## UK Investment Requirements

### September 2019

#### Long Income (UK and continental Europe)

Tailored occupier/developer led long-term investments across ALL asset classes, to include:
- Sale & Leasebacks.
- Development forward-funding / commitments.
- Ground rents/long-term financing.
- Income strips.

All leases on FRI/Triple net basis subject to a minimum 15-yr term

**Lot size: £20m - £500m+**

### Logistics & Industrial

- Good quality multi-let estates located in or on the edge of major conurbations.
- Well-located, single-let, distribution warehouses and mid-box units with a preference for core locations.
- Forward-funding and speculative development opportunities considered (£10m+).
- High yielding assets with the potential to add value in the short/medium term.

**Lot size: £10m - £200m+**

### Office

- Well located, good quality core assets in London, South East, Bristol, Birmingham, Manchester, Leeds and Edinburgh with medium term income.
- Higher yielding, shorter income assets and investments where there is an opportunity to add value.
- Development Opportunities.

**Lot Size: £10m-£500m+**

### Retail & Leisure

- Shopping centres: £50m—£300m.
- Retail warehouse parks: £25m+, South East preferred.
- High Street: £8m+, well-located and configures in regionally dominant town and city centres.
- Leisure: £15m+, dominant schemes in and out-of-town
- Supermarkets: 20 years plus income and annual RPI increases preferred.
- Forward-funding across Retail and Leisure considered.

**Lot size: £8m - £200m+**

### Residential

- London (zones 2-6); South East (commuter towns) and Regions (city centres, Manchester, Birmingham, Leeds and Bristol).
- Locations with excellent transport links, employment, schools and within regeneration areas.
- Minimum 125 units. Capital value range between £300 - £750 psf.
- Standing investments, direct developments, forward-funding or forward purchase.

**Lot size/GDV: £35m+**

### Student accommodation

- London & Russell Group University towns.
- Schemes with a high percentage of cluster flats preferred.
- Minimum number of beds from 200.
- Standing investments, direct developments, forward-funding and forward purchase opportunities.
- Direct-let and long income opportunities.

**Lot size/GDV: £25m+**

### Real Estate debt

- Single source of debt finance: Senior Loans, Mezzanine Loans or combined Whole Loans
- LTV up to 85%.
- Financing core / core plus & value—add real estate.
- Development / construction finance

**Loan size: £35m - £500m+ per transaction**

### Alternative sectors

- All alternative sectors considered including hotels, healthcare, renewables and rural land.

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**101 Embankment, Manchester**
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Some of our more recent acquisitions

**Charterhouse Estate, Farringdon, London.**
A client long income fund recently completed the forward funding and pre-let to Anglo American Plc for their new Headquarters. The Estate is located just 150 metres from Farringdon station, an area with ongoing transformation driven by the introduction of Crossrail.

**RD Park, Hoddesdon**
The Prudential UK Life Fund has acquired the subject South East distribution estate totalling over 700,000 sq. ft. The estate is let to 6 tenants providing a WAULT of 10.88 years to break and 12.14 years to expiry. The estate provides a number of value accretive asset management targets.

Contact

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**Fund Managers**

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<thead>
<tr>
<th>Fund Managers</th>
<th>Long Income &amp; Alternative Sectors</th>
<th>Retail &amp; Leisure</th>
<th>Residential &amp; Student Accommodation</th>
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**Office**

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