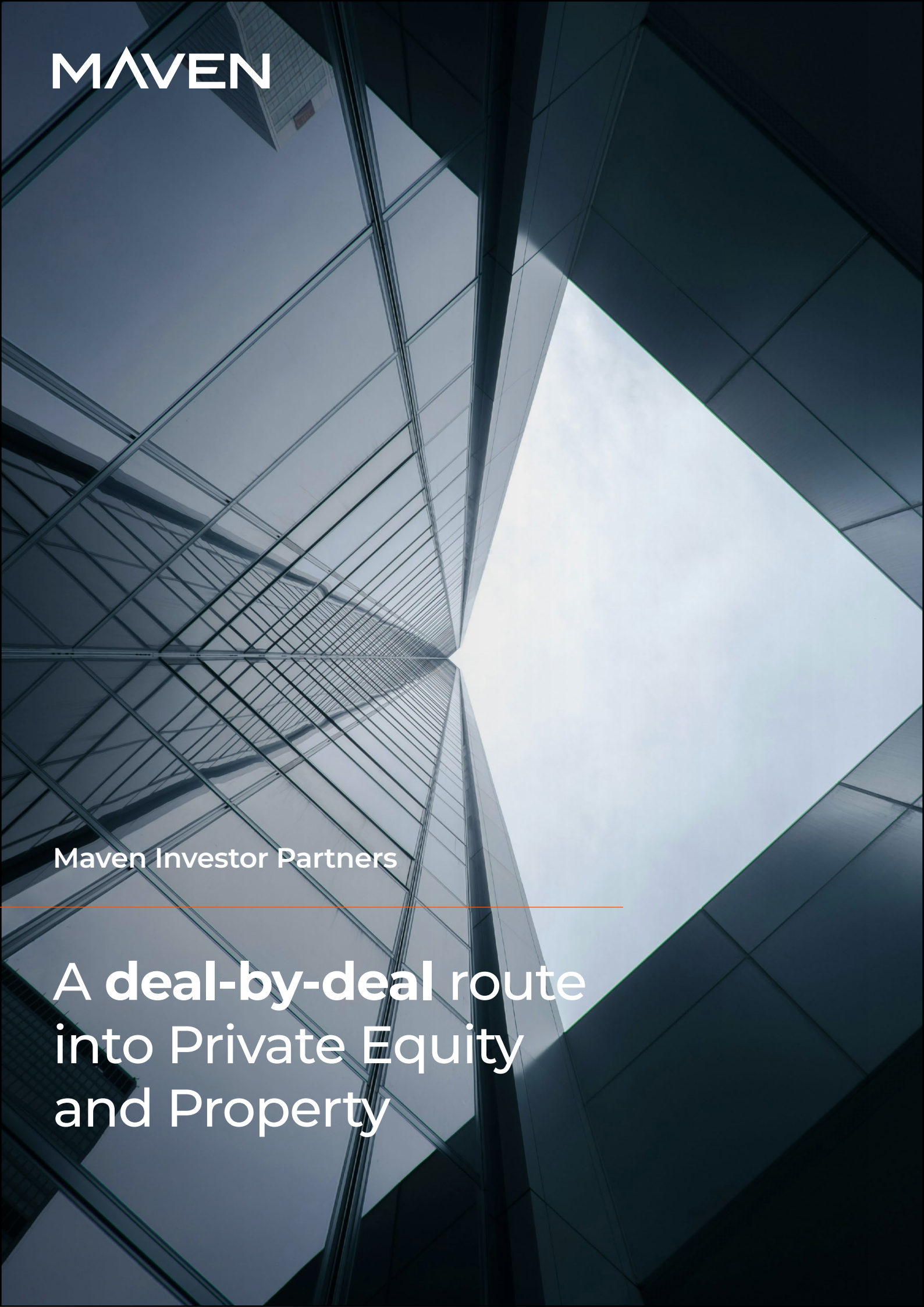


MAVEN

Maven Investor Partners

A **deal-by-deal** route into Private Equity and Property

Maven Investor Partners is an established investor network for professional clients, managed by Maven Capital Partners, one of the UK's most active alternative investment managers. It provides access to professionally appraised private equity and property investment opportunities that are typically only available to institutional capital.

