

UK Requirements March 2019

Charities Property Fund (CPF)

Lot sizes £3m-£30m+

Balanced fund so all sectors considered but preference for industrial, London and South East offices and alternative sectors.

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Diageo Pension Fund

Lot sizes £15m-£30m

Total return fund driven by value add opportunities. All sectors considered. Typical purchases include medium term income opportunities with redevelopment angles and refurbishment plays.

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Separate Accounts

Lot sizes of generally £50m-£200m

All sectors considered but with particular focus on London offices, logistics and other medium to long-term income streams in core locations c.4.5%+ NIY.

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UK Income & Growth (UKIG)

Lot sizes £2m-£10m

All sectors considered with focus on alternatives and industrial, 10 yrs plus income with fixed or inflation linked reviews.

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Recent UK purchases



30 Broadwick Street, London W1

Purchase Price £185.8M / 4.15% NIY

Type Award winning headquarters office and retail / restaurant building totalling 94,000 sq ft

Location Prominently located on the corner of Broadwick Street and Poland Street

Multi-let to 4 office tenants and 4 retail tenants, including The Ivy and Nespresso

WAULT c 10 years



200 Aldersgate, London EC1

Purchase Price £311M / 5.1% NIY

Type 445,000 sq ft high quality office, retail, leisure and ancillary accommodation

Location Close to Farringdon Crossrail

Comprehensively refurbished in 2011

WAULT c 8 years



Basingstoke, Houndmills

Purchase Price £8.9M / 5.05% NIY

Type Two modern industrial units

Location Prime location

Low rents with genuine reversion

Recognised tenants – Vodafone & Berry Bros

Significant tenant investment



Ilkley

Purchase Price £5.9M / 7.2% NIY

Type Newly developed office

Location Town centre, close to station

Low rents of £16.50 per sq ft

Price of £216 per sq ft

New 15 and 10 year leases with RPI



Belvedere, London

Purchase Price £10M / 5.65% NIY

Type Newly developed 80,000 sq ft industrial warehouse

Location Prominent 3 acre site

Sensible rent of only £7.50 per sq ft

New 25 year lease, break at 15

5 yearly RPI (2% & 4%)



Wolverhampton

Purchase Price £6.5M / 6.85% NIY

Type Newly developed gym and food retail

Location Prominent, town centre

Let to Iceland and JD Gyms

New 15 & 10 year leases

Low average rent of £12 per sq ft

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