

| Fund   |
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| <b>AEW UK Core Property Fund</b>   |
| <b>Fund Manager: AEW UK Investment Management LLP</b>  |
| 33 Jermyn Street, London SW1Y 6DN<br>Tel: 020 7016 4880 Fax: 020 7016 4700<br>Email: [firstname.surname]@aeweurope.com<br>Web: www.aewuk.co.uk |
| <b>Contacts</b>  |
| Richard Tanner (Managing Director)<br>Michael Shears (Assistant Portfolio Manager)<br>Laura Elkin (Transactions)                               |
| <b>Comment</b>   |
| AEW UK Core Property Fund held 66 direct assets. Total net assets were £278m (30/09/18)  |
| 11/18 - AEW UK Core Property Fund acquired The Kursaal in Southend-on-Sea and Grazebrook Industrial Park in Dudley for a combined £14.9m.      |
| 03/2020 - AEW UK Core Property Fund acquired three mixed use assets located in Bristol city centre for a total of £12.15m.                     |

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| <b>AEW UK Investment Management LLP</b>  |
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| <b>Contacts</b>  |
| Richard Tanner (Managing Director)<br>Nick Winsley (Investment Director)<br>Rachel McIsaac (Asset Management Director)<br>Charles Royle (Director)<br>Spencer Corkin (Director of Investments)<br>Laura Elkin (Investment - Director)  |
| <b>Comment</b>   |
| 05/19 - AEW's Europe City Retail Fund made its UK debut purchase with the acquisition of Glasgow's former Stock Exchange Building from Aberdeen Standard Investments for around £33m. The Europe City Retail Fund now has 21 assets across 10 major European cities with a value of more than €620m (£531m). Globally, the firm has €65.4bn in assets under management.        |
| 05/19 - AEW and Allianz acquired the 525,000 sq ft EMDC site from CWC Group as the first purchase in their joint speculative UK logistics venture.   |
| 06/19 - AEW forward purchased Fradley 432, at Fradley Park, Lichfield from Evans Property Group as part of its recently launched €290m develop-to-core UK logistics venture with Allianz.  |
| 08/19 - AEW UK is launching a fund to buy retail property at depressed prices and reposition it for other uses. The fund manager is understood to be looking to raise about £250m of equity for the Urban Real Estate Fund, which will target low double-digit returns. It will target urban locations near public transport links where regeneration is already taking place. |
| 10/19 - AEW has about \$3bn (£2.4bn) in senior living assets under management in the US, where it has been investing in the sector since 1990. The fund manager has yet to finalize its plans for Europe but is expected to target raising funds in the region of £300m to £500m in order to build a substantial platform.   |

| Fund   |
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| <b>AEW UK Long Lease REIT Plc</b>  |
| <b>Fund Manager: AEW UK Investment Management LLP</b>  |
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| <b>Contacts</b>  |
| Alex Short (Director)<br>Laura Elkin (Assistant Portfolio Manager)   |
| <b>Comment</b>   |
| At its IPO on June 6 2017, AEWL raised £80.5m from institutional and retail investors. At least 85% of the portfolio's leases will contain inflation-linked rent reviews, and average initial unexpired leases in excess of 18 years.                              |
| 01/19 - AEW UK Long Lease REIT Plc acquired a long let Care Home in Nailsea, Bristol for £6.65m reflecting a net initial yield of 5.8%   |
| 04/19 - AEW UK Long Lease REIT could be wound up after its board announced it was reviewing options for its future. The move follows the collapse of its largest tenant, Meridian Metal Trading, into administration which represented 10% of the total rent roll. |