Contents

3 ABOUT MAVEN INVESTOR PARTNERS

5 HOW IT WORKS

6 THE OPPORTUNITY

7 WHAT YOU GET ACCESS TO

8 PERFORMANCE

9 RECENT EXITS

11 WHY MAVEN

12 HOW TO BECOME AN INVESTOR PARTNER

Risks

The following represent some of the key risks associated with direct alternative investments which should be carefully considered prior to making any investment decision.

Capital at risk: Private equity investments carry a risk of partial or total loss of capital.

Liquidity risk: Investments are illiquid and investors should be prepared to hold for the long term with the possibility that timelines extend beyond original expectations.

Performance risk: The return on an investment depends entirely on how the underlying business performs, including the strength of its management team, its competitive position, and its ability to deliver on its strategy.

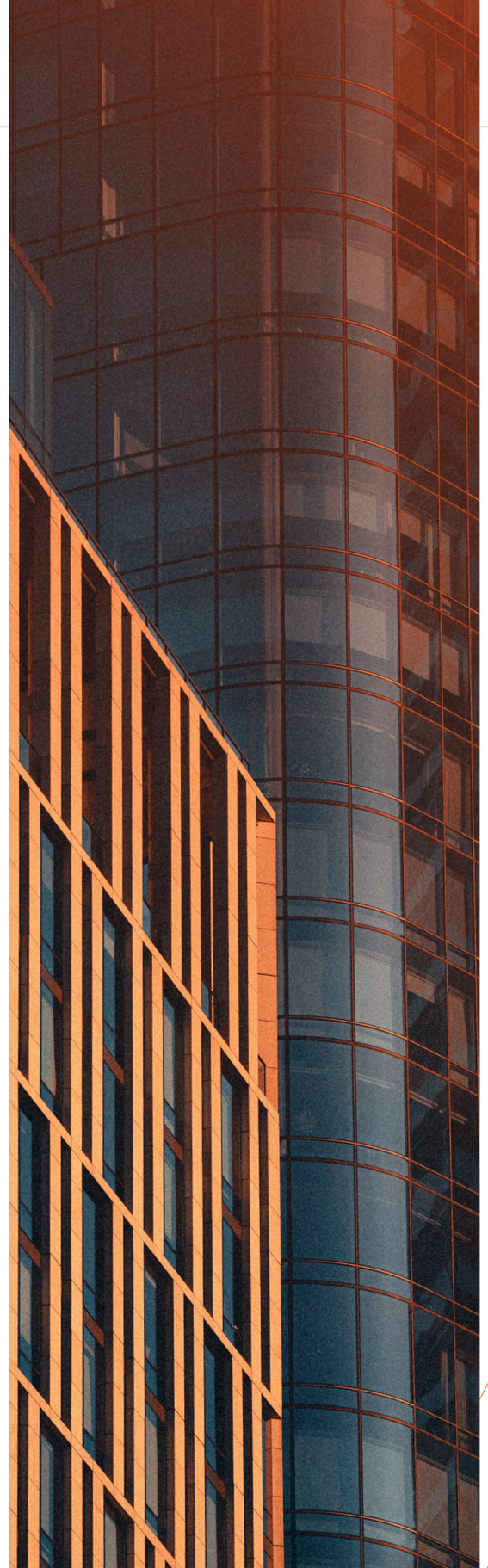
Exit risk: Any return to investors will not be realised until the objectives of the business plan are met, and a suitable exit is achieved.

External risks: Changes in regulation, tax policy, interest rates, or economic conditions can influence company performance, valuations, and the timing or success of an exit.

