

UK Requirements Q1 2020

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.

Harry de Ferry Foster

+44 (0) 20 7409 8715
harry.deferryfoster@savillsim.com

Angy Benitz

+44 (0) 20 3107 5425
angy.benitz@savillsim.com

Jim Garland

+44 (0) 20 3107 5421
jim.garland@savillsim.com

Maggie McQuaid

+44 (0) 20 7299 3080
maggie.mcquaid@savillsim.com

Diageo Pension Fund (2 Mandates)

Lot sizes £7m-£30m

Total return **Core Fund** driven by value add opportunities. All sectors considered but with particular focus on medium term income opportunities with redevelopment/ refurbishment angles.

Supercore Fund targeting real returns of 3% pa over the life of each asset. Must have lease length +18 years with indexation and let to strong covenants. All sectors considered but preference for South East. Can include pre-let funding opportunities.

Lucy Winterburn

+44 (0) 20 7409 8717
lucy.winterburn@savillsim.com

Jo Buckley

+44 (0) 20 7409 8702
jo.buckley@savillsim.com

George Tindley

+44 (0) 20 7409 8722
george.tindley@savillsim.com

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.

Jon Crossfield

+44 (0) 20 7409 8886
jon.crossfield@savillsim.com

Alistair Ennever

+44 (0) 20 3618 3617
alistair.ennever@savillsim.com

Guy Sowdon

+44 (0) 20 7535 3344
guy.sowdon@savillsim.com

UK Income & Growth (UKIG)

Lot sizes £2m-£10m

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

Jamie Pearson

+44 (0) 20 3107 5429
jamie.pearson@savillsim.com

George Tindley

+44 (0) 20 7409 8722
george.tindley@savillsim.com

Recent UK purchases



Bury St Edmunds

Purchase Price £17.25M / 4.75% NIY

Type Newly developed distribution warehouse, BREEAM Excellent

Location Between Felixstowe and Cambridge, 1 mile from junction 45 of A14

Let on a new 25 year lease (tenant break at 15), RPI reviews 5 yearly at 1% & 4%

Tenant serves a contract for NHS



Newcastle

Purchase Price £4.7M / 6.20% NIY

Type Heritage office building

Location City centre, 200m from train station

Unique building, single let to firm of architects, very good natural light, open floor plates, excellent floor to ceiling heights

13 years unexpired at low rent of £19 per sq ft



Bath

Purchase Price £3M / 4.75% NIY

Type Newly redeveloped serviced apartment

Location Town centre, prime pitch

Attractive period building, converted to high specification serviced apartments

New 10 year lease with annual RPI

Very strong demand for serviced apartments in this location



Turbine Portfolio

Purchase Price £38M / 4.35% NIY

Type Multi-let industrial estates

Location Guildford, Oxford, Chelmsford

Diversified freehold portfolio totalling 200,000 sq ft of industrial space located in 3 core locations

3.7 years AWULT to breaks and 6.9 years AWULT to expiry

Low average rent of £9.20 per sq ft offers reversionary potential with deliverable asset management initiatives identified across the portfolio



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

Source: Savills IM

Important Notice:

Savills Investment Management is the name of Savills Investment Management LLP and its subsidiaries. Savills Investment Management LLP is a limited liability partnership (registered in England No. OC306423) authorised and regulated by the Financial Conduct Authority (firm reference number 615368). The registered office is 33 Margaret Street, London W1G 0JD. Property is not a financial instrument defined by the Market in Financial Instrument Directive under European regulation; consequently, the direct investment into and the management of property is not regulated by the Financial Conduct Authority.

Please remember that past performance is not necessarily a guide to future performance. This document is for information purposes only and is not a financial promotion. It may not be reproduced in any form without the permission of Savills Investment Management and to the extent that it is passed on, care must be taken to ensure that this is in a form that accurately reflects the information presented here. Savills Investment Management and its subsidiaries are acting as agent for their clients in the pursuance of real estate transactions. Please note that as a condition of the engagement of a third party agent, any fee that may become payable, whether dependent on a real estate transaction being successfully concluded or not, will be the liability of Savills Investment Management LLP's client, for whom the transaction is intended.

