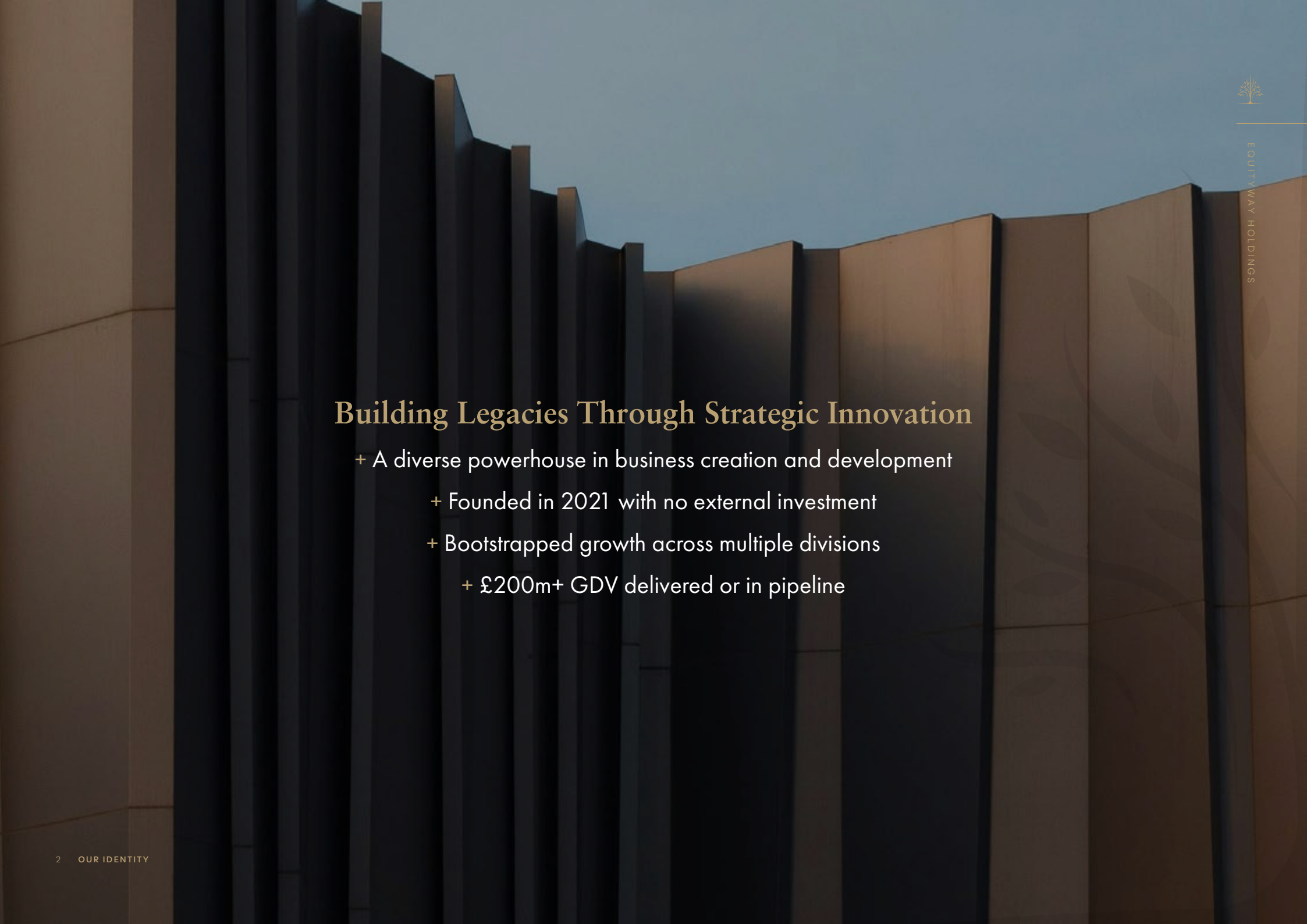


EQUITYWAY HOLDINGS



Building Legacies Through Strategic Innovation

+ A diverse powerhouse in business creation and development

+ Founded in 2021 with no external investment

+ Bootstrapped growth across multiple divisions

+ £200m+ GDV delivered or in pipeline

About Equityway Holdings

Equityway Holdings is a dynamic, diversified group driving innovation across construction, engineering, healthcare, and development. With deep expertise in business creation and turnaround, we strategically grow ventures that align with our long-term vision, shaping industries, building legacies, and expanding into ever-greater diversity.



