

INVESTOR OVERVIEW

Deria Group Ltd

Vertically Integrated Property Development & Investment Platform

London & Home Counties, United Kingdom



Strong Double-Digit Returns

**Residential & Commercial
Projects**

**Almost 3 Decades of
Experience**

100% Asset-Backed

CONFIDENTIAL

This document is for informational purposes only and does not constitute financial advice or a formal investment offer.

01 COMPANY OVERVIEW

Company Overview

Deria Group is a vertically integrated property development and construction platform specialising in planning-led value creation, residential development, and long-term asset growth across the UK. We partner with investors, landowners, and strategic partners seeking professionally managed, asset-backed opportunities with strong double-digit return focus and long-term growth prospects.

Our Focus

Deria Group is focused on delivering strong, sustainable double-digit returns for investors and maximising long-term value creation for our strategic partners through carefully selected residential and mixed-use opportunities across the UK.

We target projects where operational control, planning expertise and in-house delivery capability create a clear competitive advantage and unlock significant upside potential.

Our investment strategy is centred around:

- Land with planning and development potential
- Planning gain and value-enhancement opportunities
- Residential new-build developments
- Commercial-to-residential conversions
- Build-to-Rent (BTR) investments and long-term income-generating assets
- Asset repositioning and redevelopment strategies

By combining in-house planning, construction and development expertise, Deria Group is able to identify overlooked opportunities, control project execution, reduce delivery risk and maximise profitability throughout the entire lifecycle of each asset.

Our vertically integrated structure allows us to move efficiently, protect margins and create scalable, long-term value for both capital partners and investors.

02 GROUP STRUCTURE

Vertically Integrated Group Structure

Deria Group operates through a network of in-house specialist companies covering the full property development lifecycle, delivering greater operational control, stronger margins, and faster decision-making.

Deria Group Ltd	Parent company overseeing investment strategy, acquisitions, development, and long-term portfolio growth.
REA Construction Ltd	In-house construction company responsible for project delivery, build quality, cost control, and construction management.
Is and Ren Studios Ltd	In-house planning and architectural company providing planning consultancy, design, development strategy, and planning support.
REA Properties Ltd	Portfolio and asset management company focused on portfolio growth, lettings, and long-term residential asset management.
IRI Properties Ltd	Supports joint venture partnerships, portfolio growth, and strategic asset management opportunities.
Deria Global Services	International operations division based in the Philippines providing back-office support, property sourcing, planning assistance, and marketing.

Why Vertical Integration Matters

Faster Decisions No dependency on third parties for key development choices.	Margin Control Construction and planning in-house reduces cost leakage.	Quality Assurance Direct oversight of every stage of delivery.
Planning Expertise In-house architects maximise planning approval rates.	Scalable Operations International support team enables efficient growth.	Asset Management Retained assets managed in-house for long-term income.

03 DEVELOPMENT PROCESS

Development Process

Every project follows a disciplined four-stage process designed to identify opportunity, maximise planning value, deliver with operational efficiency, and exit or retain assets for optimal return.

01 Source	02 Optimise	03 Deliver	04 Exit / Retain
Identify undervalued land and property with strong planning or repositioning potential.	Unlock value through planning, design, feasibility analysis, and development strategy.	Projects managed through our integrated construction and delivery structure.	Assets sold for development profit or retained for long-term income and portfolio growth.

04 INVESTMENT STRUCTURES

Investment Structures

We work with private investors, landowners, homeowners, strategic partners, and capital providers seeking exposure to professionally managed, asset-backed development opportunities. Structures are tailored to investor objectives and project requirements.

Double-Digit Returns	Predictable, structured double-digit returns over an agreed investment period. Suited to investors seeking income certainty and capital security.
Profit Share	Participate in the upside and profitability of carefully selected development projects, aligned with Deria's own performance.
Joint Venture	Collaborative partnership with landowners and strategic partners to unlock planning and development value from sites.
Asset Retention	Selective asset retention for recurring cash flow, long-term capital appreciation, and portfolio income.

Return Focus: Deria Group targets strong double-digit returns through strategic property development and planning-led value creation. Every structure is designed with investor alignment as a core principle.

05 WHY CHOOSE DERIA

Why Deria?

We are committed to delivering exceptional results while safeguarding investor interests. With a proven track record across London and the Home Counties, we offer professionally managed, asset-backed opportunities with compelling risk-adjusted returns.