A flexible route into private markets

Maven Investor Partners is aimed at experienced investors who like to control how and where their money is invested. It offers the opportunity to construct a bespoke portfolio, on a self-select basis, in carefully researched private equity and property opportunities to suit personal investment objectives.

Every year, Maven's nationwide team is introduced to high quality investment opportunities across the UK, often brought to us off-market on the strength of our longstanding presence in key regional markets. Each prospective investment is subject to rigorous third-party due diligence and full investment committee approval. Although we appraise hundreds of potential opportunities each year, we progress only a select number where we are satisfied that the transaction meets the target return profile of our investor base where we are confident that the business has the potential to deliver sustained growth in revenues.



How Maven Investor Partners works

Our deal-by-deal investment model offers a distinct alternative to the traditional private market fund structure. Instead of committing capital upfront and delegating all investment decisions to a manager, investors retain discretion over each opportunity. This enables them to build a bespoke portfolio over time, aligned to their individual objectives, sector preferences and risk tolerance.

When a new opportunity is progressed, Investor Partners are provided with a detailed investment proposal, allowing them to invest on a deal-by-deal basis in the transaction type and sectors of their choice. The decision to participate always rests with the investor.

- Minimum investment of **£25,000** per transaction
- Invest alongside institutional capital and other likeminded Investor Partners
- No obligation to invest in every opportunity
- Capital committed only when an opportunity is progressed
- Following completion, Maven manages all aspects of the investment through to exit*
- Regular reporting and communication to Investor Partners throughout the investment lifecycle

**Some opportunities offered through Maven Investor Partners are co-investments in larger transactions led by established UK private equity firms, which manage the investment.*

Designed for today's investment landscape

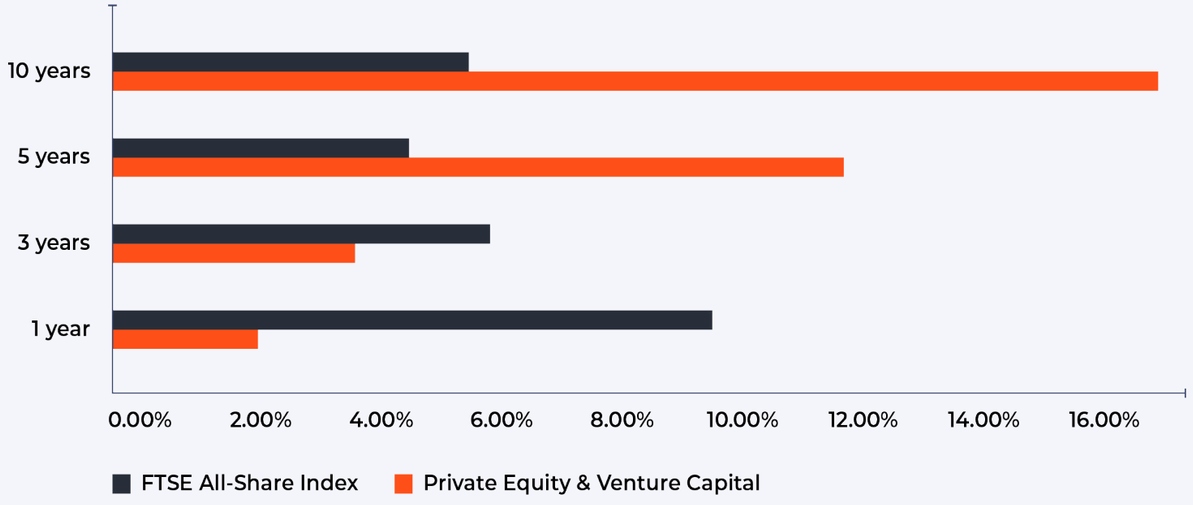
Public markets have become increasingly concentrated, correlations between traditional asset classes have risen, and a growing share of economic growth now takes place away from listed markets[1].

In response, institutional investors have steadily increased their exposure to private equity, property and other alternative assets as a means of enhancing diversification, accessing opportunities unavailable through public markets, and improving long-term risk-adjusted returns.

