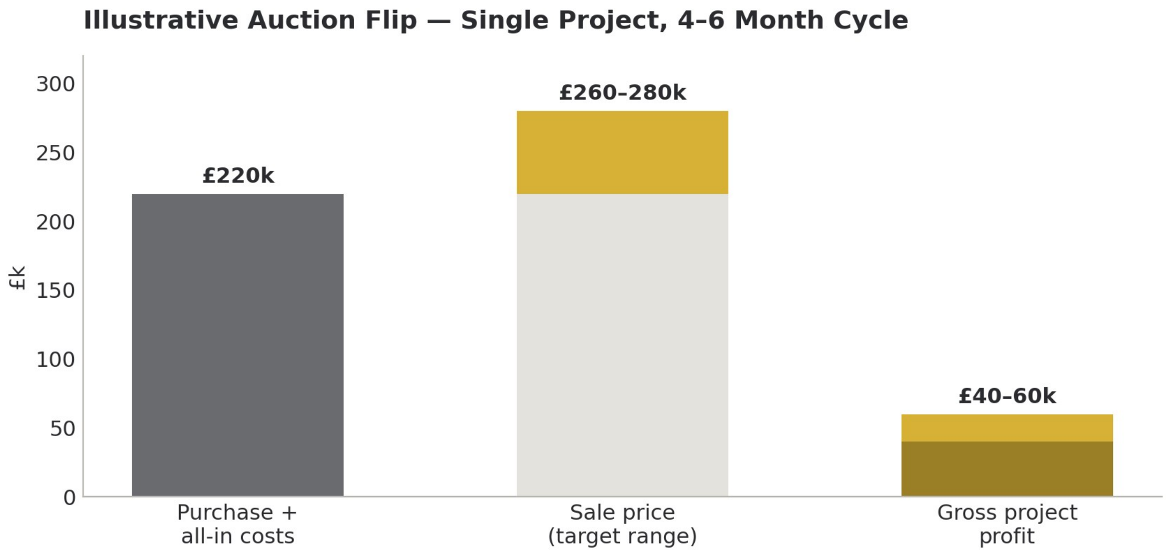
— Source — auction lots and off-market opportunities appraised against strict buy criteria: purchase price, refurb cost priced by the person who will deliver it, and evidenced resale value.

— Buy — bridging finance provides the speed and certainty auctions demand; interest cost is built into the appraisal from day one.

— Refurbish — delivered in-house at cost. No main-contractor margin leaks out of the deal; programme and quality controlled by us, on site.

— Sell & split — bridging redeemed, capital returned, profit shared on terms agreed in writing before we ever bid.

Worked example — a single flip



Total project cost (purchase + refurb + fees + finance)	£220,000
Refurbishment	Delivered in-house at cost
Target sale price	£260,000–£280,000
Typical gross project profit	£40,000–£60,000
Cycle time	4–6 months
Investor capital returned	On sale completion, plus agreed profit share

> Example: an investor placing £20,000 into this project on a profit-share basis targets £4,000–£6,000 on the cycle — with the property itself as the underlying asset throughout. Illustrative figures, not a forecast of any specific deal; bridging interest and a delayed sale reduce profit. Capital at risk.

Buy-to-lease: assets that pay you to hold them.

Not every property we buy is sold on. Where the numbers favour holding, the same buy-and-refurbish capability is applied to income: acquire below market, refurbish in-house to a lettable standard, lease it — then hold or refinance. The investor participates in two return streams instead of one.

Two ways it pays

- Rental income — yield generated throughout the hold period, on an asset refurbished at cost (which lifts both achievable rent and net yield).
- Capital uplift — the difference between all-in cost and the refurbished, income-producing valuation; realised on eventual sale, or released early by refinancing onto a term mortgage so capital can be recycled into the next deal.

Illustrative model

Purchase (below market, e.g. auction)	£180,000
In-house refurbishment at cost	£30,000
All-in cost	£210,000
Target market rent	£1,100–£1,200 / month
Gross yield on all-in cost	~6.3–6.9% p.a.
Refurbished valuation (target)	£240,000–£250,000
Day-one equity uplift (target)	£30,000–£40,000
Refinance option	Release capital, retain asset, recycle into next project

