



## Buildings with a Future.

### Executive Overview.

Glo Living has developed a four-year strategy to deliver a minimum of 250 highly insulated, energy-efficient residential units per year in strategically selected locations across the North and Southwest of the UK.

The South West property market-particularly in South Devon, where we are actively targeting developments-continues to demonstrate strong growth. This trend is mirrored in key areas of Yorkshire and other high-potential regions across the country.

Our sector intelligence indicates consistent demand and robust activity, with numerous live development schemes already in the construction phase and groundworks underway.

### Strategic Expansion & Leadership

To support this ambitious growth, Glo Living has strengthened its leadership team:

- **John Wilby, Managing Director** - leads GLO Living with 30+ years of experience in building premium homes and managing major projects across the UK.
- **John O'Hare, Commercial Manager** - brings over 30 years' experience with leading national housebuilders.
- **Colin Morris, Accounts Manager** - over 40 years' expertise in corporate finance and accounting.
- **Simon Mallinson, Land & Package Manager** - more than 30 years' experience in land acquisition and planning.

This collective expertise positions Glo to identify, acquire, and deliver development sites with precision and efficiency.

### FACTS AND FIGURES

|                                                                                     |                    |                             |
|-------------------------------------------------------------------------------------|--------------------|-----------------------------|
|    | ISIN               | Available on Request*       |
|  | Issuer             | Orpheus Capital             |
|  | Strategy Manager   | Shire Capital Limited       |
|  | Paying Agent       | Incore Bank Switzerland     |
|  | Custodian          | Swissquote Bank Switzerland |
|  | Issue Price        | GBP 1,000 per Product       |
|  | Currency           | GBP                         |
|  | Annual Income      | 8% pa                       |
|  | Fees               |                             |
|                                                                                     | Issuance fee       | 1%                          |
|                                                                                     | Management fee     | 2% pa                       |
|                                                                                     | Administration fee | 1% pa                       |
|                                                                                     | Distribution Fee   | Up to 5%                    |



## About Glo Living .

Glo Living is a forward-thinking property development company focused on creating sustainable, energy-efficient residential homes that comply with the UK Future Homes Standard. Our homes are built using advanced materials and methods that reduce carbon emissions by up to 80%, while offering high comfort and long-term value for residents and investors alike.

**Our Mission:** To design and deliver lifestyle-driven homes that meet the evolving needs of modern living—combining sustainability, energy performance, and architectural excellence.

**Our Vision:** To become the UK leader in sustainable residential development through innovation, design integrity, and environmental responsibility.

## Key Differentiators .

**Turnkey Delivery** - From design through to handover and after-sales care.

**Modern Construction Technologies** - Including Amvic Insulated Concrete Formwork (ICF) and Isoquick modular foundations.

**Design Flexibility** - Collaboration with RIBA-accredited architects for tailored, high-performance living spaces.

**Cost Efficiency** - Delivering premium-quality housing at competitive build and operational costs.

## Why Invest Now? .

**Regulatory Momentum** - Compliance with the Future Homes Standard will be mandatory by 2025.

**Surging Demand** - Growing interest from buyers and investors seeking sustainable living solutions.

**Government & Community Support** - Strong local backing for energy-efficient and environmentally conscious development.

**Sector Shift** - Increasing adoption of Modern Methods of Construction (MMC) across the industry.





## Target Segments .

Residential housing  
Urban redevelopment projects  
Energy-conscious homeowners and investors

## GLO Construction Innovation .

**Amvic ICF System:** Airtight, soundproof, and thermally efficient.

**Isoquick Raft Foundation:** Pre-insulated modular foundations for faster, cleaner builds.

**Modern Design Approach:** Triple-glazing, high-performance insulation, and zero thermal bridging.



## Benefits to Investors .

### Financial .

Access to premium developments at below-market cost  
Lower running costs for end buyers = enhanced resale value  
Streamlined delivery = accelerated returns

### Environmental .

Dramatically reduced carbon footprint  
No use of harmful HCFCs or CFCs  
Lower energy consumption and construction waste

### Social .

Healthier indoor living environments  
Reduced flood risk through innovative ground design  
Improved acoustic performance for modern lifestyles



# A Vision for Sustainable Living .

Glo Living isn't just building homes - we're shaping the future of residential development in the UK. Our projects combine environmental innovation, modern design, and financial performance to deliver long-term value for both residents and investors.

Backed by strategic partnerships, regulatory alignment, and a compelling growth plan, Glo Living represents a timely and transformative investment opportunity in the green housing revolution.



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a Future.**