

Savills Investment Management - UK Fund Requirements June 2016

In excess of £700 million to invest in 2016

Charities Property Fund (CPF):

Lot sizes £2m-£50m. All sectors considered but preference for industrial, retail warehousing, London fringe offices and alternative sectors (car showrooms, hotels, roadside, healthcare and leisure).

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Diageo Pension Fund:

Lot sizes £10m-£30m. Total return fund driven by value add opportunities. All sectors considered. Typical purchases include short-medium term income opportunities with redevelopment angles and refurbishment plays.

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Investment Mandates:

Lot sizes of generally £50m +. All sectors considered but with particular focus on logistics and other defensive "cash on cash" income streams in internationally recognised locations – 4.5% NIY +

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UK Income & Growth (UKIG):

Lot sizes £2m-£10m. All sectors considered with focus on alternatives and offices, 10 yrs plus income with fixed or inflation linked reviews.

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European Funds UK Requirements:

Lot sizes £15m-£60m. Primary focus on retail /mixed use blocks in top 10 UK cities, c.5%+ NIY, IRR 6%+

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Retail Requirements:

Lot sizes £10m+

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Residential Development:

Greater London residential development equity funding opportunities £5m-£30m equity.

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Preference for introductions via Propex
All fees shall be subject to written agreement

Savills Investment Management

Transacted £1.22 billion during 2015 in 54 transactions



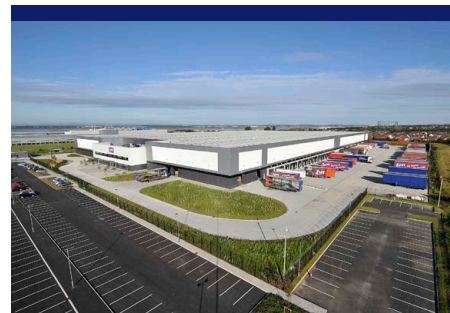
Greenwich, London SE7

- £52m / 4.25% NIY
- Prime retail park funding
- 4 unit scheme, open A1 scheme
- Three units pre-let to Primark, Next and Aldi (15 year lease terms)



Dalston, London E8

- £3.0m / 5.33% NIY
- 7,706 sq ft freehold office, located in improving area of London.
- Let to Duncan Lewis (Solicitors) Ltd until 2025 at a rent equal to £21.00 psf.
- 5 yearly fixed increases in rent of 2.00% p.a compounded



B&M Logistics, Liverpool

- £41.5m / 5.44% NIY
- Prime logistics facility
- 506,133 sq ft
- 18.5 years unexpired to B&M Retail
- Delivering a "cash on cash" return of 6%+



Swan House, London N1

- £18.00m / 3.40% NIY
- Single let office investment
- Freehold
- Let to HM Publishers Holdings Ltd until 2020 at average rent of £30.72 psf
- Highly reversionary rent and lease re-gear opportunity



Jurys Inn, Brighton

- £28.23m / 5.25% NIY
- A modern purpose built hotel
- Central location next to the station
- 234 bedrooms
- Long occupational lease exp. 2042
- 5 yearly RR to uncapped RPI
- Short term reversion (2017)



Rivington House, London E1

- £16.00m / 4.75% NIY
- A freehold office building
- Converted Victorian warehouse redeveloped in 2014
- Located in a prominent Shoreditch location near Old Street roundabout
- Tenants: LK Bennett Ltd
- Lease Expiries: 2030 (break 2025)

Savills Investment Management LLP is a limited liability partnership, registered in England No. OC306423. Registered office 33 Margaret Street, London W1G 0JD. A list of the members of Savills Investment Management is available from the registered office.