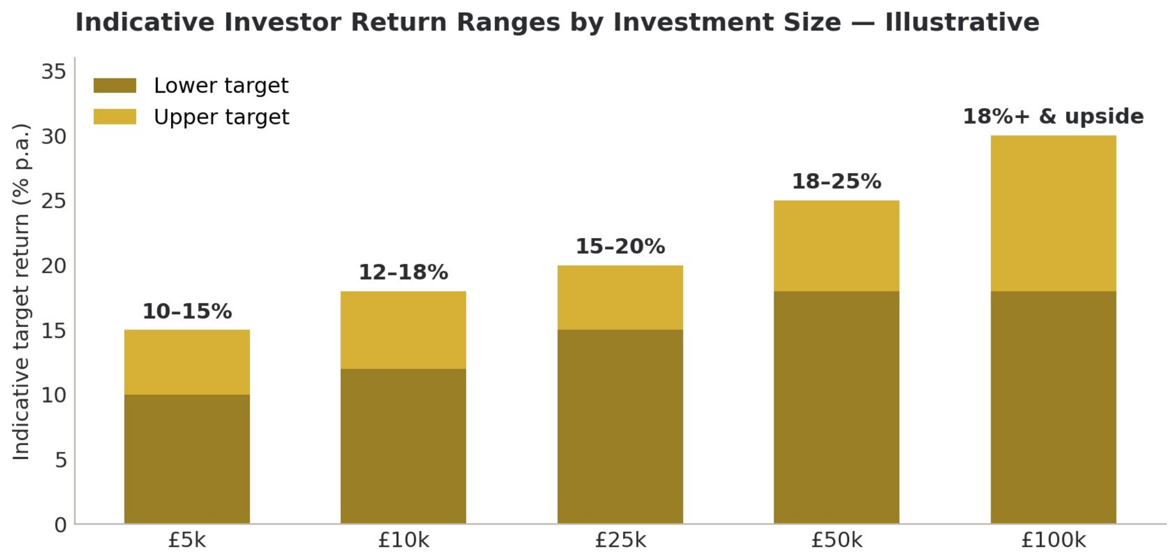
> Illustrative modelling only — actual purchase price, refurb cost, rent and valuation are set per property and shared with the investor before commitment. Rental voids, interest rates and market values all move; yields and uplift are targets, not guarantees. Capital at risk.

Together, flips and leases make the property engine flexible: short cycles for investors who want defined exits, income-producing holds for investors who want cashflow — both underpinned by the same in-house delivery cost advantage.

Three ways in. Aligned to delivery, not speculation.

STRUCTURE	HOW IT WORKS	BEST SUITED TO
1. Equity investment	Minority equity in the operating company; returns driven by trading profitability and valuation growth	**Long-term partners wanting exposure to the whole platform**
2. Property profit-share	Capital deployed into a specific, asset-backed flip or lease with defined entry and exit; profit participation per project, not business-wide dilution	**Investors wanting shorter, defined, asset-backed cycles**
3. Hybrid	Combination of equity participation and project-level returns	**Capital efficiency with tailored risk exposure**

Indicative investor returns (illustrative)



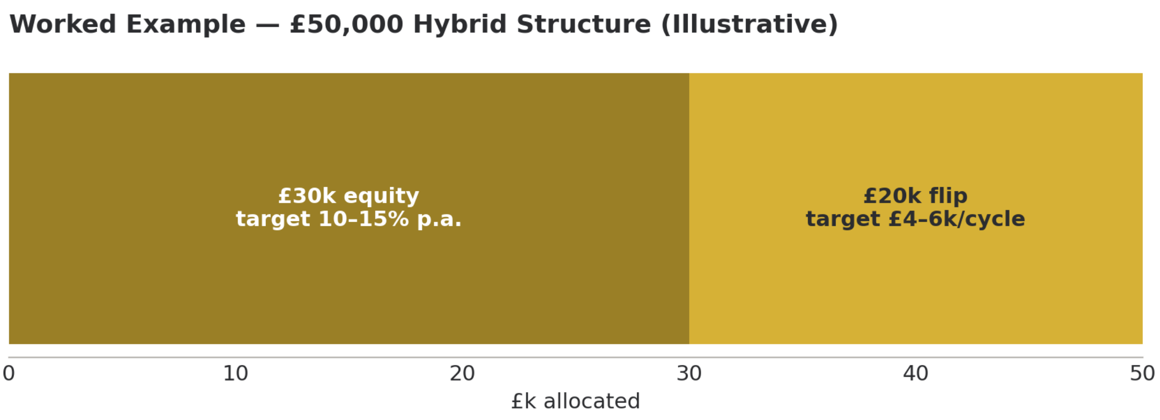
INVESTMENT	STRUCTURE EXAMPLE	INDICATIVE OUTCOME
£5,000	Hybrid / project-linked	**Target 10–15% p.a.**
£10,000	Equity / hybrid	**Target 12–18% p.a.**
£25,000	Hybrid / property-linked	**Target 15–20% p.a.**
£50,000	Equity + property	**Target 18–25% p.a.**
£100,000	Bespoke structure	**Enhanced yield + upside**

Return philosophy

Returns are generated through controlled construction margins, disciplined cashflow management, in-house delivery capability, asset-backed property projects and reinvestment rather than dividend stripping. They are driven by delivery discipline, cost control and execution quality — not market timing or leverage. Targets, not guarantees.

WORKED EXAMPLE

£50,000 under the hybrid model.



Equity component — £30,000

- Participates in the operating performance of the construction business as it scales from £650k toward £2m+.
- Retained profits reinvested to grow capacity and enterprise value.
- Potential annualised return equivalent to 10–15% p.a., subject to performance.