Vista, Sheffield

Equityway Holdings

A rapidly growing force managing multi-million-pound businesses and projects across 6 specialised companies.

Our Vision

We don't just build businesses, we create enduring legacies through vision, innovation, and strategic growth.

Why Partner with Us

Access to a proven track record with 28+ active clients, including blue-chip giants and publicly listed firms.

Scale That Delivers

108 dedicated staff powering £150m+ in live projects, from concept through to final completion.

Company Divisions

BDP CONSTRUCTION

100% | BDP Construction

+ £30m-turnover main contractor delivering complex, quality projects.
+ Proven expertise across housing, student, roller-coaster and healthcare projects
+ Delivering construction schemes valued between £5m and £100m.

ALLPHASE

90% | Allphase M&E

+ New M&E company exceeding £5m in turnover.
+ Originally formed to support the Equityway Group.
+ Rapidly expanding with a growing external client base.

alfa INDUSTRIAL SERVICES

25% | Alfa Industrial Engineering

+ Leading specialists in fabrication and mechanical installation.
+ Delivering engineering solutions across multiple sectors.
+ Trusted by Amazon, JLR, Boohoo, P&G, Honeywell.

HARVALE

50% | Harvale Developments

+ Highly experienced developer with a keen focus on PBSA.
+ Recently completed a market leading 202-bed £20m GDV PBSA scheme in Staffordshire.
+ Capable of securing land, providing equity, arranging senior debt and exit via fund.

First Point Care

60% | First Point Care

+ Owns high-quality supported living properties tailored for adults with disabilities or care needs.
+ Leases assets long-term to vetted, specialist care operators on full repairing and insuring terms.
+ Delivers stable, inflation-linked rental income with zero operational or regulatory risk

PRIME FIT-OUT

100% | Prime Fit-Out

+ Specialised interior fit-out business supporting the wider group.
+ Excellent network in the interior design sector.
+ Capable of providing turnkey interior solutions from concept to completion

Property SPVs
As part of the Equityway Group

100% | Equityway Kidsgrove Ltd
£4m GDV
+ 10-unit supported living scheme in Stoke on Trent.
+ AFL signed with Lifeways.
+ Commenced on site in September 2026.

100% | Equityway Tunstall Ltd
£5m GDV
+ 18-unit supported living scheme in Stoke on Trent.
+ AFL signed with Lifeways.
+ Due to complete in February 2027.

100% | Equityway Bradford Ltd
£5m GDV
+ 16-unit supported living scheme.
+ Bradford based.
+ AFL under process.

33% | Equityway Andover Ltd
£2m GDV
+ 6-unit supported living scheme in Stoke on Trent.
+ Lease signed & active with Liaise Healthcare.
+ Asset currently retained.

60% | FPC 1 Ltd
£3m GDV
+ 11-unit supported living scheme in Burnley.
+ Seeking Operator.

50% | Harvale 1 Ltd
£25m GDV
+ 202-unit PBSA Scheme in Stoke on Trent.
+ Completed and Operational.
+ Asset currently retained.

33% | Harvale 2 Ltd
£20m GDV
+ 76-unit PBSA Scheme in Manchester.
+ Commenced on site in Feb 2026.

25% | New St Marys Care Home Ltd
£29m GDV
+ Retirement village across 3 phases.
+ Phase 1 live & on site now, completion Q2 2028.

100% | Equityway Investment 1 Ltd
£26m GDV
+ 245-unit PBSA Scheme in Sheffield.
+ Under construction, completion due Sep 2026.

Property SPVs
As part of the Equityway Group

100% | Equityway Investment 2 Ltd

£15m GDV

+ Potential 70-unit residential scheme at Browside.
+ In Legals.
+ Due on-site January 2027.

