

Toby Hunter

❖ **2014 – Current - Property Investments and developments** – Director and Trustee

Personal purchases of several investment properties including; office, industrial and retail. Furthermore the development of land around Dreamland and the processing of the CPO compensation claim with Thanet District council. TH owns many companies to which one of them being Hungerford Park Ltd and also Maritime Capital. He is also the head Trustee of The Hunter Family Settlement No.2 which has been buying and selling property since 1997.

❖ **2012-14 – date Consultant** – Sole Proprietor

Advising various companies on debt, treasury, structures and general development and investment matters. The properties range from residential portfolios, to individual developments to office and industrial complexes. Based either within the M25 or along the M4 corridor. Property and debt transactions between £.5 million and £70 million.

❖ **2011 – date Storagebox (Strandbase Limited)** – Director and Chief Executive

The personal and business storage business was acquired from administrators, along with the property (acquired by cornhall Ltd) in autumn 2011. A rebranding exercise was carried out along with a refit of the shop and the introduction of some new management and marketing processes. This led to the increase of occupation from 63% to 91% in July 2014. The business is based in Hersham, between Esher, Weybridge and Walton-on-Thames. The business was then sold for £4.9 million in January 2015.

❖ **2010 – 2012 Baleday Limited** - Director and Chief Executive

Purchased on behalf of a Trust based in Gibraltar the assets of a business that operated AGC gambling premises in and around London. The business was acquired for £4.5mil plus obligations amounting to a further £3.3mil from Administrators (Baker Tilly). This business operated 65 premises with a turnover of c£22mil and EBITDA of around £4mil. This business was sold in November 2011, to Marwyn Group, for a sum to include debt of around £15.4 mil plus interest on an accruing basis. TH remained as a Director until Loan Notes created by the sale were repaid.

❖ **2009 – 2010 Project Maritime** – Project Leader & Investor

Worked with a group of Senior Property and Business figures to acquire a fund management business managing £250mil of UK investment property. This was a fund based in the Isle of Man and managed from London. This deal aborted as the owners of the business agreed to sell to the incumbent management team, following counsels advice about the structure of the fund.

❖ **1993 – 2009 - Waterbridge Group Limited – Founder, CEO, Director, Shareholder**

Responsible for Group strategy, investment, and special projects in property investment and management. Waterbridge had three principle activities, the largest of which was property investment. The group established many private client property funds investing in the UK, with assets under management totalling circa £300 million. Waterbridge also carried out property development including planning and construction. The trading division of Waterbridge involved projects in hotels, serviced offices and self storage.

❖ **1992 to 1993 - Self Employed - Property Investment Manager**

Acted for a select group of wealthy individuals, advising them on property investment, lease management, acquisition, and finance structures. This involved negotiating with banks both for new facilities and re- structuring of existing facilities and acting as investment manager on joint venture projects with other property companies.

❖ **1990 to 1991 - Organisation: First Property Funding Limited - Director and Shareholder**

This company was formed by Toby and his co-operative at First Property Finance. The company served its client developers via a team of six commercial financial advisors, with instructions on 40 separate newly constructed schemes. Toby's role in this organisation was to oversee the placement of proposed funding packages and also to further relationships and links with financial institutions. He was also responsible for broking of investment and development finance.

❖ **1989 to 1990 - First Corporate Finance Limited (Subsidiary of Templemore MVI Group) - Consultant**

Joined First Corporate Finance, initially with the remit to continue and grow the business finance broking service and to research the viability of a more main stream operation in this sector. In January 1990 he set up the division, First Property Finance, to specifically sell commercial mortgages to the would-be owner-occupiers of light industrial Hi-Tech office units.

❖ **1988 to 1989 – Organisation: Allied Dunbar Assurance Plc – Assurance Advisor**

Toby was recruited to Allied Dunbar and following the induction and training course sold assurance policies, pensions, residential and commercial mortgages to small and medium sized businesses in Hampshire. Toby set up links with national franchised business sales organisations, which involved recruiting financial advisors to help the process of buying and selling a business.

- ❖ **1986 to 1988 - Organisation: Hunter's Parties** - Partner, August 1986 to March 1988

Toby formed with his sister, Frances, a party organising business with the focus on catering and music entertainment. The business, based in Hampshire, supplied parties to the wealthy and county set.

- ❖ **1983 to 1986 - Organisation: Virgin Retail Limited** - Manager, December 1983 to August 1986

Toby began as a retail and storeroom assistant in the York branch of Virgin Record Stores. In January 1985 he was promoted to Assistant Manager of the new Aberdeen store. In September 1985, Toby was promoted to Store Manger of the Southampton store. In March 1986, Toby was promoted to run the Manchester store based in the Arndale Centre with a team of 20 people, a multi-million pound turnover and one of the larger Virgin Record Stores.