Double-Digit Returns	Projects designed to deliver strong, competitive double-digit returns providing consistent and meaningful value for investors.
Almost 3 Decades of Experience	Almost three decades of hands-on experience across property development, construction, planning, and investment across London and surrounding counties.
Planning Authority Success	Excellent track record working with planning authorities across London and the Home Counties, ensuring efficient project approvals.
Secured Investments	Capital protected through first-charge security, director-backed guarantees, and legally structured transactions managed by qualified solicitors.
Reputation & Transparency	Built on reliability, transparency, and integrity. Our track record reflects the relationships we have built and the results delivered.
Capital Safety First	We prioritise capital safety by selecting projects with proven potential and implementing robust risk mitigation strategies.

Why Investors Partner With Us

Double-Digit Return Focus We focus on creating opportunities designed to help investors and JV partners generate strong double-digit returns through strategic property development and planning-led value creation.	Vertically Integrated Operations We control sourcing, planning, construction, delivery, and asset strategy largely in-house.	Planning-Led Value Creation We focus heavily on unlocking value through planning gain, repositioning opportunities, and development expertise.
Operational Control We maintain tight control over timelines, quality, budgets, and profitability.	Scalable Growth Strategy We build both development profits and long-term recurring income through retained residential assets.	Long Term Vision Our goal is to build a substantial UK residential portfolio focused on long-term asset ownership and not on short-term speculation.

06 OUR PROJECTS

Our Projects

Deria Group has successfully completed seven projects across London and the Home Counties, demonstrating a consistent ability to source, plan, develop, and deliver high-quality properties.



Project	Type	Status
The Kingsway Project	Residential – Planning Uplift	Completed
The HW New Build	Residential New Build	Completed
The Granton Bungalow Transformation	Residential Conversion	Completed
The Rose Residence Redevelopment	Residential Redevelopment	Completed
The Albany Bungalow Conversion	Bungalow to Contemporary Home	Completed
Workshop Conversion – Central London	Commercial-to-Residential Conversion	Completed
Butterfly Close – Two New Build Bungalows	Residential New Build	Completed
Ongoing Project – Rose Residence	Residential Development	In Progress

Detailed case studies available at www.deriagroup.com/projects

07 LEADERSHIP

Leadership

Renato Gjoka — Founder & CEO

Renato Gjoka is a property developer, entrepreneur, and the CEO and Director of Deria Group Ltd. With almost three decades of experience across the construction, property development, and business sectors, Renato has built a reputation for strategic thinking, operational leadership, and delivering high-quality residential and investment-focused developments.

Having started his career within the construction industry at a young age, Renato developed extensive hands-on experience across all aspects of project delivery — from construction operations, budgeting, and team leadership through to planning, development strategy, and asset growth. This practical foundation has given him a comprehensive understanding of the full property development lifecycle and the ability to identify, structure, and deliver value-driven opportunities.

Today, Renato owns and operates multiple vertically integrated businesses across construction, property development, planning and architectural services, portfolio and asset management, and international operational support. Through Deria Group and its associated companies, he has built a scalable development platform designed to control the full process in-house — from land and property sourcing through to planning, construction, delivery, sales, and long-term asset management.

Renato's long-term vision is centred around building a substantial UK residential portfolio through strategic development, planning-led value creation, and long-term asset retention. His approach combines operational efficiency, intelligent scaling, and disciplined investment strategies to create sustainable growth and long-term wealth generation.

Known for his hands-on leadership style and entrepreneurial mindset, Renato is focused on building a modern, vertically integrated property group capable of delivering strong investment performance while creating high-quality developments that positively contribute to the communities they serve.

08 DISCUSS AN OPPORTUNITY

Discuss an opportunity with us



Next Steps

To discuss an investment opportunity:

1. Contact us by phone or email
2. We will arrange an initial conversation
3. Review the specific opportunity
4. Legal agreements via qualified solicitors
5. Investment confirmed and deployed

Get In Touch

Phone

+44 7868 750272

Email

info@deriagroup.com

Website

www.deriagroup.com

CONFIDENTIALITY NOTICE This document is confidential and intended solely for the use of the individual or entity to whom it is addressed. The information contained herein is for informational purposes only and does not constitute financial advice or a formal investment offer. Past performance is not a guarantee of future returns.