100% | Equityway Investment 3 Ltd

TBC GDV

+ Shell SPV's ready for new projects to be secured.

100% | Equityway Investment 4 Ltd

TBC GDV

+ Shell SPV's ready for new projects to be secured.

100% | Equityway Investment 5 Ltd

TBC GDV

+ Shell SPV's ready for new projects to be secured.

Our Team
United by Expertise

At the heart of Equityway Holdings is a team of exceptional talent — leaders, innovators, and specialists working together to build meaningful progress. Their combined experience and shared drive form the foundation of our success across every sector we serve.

- Experienced Leadership
  50+ years combined expertise
- Diverse Talent Pool
  108 staff across six core divisions
- Client-Centric Expertise
  Serving 28+ blue-chip clients
- Innovation Drivers
  £150m+ in live projects delivered
- Collaborative Culture
  United by a shared vision



Meet the Team



Steven Donlon
CEO



Robert Talbot
Director



Sushmita Duttagupta
Director



Jason Lewis
Director



Sean Fitzgerald
Project Director



Jake Buxton
Construction Manager



James Kinsey
Commercial Manager



Beth Rushton
Senior Buyer



Building Value. Delivering Capability.

Showcasing the reach, value, and delivery power behind our portfolio

Nemesis Reborn at Alton Towers Resort | Built by our construction division, BDP Construction Ltd

Premier Properties - Owned, Managed & In Development

Across the UK, Equityway Holdings delivers high-performing developments that unlock growth for investors, operators, and communities — from supported living and healthcare schemes to mixed-use and state of the art student developments. Each project is designed to create long-term value through quality, innovation, and sustainability. Our end-to-end capabilities empower clients to move faster and with greater certainty — from acquisition and planning to construction and management.

- Flagship Portfolio: ICON, Vista Sheffield, Scotia Road Tunstall, Bradford, Kidsgrove, Burnley, Andover — and growing.
- National Reach: Strategic assets across key UK regions, mapped for accessibility and growth.
- Sustainability Focus: Green-certified retrofits and eco-conscious development practices.
- Operational Strength: Integrated expertise across construction, engineering, and healthcare.
- Scalable Delivery: Proven ability to manage complex projects from concept to completion.
- Securing blue-chip leaseholders and operators, including Lifeways, Liaise and Homes for Students.



Introducing Our Flagship Assets

PROPERTY STRENGTH

+ High-yield UK commercial estate portfolio
+ Healthcare, PBSA & mixed-use focus
+ Operational, on-site and pipeline schemes
+ Strong regional operator partnerships

CAPABILITY STRENGTH

+ In-house development & project delivery
+ Construction, M&E, demolition, fit-out
+ Operator-backed leasing strategy
+ End-to-end execution control



Browside, Liverpool | Constructed & Developed by the Equityway Group

STATUS: Completed

Icon House, Stoke-on-Trent

GDV: £25 MILLION
COMPLETION: 2025

Icon House is a landmark student living development in central Stoke-on-Trent, comprising 202 luxury studios designed for today's students. The six-storey scheme redefines PBSA standards with self-contained apartments, high-spec communal spaces, a gym, esports hub, and landscaped courtyards. Ideally located just five minutes from Stoke-on-Trent station, it offers excellent access to Staffordshire University and Keele University within a thriving academic community.



Project Highlights

+ 202 premium studios – fully self-contained with kitchenettes and en-suite bathrooms.
+ On-site amenities include a gym, study zones, gaming suite, and landscaped courtyards.
+ Sustainable site with extensive rooftop photo voltaic panels.
+ Serving over 26,000 students across Staffordshire and Keele Universities.

STATUS: On-site / AFL Signed

Scotia Road, Tunstall

GDV: £5 MILLION
DUE TO COMPLETE: FEB 2027

Scotia Road is a purpose-built supported and assisted living development in Tunstall, Stoke-on-Trent, delivering 18 high-quality one-bedroom apartments across three buildings.

