

TENN

CAPITAL

Overview

www.tenn.capital

Global, Short-Term, Multi-Asset Lender

Tenn is a specialist lender focused on delivering high-value, short-term financing solutions to UHNWIs, HNWIs, companies, trusts, foundations and funds.

We operate in situations where speed, flexibility and creative structuring are essential, often beyond the scope or parameters of traditional finance providers.

With significant committed capital, Tenn has deployed over £500 million of capital across 22 jurisdictions since 2021. Tenn combines institutional scale with a bespoke, solutions-driven mindset.

Our lending platform is built around three core verticals: Real Estate, Financial Assets and Fund Finance.

Across each vertical, Tenn's approach is fundamentally global, asset-led and execution-focused, enabling us to structure transactions quickly, securely and with a level of certainty and creativity that traditional funding providers cannot match.

Holistic Offering Across Wide Range of Assets

Real Estate

High-value lending in the UK and international markets:

UK

- Prime and super-prime residential, semi-commercial, and commercial property

International

- Prime and super-prime residential property

Financial Assets

Unlocking a wider asset base for Tenn clients, including:

- Portfolios of listed securities
- Single lines of stock
- Bonds/mutual funds/insurance wrappers
- Private equity holdings

Fund Finance

Credit solutions for funds and fund managers including:

- Sublines and solutions tied to LP interests
- NAV-based lending
- GP support facilities
- Hybrid facilities

Financing the World's Leading Prime Residential Markets

The core asset class underpinning Tenn is prime and super-prime international residential real estate.

As a benchmark, this means lending in locations with a deep, established market for £2m+ properties.

In practice, that equates to roughly 25–30 jurisdictions worldwide.

Lending Criteria

- Facilities from £1 million to £100+ million, or foreign currency equivalent
- Up to 60% LTV (internationally) and 75% LTV (UK)
- Across all ownership structures (SPVs, limited companies, trusts)
- Attribute value to multiple assets in multiple jurisdictions in multiple currencies
- Underwriting limited to heavy refurbishment



Integrated Commercial & Mixed-Use Lending Solutions

Complementing our strength in prime residential finance, Tenn's commercial and semi-commercial offering gives clients access to fast, flexible capital across a wider range of property types.

Together, these capabilities allow us to support the full spectrum of UK real estate needs, from residential to mixed-use and core commercial.

Lending Criteria

- Facilities from £1 million to £20+ million
- Up to 70% LTV
- Focused on well-placed assets throughout the UK
- Prime and secondary offices, retail, mixed-use and light industrial assets
- Available to UK and International borrowers



Unlocking Value in Financial Assets

It is common for Tenn's clients to hold meaningful financial assets alongside their real estate portfolios, and we believe it is important to recognise and attribute value to the full breadth of a borrower's balance sheet.

This allows us to lend against financial assets on a standalone basis or use them to support and strengthen real estate transactions that may otherwise fall short on an LTV basis.

Core Offerings

Portfolios of Listed Securities

Enabling efficient leverage while maintaining market exposure

Single Lines of Stock

Providing liquidity without selling strategic or long-term positions

Securitised and Tradable Instruments

Including bonds, structured notes and insurance-linked instruments

Significant Private Investments

Unlocking capital from direct holdings, co-investments and private company stakes

Lending Criteria

- Facilities from £1 million to £100+ million
- Up to 75% LTV
- Tiered approach to LTV based on liquidity and value of underlying security
- Non-recourse structures available with no change of legal ownership
- Independent third-party custody with an SIA governing the collateral

Flexible Funding for Funds

Tenn provides tailored liquidity solutions to fund managers, GP entities and fund vehicles across private equity, private credit, real estate and other alternative asset classes.

Our priority is to offer institutional borrowers a flexible, bespoke facility that supports the growth of their fund from day one, rather than restricting it.

Core Offerings

Subscription / Capital Call Facilities

Bridging timing gaps between commitments and investments

NAV Facilities

Lending secured against diversified portfolios of underlying fund assets or secondary positions

GP & Management Company Facilities

Supporting GP commitments, co-investments or working capital needs

Hybrid Structures

Tailored combinations of subline and NAV lending

Lending Criteria

- Actively supporting emerging managers and smaller funds
- Facilities from £2m to £30m+ (multi-currency)
- Efficient execution timelines (~4–6 weeks)
- Flexible approach to structure and security
- Leading understanding and first-hand experience in offshore fund jurisdictions

Case Studies: Real Estate



€16m Refinance and Equity Release for Additional Acquisition

Loan Purpose: Equity Release

Client Type: Private Individual

Property Type: Residential

Loan Amount: €16m

Location: Spain

LTV: 49%



£40m Refurb Loan Against Super Prime London Property

Loan Purpose: Refinance and Refurb

Client Type: Private Individual

Property Value: £62m

Loan Amount: £40m

Location: London

LTV: 65%



£1.82m Refinance on Unique London Office Building

Loan Purpose: Refinance

Property Type: Commercial

Property Value: £2.8m

Loan Amount: £1.82m

Location: Wimbledon

LTV: 65%

Case Studies: Financial Assets



Sophisticated Family Office Asset Base

Client Type: UK Family Office

Security Type: Private Stake in >£1bn
UK Co and Listed Security Portfolio

Security Value: >£35m

Loan Amount: £6m

LTV: <17%

Term: 18 months



Portfolio of London-listed Equities

Client Type: LSE-listed Fund

Security Type: Portfolio of Listed
Equities

Security Value: £10m

Loan Amount: £2m

LTV: 20%

Term: 12 months

Case Studies: Fund Finance



Undrawn LP Commitments of UK Private Equity

Client Type: UK Private Equity Fund

Security Type: High quality LP commitments

Security Value: £10m

Loan Amount: £3m

LTV: 30%

Term: 24 months



Underlying Multi-Asset Holdings of Guernsey Fund

Client Type: GSY Private Equity Fund

Security Type: Real Estate and Equity Investments

Security Value: >€300m

Loan Amount: €49m

LTV: <15%

Term: 18 months

Key Contacts



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