LANTERN CARE GROUP HOLDINGS

A Compelling Return and a Verified Social Outcome

Investor Brief — a proven dementia care turnaround methodology, deployable anywhere in England

THE THESIS

Lantern identifies care homes anywhere in England — rated Inadequate, Requires Improvement, or Good with unrealised potential — and applies the Outstanding Toolkit (OSTK) to lift both CQC rating and trading value within 18–24 months. This isn't a single-deal proposition: it's funding a repeatable methodology with a multi-year, independently verified track record, applied to the next qualifying home and the one after that.

Value is created on two tracks simultaneously: financial return from quality-driven asset uplift, and independently verified improvement in the lives of people living with dementia. CQC ratings are the metric. The OSTK is the engine.

INDICATIVE RETURN PROFILE

1.5–2×
POST-OSTK TRADING VALUE UPLIFT, 18–24 MONTHS

18–25%
TARGET IRR, 5-YEAR HOLD

20+
OUTSTANDING-RATED CQC KEY LINES OF ENQUIRY, FOUNDER TRACK RECORD

Funding is sought per qualifying opportunity as they're identified, or as a standing commitment against a pipeline of acquisitions over the next several years. Each opportunity is independently underwritten against its own RICS valuation and CQC rating — there is no blind pool.

> *Placeholder — Paul: confirm whether you want a specific target raise and close date included here before this goes to any investor, or whether you prefer to keep this opportunity-led (raise per deal) as drafted.*

WHY THIS IS DEFENSIBLE

— Distressed acquisition at or near bricks-only pricing
— Structured, asset-backed opportunities — secured against each property
— Proprietary methodology, not replicable by competitors
— 30+ years founder track record in dementia care nursing and management
— Verified, multi-year record of taking homes from Good to Outstanding and from crisis to compliance — not a single result
— Sector recognition from National Care Awards, Great British Care Awards, and Outstanding Care Awards Devon & Cornwall

STRUCTURE

Each acquisition is structured to ring-fence investor capital against the specific property and its trading business, with the founder's proprietary IP licence applied under a consistent operating agreement across every home. Target acquisitions are sourced via CQC data monitoring, broker relationships, local authority commissioner engagement, and direct owner-operator outreach — nationally, not limited to a single region.

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