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FUTURE POWER CAPITAL

Real Estate Criteria

How we assess property as a distinct asset class.

Future Power Capital Ltd

2026 Edition

INSTITUTIONAL — REAL ESTATE CRITERIA

How we assess a property opportunity

Real estate is held and managed as a distinct asset class within our diversified balance sheet. This document sets out the factors we weigh when assessing a property opportunity.

What we assess

- **Location and underlying demand** for that use in that market, not just the current headline rent.
- **Tenant quality and lease structure**, where the asset is already let.
- **Structural condition** and the realistic cost of any work the building needs.
- **Redevelopment or repositioning potential**, and whether the plan to realise it is genuinely achievable.
- **Clear legal title** and a straightforward path to closing, with no unresolved third-party interests.

How this fits our broader approach

As with our other activities, real estate positions are held as principal, under our own governance, and valued according to the dynamics of that asset class rather than folded into our equity activity. We treat every property on its own facts.

> This document describes our general approach to assessing real estate opportunities. It does not disclose or refer to any specific property, transaction, or valuation.

Get in touch

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FOUNDER & DIRECTOR

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Future Power Capital Ltd — company number 16778446 (England & Wales). Registered office: The Tea Building, 56 Shoreditch High Street, London, E1 6JJ, United Kingdom. Incorporated 10 October 2025. Founder & Director: Silas Trent.

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[View our official record on Companies House]