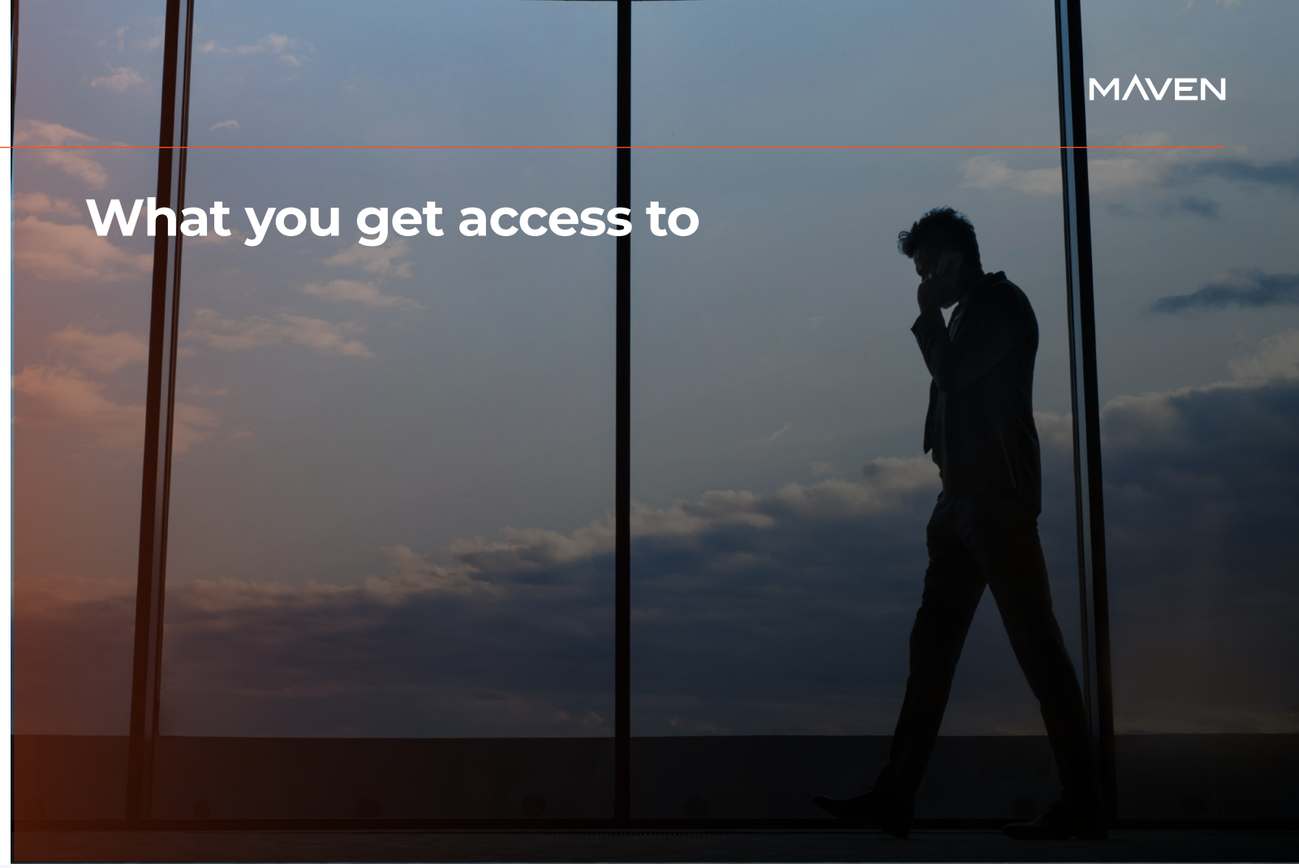
Maven Investor Partners was created to provide professional investors with access to these opportunities, combining institutional-grade sourcing and discipline within a flexible deal-by-deal structure that provides a level of control that traditional fund structures cannot provide.