Designed to meet growing regional demand for specialist care accommodation, the scheme includes a dedicated management suite and landscaped communal spaces. With construction underway and a long-term lease secured with a CQC-accredited operator, the development offers strong operational resilience and long-term income visibility.

Project Highlights

+ 18 self-contained one-bedroom assisted living apartments within a complex setting.
+ AFL secured with Lifeways - CQC accredited operator.
+ 15-year FRI lease with CPI-linked rent reviews.
+ Dedicated on-site management and therapy facilities.









STATUS: Under Construction

Vista, Sheffield

GDV: £26 MILLION
SCALE: 245 UNITS

Vista is a modern PBSA development in Sheffield, comprising 245 high-quality student apartments. Offering a mix of studio and shared accommodation with premium finishes. Ideally located near Sheffield city centre and Kelham Island, Vista provides students with excellent access to the city's leading universities, employment opportunities and cultural amenities.

Project Highlights

+ 245 modern student apartments, offering a mix of studios and shared accommodation.
+ £26m GDV, reflecting strong demand within Sheffield's growing student accommodation sector.
+ Amenity-led PBSA with stylish communal areas and lounge, laundry facilities and secure bicycle storage.
+ Perfectly positioned close to Sheffield city centre, Kelham Island, major transport links, and only a minute's walk from Sheffield Hallam University.
+ Situated within a city home to 65,000+ students, multiple universities and major employers.

STATUS: On-site

Bierly Court, Bradford

GDV: £5 MILLION
COMPLETION: Q1 2027

Bierley Court is a flagship supported-living development in Bierley, Bradford, comprising 16 high-quality one bedroom apartments designed for specialist care. The two-storey scheme meets strong local demand with modern communal areas, management facilities, and dedicated well-being spaces. Fully secured by a 25-year lease with a CQC-accredited operator with full commissioner support and ICB approval, it ensures long-term stability and consistent care provision. Ideally positioned within an established residential community, it offers essential access to local amenities and health services in a thriving care-led environment.



Project Highlights

+ 16 high-quality one bedroom apartments designed for specialist care.
+ Average apartment sizes exceeding 65m² plus 85m² of supporting staff space.
+ Passenger lift and ample parking offering full accessibility for residents, staff and visitors.
+ Situated in a high-demand area for supported and assisted living accommodation.
+ C2-approved property formerly operating as a care home, now secured under a long-term lease with a CQC-accredited provider.

STATUS: AFL Signed

Kidsgrove, Stoke-on-Trent

GDV: £4 MILLION
COMMENCED ON SITE SEP 2026

A purpose-built supported living development in Kidsgrove, Stoke-on-Trent, delivering 10 high-quality one-bedroom bungalows. Designed to meet growing regional demand for specialist care accommodation, the scheme includes a dedicated management suite and landscaped communal spaces. Currently in planning and a long-term lease secured with a blue-chip care provider, the development offers strong operational resilience and long-term income visibility.



Project Highlights

+ 10 high quality, self-contained one-bedroom assisted living bungalows within a complex setting.
+ AFL secured with Lifeways - CQC accredited operator.
+ 15-year FRI lease with CPI-linked rent reviews.
+ Dedicated on-site management and therapy facilities.

STATUS: Operational

Walker House, Hampshire

GDV: £2 MILLION
COMPLETION: DEC 2025

Walker House is a high-acuity residential care home located in Andover, Hampshire, providing specialist, bespoke support for adults with learning disabilities, autistic individuals, and those with complex needs and behaviours of concern.

The home has been refurbished in line with national standards and NICE guidelines and is designed to deliver a safe, enabling, and highly personalised care environment. Operated by Liaise Healthcare, the asset benefits from an established regional support network and a strong outcomes-led care model.

Project Highlights

+ 5-bed specialist residential care home.
+ High-acuity service for complex needs.
+ 24/7 on-site staffing and registered manager.
+ Bespoke bedrooms with wet-room adaptability.
+ Operated by Liaise Healthcare (South Region).





