

Swan Group secure £50m growth capital facility

New capital to help accelerate development of over 3,000 affordable UK homes

Swan Group, which focuses on delivering high-quality, affordable homes across the UK, has successfully secured a growth capital investment facility with the help of Conduit Finance to accelerate their growth.

The 5-year equity facility was provided by an institutional funder who is focused on backing real estate businesses that occupy niche positions in scalable markets and represents an initial £50m of growth capital facility.

Since 2013 Swan Group has been developing high-quality affordable housing for their partners which includes housing associations and local authorities.

The capital will help accelerate the development of over 3,000 affordable homes across the UK with an estimated Gross Development Value (GDV) in excess of £420m.

Conduit's role consisted of helping the business transition to a more streamlined capital structure. As part of their support for Swan Group, Conduit sourced the investment partner, developed the investment pack and managed the transaction deliverables.



Phil McGinlay, Swan Group's Managing Director said

“Over 1.2m UK families languish on waiting lists for affordable housing at the same time as the trend for the construction of appropriate accommodation is declining. Securing this new growth capital facility will allow us to support our partners in housing these families faster. The funding will also help us deliver our strategic growth objectives more quickly. It has been a pleasure working with Jamie and Jason on this transaction and we look forward to partnering with Conduit Finance in the future.”

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 Jamie Davidson, Managing Director at Conduit Finance commented:

“Transferring from a time consuming, and cash intensive, SPV by SPV funding model to a corporate grade facility will allow Phil and his team focus on building more houses. Following the introduction from Geoff Stansfield at DWF solicitors Conduit helped identify the most efficient capital model, and provider, for delivering the Swan Group growth plan. Being able to assist a business who has such a position impact on society is gratifying. We look forward to supporting Phil and his team during this next period of growth. ”

Further enquiries for Swan Group swanholdinggroup.com

Graeme Thomson, Spreng Thomson
Tel: +44 (0)141 548 5191 Mobile: +44 (0)7774 546909
Email: graemet@sprengthomson.com

Further enquiries for Conduit Finance conduitfinance.co.uk

Jamie Davidson, Managing Director
Tel: +44 (0)131 564 0172 Mobile: +44 (0) 7919 863 034
Email: jamie@conduitfinance.com

Notes to editors

Conduit Finance

- Formed in 2007 Conduit is a 12 year old corporate finance advisory business focused on the real estate sector.
- Conduit focuses on helping businesses achieve accelerated growth by sourcing and structuring revolving credit facilities, debt & private equity.
- Edinburgh & London based our team cover both the U.K. & EU for most sectors including Social Housing, Student, Hotel, Residential and Strategic Land.

Swan Group

- In 2013 Swan Group evolved from the launch of its Private Investment Company.
- Swan Group specialises in the development and active management of affordable and private real estate within the UK.
- They specialise in the affordable housing sector. By actively managing the entire process for clients from design and development through to construction, Swan Group can be highly focused, using extensive market research and strategic planning tools to ensure that their deliver projects that are of the highest standard.
- Swan Group combines local and national market knowledge with over 40 years' property development and acquisition expertise.