The graph below illustrates the historic Internal Rate of Return (IRR) performance achieved over a selected range of time periods by the UK Private Capital (formerly BVCA) member firms, compared to the FTSE All-Share Index.

IRR (%) for UK Private Capital members vs FTSE All-Share (as at June 2025)[2]



[1]*Source: Hamiliton Lane and Capital IQ, 2022.*
[2]*Source: UK Private Capital, 2025.*



What you get access to

Private equity

Maven has a proven track record of successfully investing in private companies, principally via management buyouts, buy-and-build projects and growth capital.

We focus on established businesses with proven business models and management teams, typically operating in sectors we know well. Maven works closely with management teams to support growth plans, drive operational improvements and create shareholder value, with returns normally realised through a trade sale or secondary transaction following a typical hold period of up to five years.

Investor Partners are able to construct a balanced, diversified portfolio of private company holdings, mitigating risk through diversification while retaining the potential for capital growth and, in some cases, income.

Property

Property investments are highly complementary to Maven's private equity capabilities, allowing investors with a different risk appetite to gain access to a range of asset-backed opportunities, often with a development or income-based return profile.

Maven's property track record spans hotels, student accommodation, build-to-rent, co-living, office refurbishment and secured lending. Typical investments target a 1.3x to 2.0x multiple of cost over a two to five year holding period, where value is created through development, refurbishment, asset enhancement and active asset management.

We focus on commercial property opportunities that offer the potential for sustainable income and long term capital growth. Every investment is managed against a clearly defined strategy, with regular review, informed decision making and disciplined execution.

Performance

£315M+ RAISED FROM MAVEN INVESTOR PARTNERS

PRIVATE EQUITY PERFORMANCE

2006[1] → **2026**

100+ TRANSACTIONS

57 REALISATIONS

AVERAGE MOC = **2.08x**[3]

PROPERTY PERFORMANCE

2013[2] → **2026**

37 TRANSACTIONS

18 REALISATIONS

AVERAGE MOC = **1.61x**[3]

[1] Includes investments completed by the team whilst managing the private equity division of Aberdeen Asset Management until June 2009.
[2] The year Maven expanded into offering property opportunities to Investor Partners.
[3] Multiple of Cost (MoC) calculated on realised portfolio as if one investment.

Past performance is not an indicator of future performance.

Recent exits: Private equity

Oak Engage

Sector	Return	IRR
Software	2.02x	14.1%

Maven exited its investment in Oak Engage, an employee engagement software platform in June 2025, following a sale to NorthEdge that delivered a 2.02x return for investors.

Newcastle-based Oak achieved significant growth across the business, supported by Maven's investment that helped scale the platform, strengthen the senior team and expand enterprise capabilities. Its award-winning software is now used by leading brands including NatWest Group, Burger King UK, Aldi, Five Guys and Halfords.

Horizon Ceremonies

Sector	Return	IRR
Crematoria	2.5x (deferred up to 2.99x)	19.6%

In July 2025, Maven completed the sale of Horizon Ceremonies, a leading independent crematorium developer and operator, to a major UK public sector pension fund.

The transaction delivered a strong return for Maven Investor Partners of 2.5x cost, with additional deferred consideration offering potential further upside.

Maven supported the business in scaling its operations, with Horizon now operating three high-quality crematoria across Scotland and the West Midlands while progressing two further sites through planning.

Blacktrace

Sector	Return	IRR
Life Sciences	2.74x	16.7%

In July 2023, Maven exited Blacktrace via a sale to Unchained Labs, a U.S. corporate backed by the Carlyle Group. Blacktrace develops and manufactures premium scientific instruments, microfluidic components and nanomaterials for molecular biology, advanced chemistry, microfluidics and nanotechnology markets.

Maven's investment supported the company's world-class innovation, which has seen continuous development and launch of new life science products and technologies.

These are a selection of realised investments chosen to illustrate our approach; they are not representative of the performance of the portfolio as a whole. Not all investments perform in this way, some have returned less than the amount invested and others have resulted in a total loss of capital. Past performance is not a reliable indicator of future results.