STATUS: In Legals

Browside, Everton

GDV: £15 MILLION
COMPLETION SCHEDULED Q4 2027

Browside is a boutique residential development in Everton delivering a collection of modern, high-quality apartments designed for contemporary living. The scheme features well-planned layouts, premium finishes and landscaped outdoor areas, all set within a desirable Merseyside location. With strong access to local amenities, transport links and surrounding countryside, Browside offers an attractive balance of convenience and lifestyle within a growing commuter town.



Project Highlights

+ £15m Gross Development Value, reflecting strong market fundamentals.
+ Completion scheduled for Q4 2027
+ Boutique residential scheme delivering high-quality, modern apartments.
+ Landscaped outdoor areas enhancing resident amenity and overall appeal.
+ Prime Merseyside location with strong access to local amenities and transport links.
+ Positioned within a growing commuter town offering sustained residential demand.





STATUS: Under Construction

Renshaw House, Manchester

GDV: £20 MILLION
COMPLETION: AUG 2027

Renshaw House is a modern purpose-built student development in Ardwick, Manchester, delivering 76 high-quality apartments across a striking four and five-storey building. The scheme combines self-contained living with premium communal amenities and benefits from excellent connectivity to Manchester's universities, hospitals and transport links near the Oxford Road Corridor.

Project Highlights

+ 76 purpose-built en-suite studio apartments, including accessible larger units for disabled students.
+ Extensive resident amenities including gym, quiet study rooms, group study areas, podcast suite, social laundry and communal lounge spaces.
+ Landscaped outdoor amenity garden with seating areas and biodiversity-led planting strategy.
+ Excellent sustainable transport provision with 80 cycle spaces, car-free operation (excluding accessible bays), upgraded pedestrian crossings and improved public realm.

STATUS: On-site

St Dominic's Convent, Staffordshire

GDV: £29 MILLION
COMPLETION: Q2 2028

St Dominic's Convent in Stone is set to become a retirement village offering a full range of on-site care, so residents can stay within the community as their needs change. The major redevelopment will create a retirement village with modern accommodation designed for independent living.



Project Highlights

+ Three-phase development – developed into a retirement village offering a full range of on-site care.
+ The scheme adapts existing buildings for residential use and reconfigures their interiors to meet residents' needs while preserving the site's historic character.
+ Phase 1 underway – Construction is now on site.
+ The development is currently scheduled for completion in the second quarter of 2028.

