

**CROWN GOLF**

Crown Golf Ltd, owned by Australia’s Bangarra Group, has appointed Fairway Capital as investment advisor and manager to one of the UK’s largest privately owned golf portfolios, with the aim of creating a real estate holding worth in excess of £1.3 billion (GDV) providing 3,500 plus new homes, including close to 1,000 affordable housing units, alongside retained golf facilities.

The real estate portfolio comprises eight major golf courses covering 1,432 acres (580 hectares) in locations across Greater London, the South-East and South-West of England.

[The Business Times \(May-25\)](#)

[Bloomberg News Article \(May-25\)](#)



**FCP FUND II**

Fund II, which launched in March 2023, held its Final Close in April and is making its final (4) acquisitions in Belgravia and Mayfair. Grosvenor are providing competitive debt terms.

The Belgravia Garage project on Eaton Mews West is progressing well. The scheme will provide c.5,000 sq ft of office and x6 Freehold mews houses, each with a private garden and parking. In addition, the private mews will benefit from automated bollards at each end, providing further security.

**PERFORMANCE**

We have been involved with £120m of resales within Q4-24 & Q1-25 with some of the larger sales featuring in the press:

- Belgravia Mansion sells for 38m [\(National News Jan-25\)](#)
- Mayfair apartment sells for £26m [\(The Standard – Feb 25\)](#)
- Former Rolls Royce HQ Sells [\(Wall Street Journal – Jan-25\)](#)

**FAIRWAY CAPITAL PROPERTY FUND III L.P.**

We will be launching Fund III in Q3-25. The Fund will target a 20% IRR and 2x Equity Multiple through acquiring for development and resale a diversified portfolio of residential property development and refurbishment opportunities in prime central London (“PCL”). We have a growing pipeline of opportunities across PCL, which we will be looking to acquire through a £300m targeted fund raise from institutions, family offices and individual investors. Please get in touch if you would like more information.

[Fund III – HD Video](#)

**PCL MARKET**

Prime Central London (PCL) has shown resilience despite new tax reforms and wider global economic uncertainty. While there remains a degree of price sensitivity for properties requiring work, best-in-class properties remain limited in supply and continue to achieve record prices. Transaction volumes above £5m were also higher in Q1-25 than in Q1-24 and there remains strong activity from [institutional or ‘smart’ capital](#) into London’s prime market. The Capital’s core fundamentals and status as a safe haven asset class have continued to reassure global investors.

**STRATEGIC PARTNER**

Fairway has partnered with Astarte Capital Partners for Fund III.

Astarte have 230+ years combined investment experience with a strong track record (£5bn GDV) delivering 2x return to date.

**WELCOME TO THE TEAM!**



**SIMON BLAGDEN CBE**

Simon joins Fairway’s Board as a distinguished business leader with over 30 years of experience. Appointed CBE in 2016 for his leadership in advancing the UK’s digital infrastructure, he is widely respected among senior government figures. He has recently been actively supporting Angela Rayner’s planning reforms to drive housing supply across the UK.



**ANDREW CAMILLERI**

Andrew joined us in January following 4 years with Ernst & Young in Sydney and London across their audit & transactions teams and is a Qualified Chartered Account. He brings with him strong financial acumen, understanding of real estate transactions, and first-class financial modelling skills.



**TAMARA MILIĆ**

Tamara will be heading up our Investor Relations department, bringing experience across capital raising and strategic partnerships from roles at the London Stock Exchange and the Private Office of His Highness Sheikh Saeed Al Maktoum. She has led major capital raising efforts across the US, UK, and Middle East.



**LEWIS SYMONDS**

Lewis will join us shortly to lead on the Crown Golf portfolio, leveraging his 6 years of land management and planning experience at Berkeley Group Plc. Lewis’ deep skill set including his experience in development appraisal lends well to assisting in wider due-diligence tasks.



**THE ALFRED DUNHILL PADEL CLASSIC 2025**

Team Fairway were crowned champions of the Aldred Dunhill Padel Classic, held at the Hurlingham Club in London, in aid of Laureus Sport for Good.

16 teams took part and sponsors included Cartier, Bentley, IWC, Pragnell and Evelyn Partners.

**CEO COMMENT**

As we head into the summer months, I’m pleased to share the latest updates from Fairway Capital. With the successful close of Fund II and exciting momentum building toward the launch of Fund III, we are entering a dynamic new phase of growth.

I’m particularly excited to welcome Tamara, Andrew, and Lewis to the team and to begin our work with Crown Golf - a project that reflects our focus on strategic value creation.

I’d like to thank all our partners and investors and look forward to sharing more exciting updates across the year.

**George Brooksbank**