Recent exits: Property

Greenock

Sector Retail | **Return** 1.75x | **IRR** 25.41%



Maven completed the sale of a prominent retail asset in Greenock, Scotland, comprising a substantial 41,600 sq ft unit with approximately 190 car parking spaces. The property was fully let to B&M Retail Limited on a long-term lease expiring in August 2032, providing a secure and attractive income stream throughout the investment period. Acquired in November 2019, the asset generated regular income distributions for investors and benefited from strong occupational performance.

The property was sold to Propshare Capital in August 2022 for £4.4 million, delivering a 1.75x return for Maven Investor Partners.

Paradigm Portfolio (Glasgow)

Sector Office/ Industrial | **Return** 2.58x | **IRR** 18.2%



Maven completed the final sale from its Paradigm Portfolio in 2026, which comprised of 14 office and industrial assets across Glasgow and the surrounding areas. Throughout the investment, Maven executed a phased disposal strategy supported by targeted asset management initiatives that enhanced income and strengthened the portfolio's investment profile. Strong occupancy, robust rent collection and reduced leverage underpinned the exit.

The final sale concluded a long-term regional investment, exceeding forecast returns and demonstrating Maven's ability to actively manage and realise value from UK regional commercial assets.

Hampton by Hilton (Manchester)

Sector Hotel | **Return** 1.87x | **IRR** 15.51%



Investor Partners provided a secured mezzanine loan to the developer and owner of a 221-bedroom Hampton by Hilton hotel in Manchester city centre. The hotel, which opened in November 2020, required additional funding to support cashflow during the impact of Covid-19. Located in Manchester's Northern Quarter, it has since traded consistently well, benefiting from strong business and leisure demand and proximity to key transport links and major venues.

The mezzanine loan delivered interest of 15% per annum and was fully repaid in June 2025, with investors also retaining an equity warrant.

Not all investments will achieve their objectives. Some investments may underperform expectations or fail altogether, and investors may lose part or all of their investment.



Why Maven

13
Offices

120+
Team Members

£1bn
Invested in UK Businesses

600
UK Businesses Backed

Maven is one of the UK's most active lower-mid market investors, with a track record spanning more than 15 years. A core differentiator of Maven is its regional sourcing model. Operating from 13 offices across the UK, our team is deeply embedded in local markets and has built longstanding relationships with business owners, advisers and developers. This local presence generates a strong flow of proprietary and off-market investment opportunities.

Investor Partners offers more than access to individual investment opportunities. It provides access to Maven's disciplined investment approach, regional network and proven capability to originate, execute and realise value across private equity and property. Maven also invests alongside its client investors, ensuring alignment of interests throughout the investment lifecycle.

Source: Internal as at July 2026.

Become an Investor Partner

If you are an experienced investor looking to access private equity and property opportunities on a deal-by-deal basis, Maven Investor Partners offers a flexible route into private markets.

To begin receiving opportunities, contact us and register your interest.

