

DELANCEY LAUNCHES A TRANSITIONAL REAL ESTATE LENDING STRATEGY AS PART OF EXPANDED CREDIT PLATFORM

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- New strategy will target transitional and bridge situations across all UK real estate sectors
- AlbionArc Capital will provide short-to-medium term whole loans to high quality sponsors
- Anchored within a growing credit platform, the new strategy follows Delancey's successful DCIF 1 fund and last year's lending partnership with Cynergy Bank

London, February 2026 - Delancey, a UK-focused property and real estate infrastructure asset and investment manager, has launched a new specialist real estate credit strategy.

The strategy, known as AlbionArc Capital, will be sector-agnostic, targeting transitional and bridge situations, providing short-to-medium term whole loans of £10m and above, with terms between 12 – 36 months. Development assets are included with the strategy's scope.

AlbionArc Capital is established as a long term, scalable strategy designed to recycle capital efficiently and deploy substantial volumes across UK real estate credit opportunities. As with Delancey's existing debt strategies, this transitional real estate finance strategy will lend across sectors, with a strong emphasis on high quality sponsors and liquid assets. The strategy is well-capitalised and benefits from an already identified pipeline of opportunities, with potential loans being considered across the open-market-sale, office, and senior living sectors.

Delancey, which was founded by Jamie Ritblat in 1995 and manages over £6bn in assets across debt and equity strategies, has a strong track-record in whole and mezzanine lending across different asset classes. Noteworthy transactions include participating in the £235 million refinancing of 280 Bishopsgate a c.275,000 sq. ft. Grade A office building in the City of London, and the £135 million refinancing of the Notting Hill Gate Estate, a rare, near-fully-let c.185,000 sq. ft. freehold estate.

In Summer 2025, Delancey established a strategic lending partnership with Cynergy Bank, a UK business bank. Formed as a non-exclusive, multi-year programmatic joint venture, the partnership is originating and executing senior and whole loans ranging from £10 to £80m.

Adnan Ozair, Managing Director - Fund Strategies at Delancey, said : "Our new UK real estate credit strategy, backed by sophisticated investors with extensive experience in, and continuing appetite for, the UK market, is designed as an attractive option for borrowers seeking transitional or bridge financing.

For further information,
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Adnan Ozair

Head of Credit Investment
Delancey

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AlbionArc Capital will offer flexible, interest-only debt that allows clients to move quickly on acquisitions, refinancing, or transitional business plans. We will work collaboratively with our borrowers to meet their investment and development timelines.

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Martin Kom, Head of Credit Investment at Delancey, added: "A convergence of structural forces, from changing work patterns and consumer expectations to rising sustainability requirements, are driving a near-constant need for assets to be repurposed, which is heightening demand for transitional finance. Regulatory restraints are also encouraging traditional banks to move risk off their balance sheet, creating an opening for specialist alternative lenders like Delancey to provide shorter duration products to investors in the UK real estate market.

"While the nature of AlbionArc Capital's loans will be shorter-term; we will be focused on building long-term relationships with quality developers and investors with whom we want to do repeat business."

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