Property component — £20,000

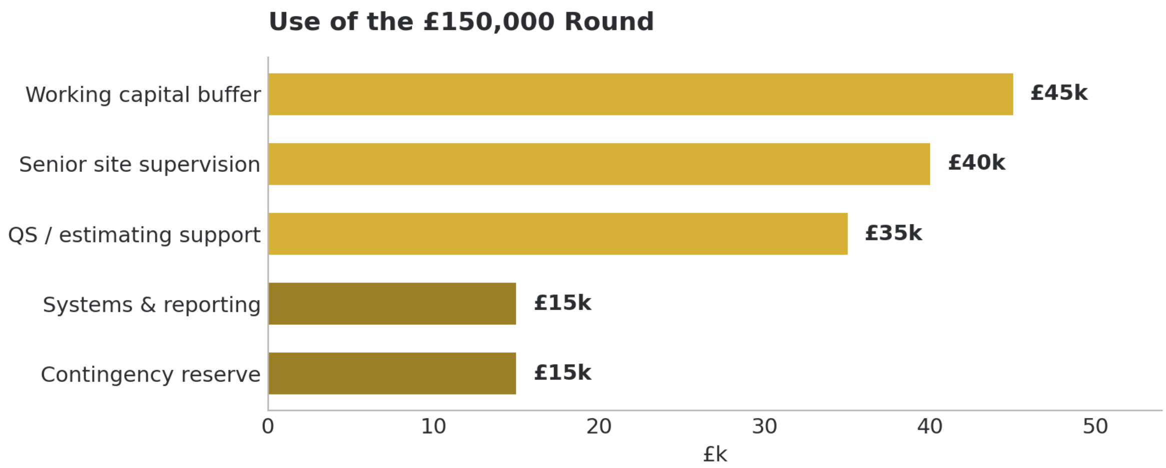
- Deployed into a specific flip: total project cost £220,000, refurbishment delivered in-house, typical gross project profit £40,000–£60,000.
- Target profit share for the £20,000 participation: £4,000–£6,000 per 4–6 month cycle.
- Capital returned on sale completion; the property is the underlying asset throughout.

Over a 12–24 month period, the blended position targets steady participation in construction growth plus one or more defined property profit-share returns — balancing capital preservation, cashflow participation and upside, without reliance on speculative market appreciation. All figures illustrative; capital at risk.

USE OF INVESTMENT

Where the £150,000 goes.

The round is structured to support controlled growth and margin protection. This capital accelerates growth but is not required for operational survival — the business remains cashflow-positive and systemised.



USE OF FUNDS	AMOUNT	PURPOSE
QS / estimating support	£35,000	**Margin protection on larger commercial projects**
Senior site supervision	£40,000	**Increase delivery capacity safely**
Working capital buffer	£45,000	**Support commercial payment cycles**
Systems & reporting	£15,000	**Investor-grade financial visibility**
Contingency reserve	£15,000	**Risk protection**

How investors are kept informed

- Quarterly reports — financials, key achievements, challenges and site progress; annual in-depth review with the coming year’s strategic plan.
- Defined KPIs — revenue growth, gross and net margin, cashflow and working capital, projects completed, cost vs budget, client satisfaction, new clients and partnerships.
- Direct access — quarterly calls or in-person meetings, progress site visits, and reports on significant developments such as major contract wins.

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RISK FACTORS

The risks, stated plainly.

The same straight answers we give on a build. Prospective investors should weigh these carefully and take independent advice.

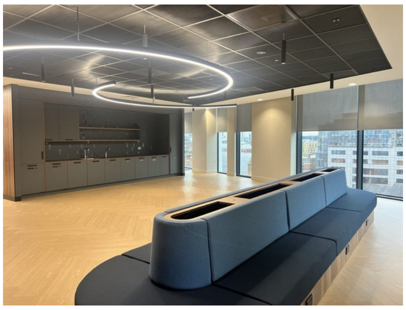
- — Loss of capital — investing in an unlisted company and in property projects can lose money; you may get back less than you invest, or nothing.
- — Targets are not guarantees — every turnover, profit, yield and return figure in this plan is a target or illustration. Targets can be missed.
- — Illiquidity — equity and project capital are committed until an exit (sale, refinance or agreed buy-out). There is no early withdrawal and timelines can slip.
- — Bridging finance risk — flips funded with bridging carry interest cost and repayment pressure; a delayed sale or refurb overrun reduces or eliminates project profit.
- — Letting risk — buy-to-lease returns depend on tenant demand, rent levels, voids, maintenance and interest rates, all of which change.
- — Market risk — property values and construction demand move with the wider economy.
- — Key person dependency — the business currently depends significantly on its Managing Director; the growth plan deliberately reduces this over Years 2–4.
- — No FSCS protection — this investment is not covered by the Financial Services Compensation Scheme, and you are unlikely to have recourse to a compensation scheme.

CONCLUSION

Back the builder, share the upside.

Tatton Project Management Ltd is a trading, commercial-led construction business with established systems, live financial controls and a disciplined growth strategy — now extending into an asset-backed property engine of auction flips and buy-to-lease holds, delivered with the in-house capability that protects margin at every step.

With circa £650,000 of contracted turnover in FY 2026, a clear pathway toward £2m+, and flexible equity, profit-share and hybrid structures, the £150,000 round offers investors participation in execution-led growth: margin discipline, cashflow visibility, defined property cycles and long-term value creation.



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