investorpartners@mavencp.com
0141 206 0116
mavencp.com/mip

Our client support team



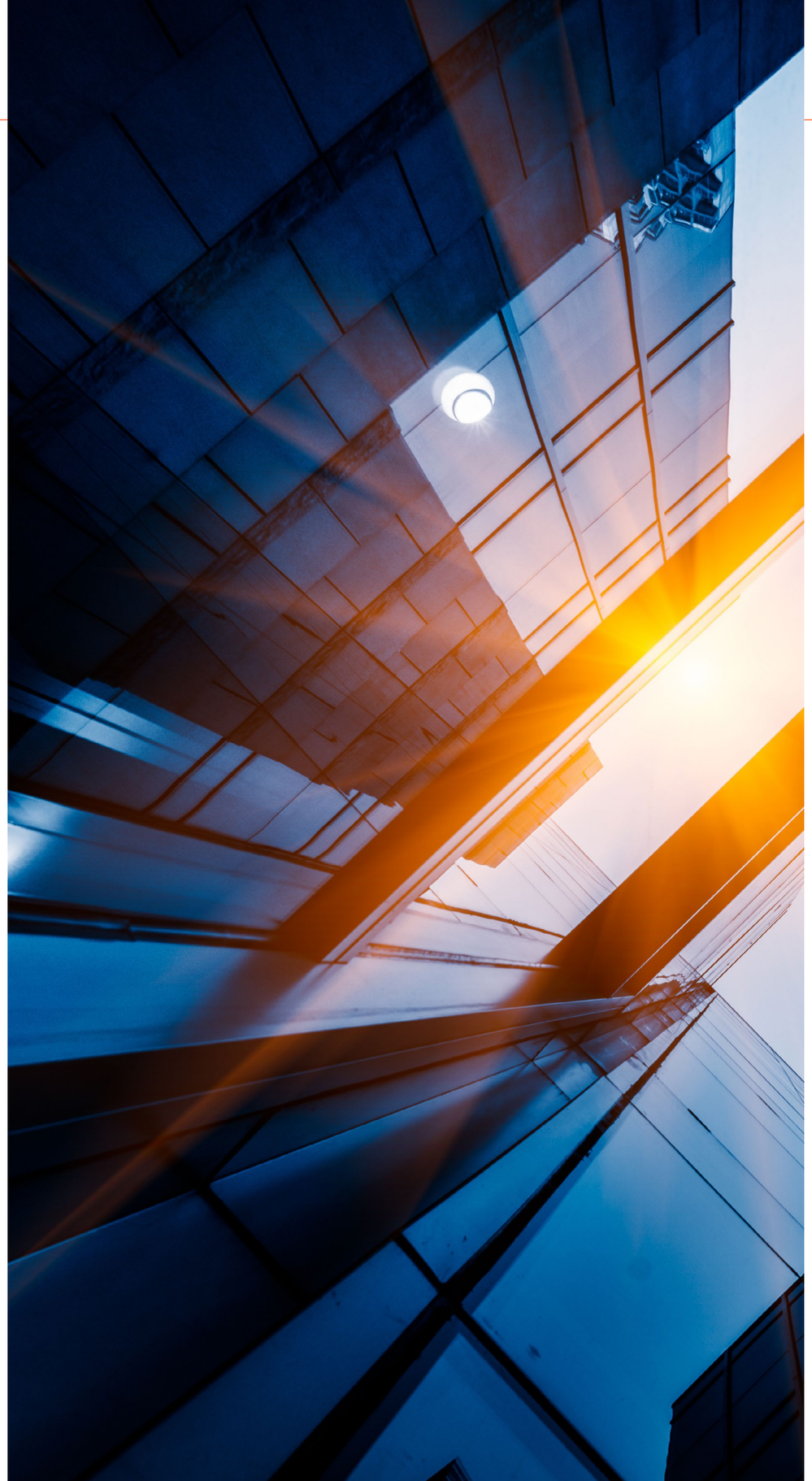
Katie MacRaild
Partner



Victoria McGurran
Director of Private Client Relations



Francesca Foy
Co-Investment Manager



Important Information

This document is not a financial promotion nor an invitation to invest and the information contained herein should not be relied on as the basis of an investment decision.

Maven investments are intended for Professional Clients and institutional investors only. Such investments are only suitable for investors who are able to evaluate and understand the risks and merits of such investment and have the resources to bear any loss that may result from such investments. Investment opportunities will not be made available to prospective investors until they have demonstrated to Maven's satisfaction that they have sufficient expertise and experience of this type of investment and meet the tests set out by the FCA in order to be treated as a Professional Client.

MAVEN

Maven Capital Partners
Kintyre House
205 West George Street
Glasgow G2 2LW

0141 306 7400

investorpartners@mavencp.com

Maven Capital Partners is a subsidiary of Mattioli Woods Limited.
Authorised and regulated by the Financial Conduct Authority