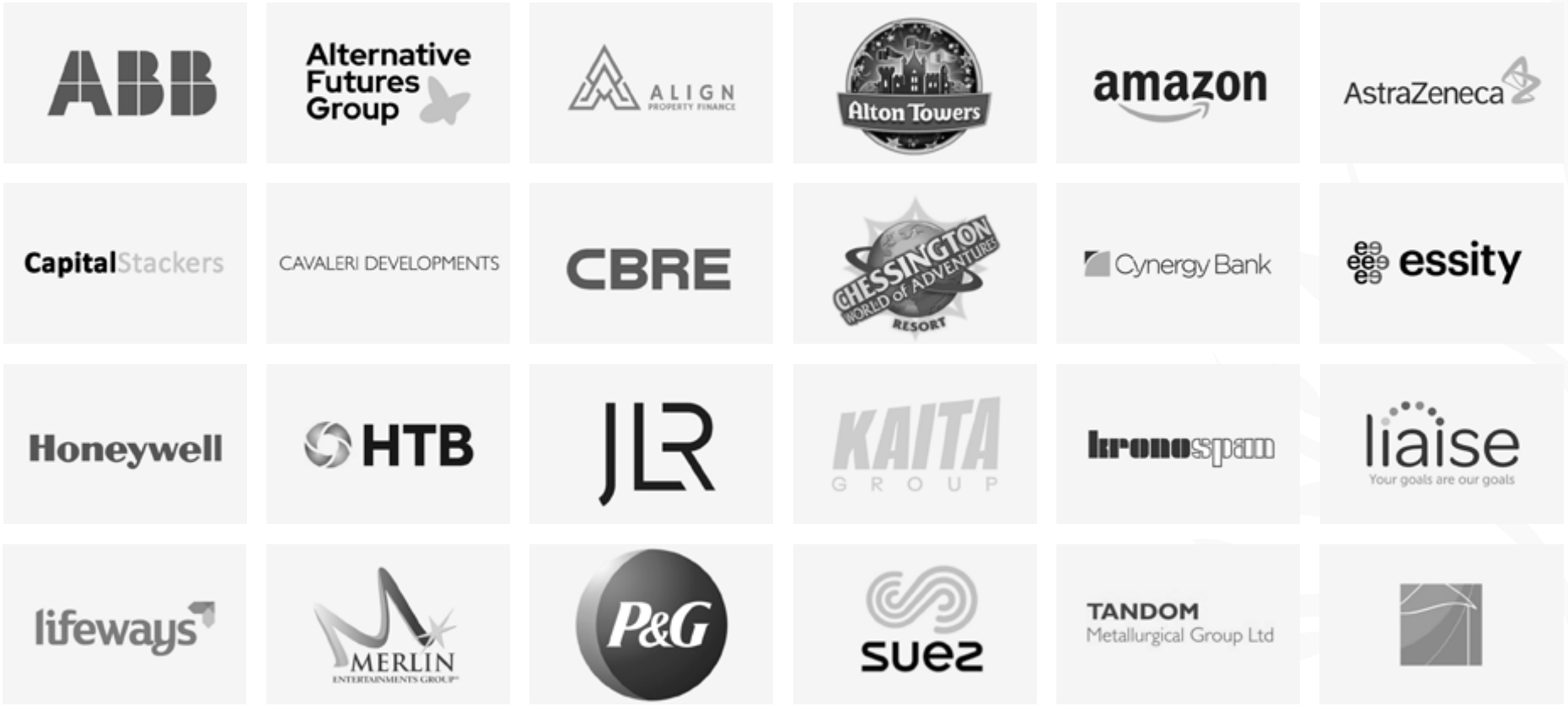
Development Potential

+ Sites primed for phased expansion
+ Residential, retail & healthcare planning secured
+ Strong local authority relationships
+ Flexible exit routes (hold, refinance, fund sale)

Sustainability Focus

+ EPC upgrades & low-carbon retrofits
+ Energy-efficient M&E systems
+ BREEAM-targeted new builds
+ Long-term asset resilience strategy

Our Trusted Partners & Clients



Our Commitment to the Future

As the Equityway Group continues to grow, so does our responsibility — to the people we employ, the communities we build in, and the environment we build on. This is the start of a Group-wide commitment, reviewed and built on every year.

Our Pledge. This marks the beginning of a Group-wide commitment. We'll review our progress annually, be transparent about what we've achieved, and continue to strengthen our approach as the business evolves.



Wythenshawe FC

Environmental

We're committed to making better choices on every project, as standard rather than by exception:

+ Specifying solar PV and energy-efficient building fabric wherever a scheme allows it.
+ Reducing site waste through responsible segregation, recycling, and closer supply chain collaboration.
+ Sourcing materials and labour locally wherever practical.

Social

Equityway has a long-standing relationship with Wythenshawe FC, a grassroots community football club with teams spanning young children through to veteran age. We're proud to continue supporting a club that gets people into sport — and we're committed to growing that support, alongside apprenticeship and training opportunities across the Group.

This commitment will guide every business within the Equityway Group, providing a shared framework for how we build, operate and grow responsibly.

Ready to Build Your Legacy?

Connect with Equityway to discuss bespoke investment structures and partnership opportunities across our diversified property and development portfolio.

- Investment Highlights:
  Proven ROI through diversified assets and strategic growth.
- Let's Discuss:
  Schedule a consultation to explore our divisions, properties, and custom capabilities.
- Contact Us:
  01565 980 670
  info@equityway.co.uk
  www.equityway.co.uk
- Visit Us:
  The Ballroom, Royal George Building,
  2 Regent Street, Knutsford, Cheshire,
  WA16 6GR, United Kingdom



Icon House, Stoke-on-Trent



Equityway Holdings

Strategic vision. Unmatched execution.

Sherwood Mental Health Facility | Built by our construction division, BDP Construction Ltd

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