

# Delancey launches new real estate credit strategy

12 Feb 2026 | 10:15 | London | by Janaire Einstein Francisco

AlbionArc Capital will target transitional and bridge lending opportunities



Adnan Ozair

- **What** Delancey has launched AlbionArc Capital, a new specialist real estate credit strategy
- **Why** Sector-agnostic strategy will target transitional and bridge lending opportunities
- **What next** Terms range from 12 to 36 months and will include development assets

London-based investment manager Delancey has launched a new specialist real estate credit strategy.

AlbionArc Capital is a long-term, scalable strategy, designed to recycle capital efficiently and deploy substantial volumes across UK real estate credit

opportunities.

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

AlbionArc Capital 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 manages more than £6bn in assets across debt and equity strategies, has a track record in whole and mezzanine lending across different asset classes. Noteworthy transactions include participating in the £235m refinancing of [280 Bishopsgate](#) and the £135m refinancing of the [Notting Hill Gate Estate](#).

In August 2025, Delancey formed a [strategic lending partnership](#) with Cynergy Bank. The duo aims to provide up to £1.5bn of property-related debt transactions over the next three years.

The partnership will focus on originating and executing senior and whole loans, ranging from £10m 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. We will work collaboratively with our borrowers to meet their investment and development timelines."

Martin Kom, head of credit investment at Delancey, added: "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."