

Subject **RE: Adam Cooksley Introduction.**
From Jake Connolly <jake.connolly@merciam.co.uk> 
To Albani <aa@albani.finance>
Date 26/06/2026 16:13

Hi Albani,

We found the concept of improving liquidity in the residential property market and addressing the "chain" issue both innovative and compelling. It's clear there has been significant thought around structuring, risk mitigation, and product design.

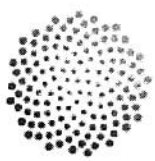
However, after careful consideration, we don't believe this opportunity is the right fit for our investment strategy at the present time. Our focus tends to be on asset-light, technology-driven businesses with more traditional venture return profiles, whereas Albani's model incorporates a level of capital intensity and structured finance exposure that sits outside our current mandate.

That said, we do see merit in the approach and believe it may resonate strongly with investors specialising in private credit, real estate-backed lending, or structured finance.

We appreciate the opportunity to review the business and wish you every success as you move forward with your funding process.

Thanks,

Jake



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From: Albani <aa@albani.finance>
Sent: 24 June 2026 15:05
To: Jake Connolly <jake.connolly@merciam.co.uk>
Subject: Adam Cooksley Introduction.

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Jake

Please consider our ES: <https://albani.finance/executivesummary/> - there is a link at the bottom to pitch deck and business plan.

I think the easiest route to funding maybe by means of equity.

Look forward to hearing from you.

Regards

Anthony