| Fund   |
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| <b>AEW UK Real Return Fund</b>   |
| <b>Fund Manager: AEW UK Investment Management LLP</b>  |
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| <b>Contacts</b>  |
| Ian Mason (Portfolio Manager)<br>Edward Long (Transactions)<br>Henry Butt (Asset Management)   |
| <b>Comment</b>   |
| The AEW UK Real Return Fund is an FCA regulated, open ended, core-style PAIF with a total real return target of 4% per annum net of fees and expenses.   |
| AEW UK Real Return Fund held 43 direct assets. Total net assets were £124m (30/09/18)  |
| 02/18 - The AEW UK Real Return Fund purchased two industrial warehouse units on Gatehouse Way, Aylesbury for £3.1m. The purchase reflects a net initial yield of 6.20% and the WAULT to expiry is 10.5 years.  |
| 05/18 - The AEW UK Real Return Fund purchased two industrial warehouse units for £6.1m. The first is located in Denbigh West, Milton Keynes, and was purchased for £3.6m, reflecting a 6.3% net initial yield. The second, a unit in Northbank Industrial Park, Irlam, was purchased for £2.5m, reflecting a 6.6% net initial yield.   |
| 08/18 - AEW UK Real Return Fund purchased two car showrooms and an industrial warehouse unit for £10.67m. The car showrooms are located in Blackburn and Liverpool and were purchased for £3.92m and £2.2m respectively, reflecting net initial yields of 6.51% and 6.26%. The industrial unit, situated in Ford, West Sussex, was purchased for £4.55m, which equates to a 7.4% net initial yield   |
| 02/19 - AEW UK Real Return Fund acquired two industrial units leased to Barclay & Mathieson Ltd in Sheffield and Cheadle for a total of £4.2m.   |
| 07/19 - AEW UK Real Return Fund acquired two care homes, in partnership with Prime Life, in Lancashire for a total of £11.5m. The deal involved Prime Life acquiring Springhill Care Group and simultaneously selling the freehold of two properties to the Fund. Prime Life has taken 30-year leases on the two properties with annual reviews linked to RPI (2.0 per cent-3.5 per cent collar and cap) and has set affordable and sustainable rental levels for each home. |

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 Sally Doyle-Linden (Partner - CFO)  
 Rob Mills (Partner)  
 Dominic Moore (Head of Asset Management)

**Comment**

06/18 - Clearbell closed its third UK fund after raising £310m. Around 25% of the money is from North America, 25% is from Australian superannuation funds, and 10% is from South Africa. Most of the remaining capital comes from the UK and Europe.

07/18 - Clearbell Property Partners III acquired the Octagon Retail Park in Stoke-on-Trent for £28m representing an initial yield of 8.3%

10/18 - Clearbell Capital sold 4 and 5 Harbour Exchange, E14 to Gaw Capital for £36.2m.

11/18 - Clearbell sold Voyager Place in Maidenhead to a local authority for £31m. Voyager Place underwent a £7m speculative refurbishment last year including a new air conditioning system and six electric car charging points.

04/19 - Clearbell Property Partners III acquired industrial units in Beeston and Mansfield for almost £9m.

05/19 - Clearbell Property Partners III purchased 65 Kingsway, WC2 for £59m.

06/19 - Clearbell Property Partners III purchased the Gables Way industrial site in Thatcham for £9.4m. Gables Way is made up of a 5-acre development site and a further 7 acres, with a 120,000sqft headquarters warehouse. The warehouse is currently home to high performance automotive engineering firm Xtrac.

**CLI Dartriver**

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**Contacts**

Ben Chambers (Director)  
 Neil Thompson (Director)

**Comment**

03/19 - Two former directors at Great Portland Estates set up a new business to target office investment and development opportunities in central London.

03/2020 - Dartriver London formed a new business with German investors Conren Land and Indigo Invest. The new business intends to build a development and investment portfolio with in excess of £1billion of assets.

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**Clipstone Industrial REIT Plc**

**Fund Manager: Clipstone Investment Management Ltd**

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Marc Cowley (Investment Director)

**Comment**

12/18 - Clipstone Logistics REIT sold a portfolio of five distribution warehouses in core locations across the Midlands to UK Commercial Property REIT for a headline price of £85.4m, reflecting a headline net initial yield of 5.5%. Clipstone will merge its two main funds to create a larger vehicle called Clipstone Industrial REIT (CIR), which will be listed on the International Stock Exchange.

At the outset, CIR will own 37 industrial properties valued at £200m, 98% in the South East and 46% in the London/M25 region.

06/19 - Clipstone Industrial REIT paid Wallop Estates £4.25m for 17 - 35 Loverock Road, Reading, reflecting a net initial yield of 5.86%. The multi-let industrial estate comprises 10 units fully let to 7 tenants on 8 separate leases across 31,440 sq ft.

12/19 - Clipstone Industrial REIT acquired two properties in the region for close to £16m. The fund manager has purchased a property in Swanley, Kent for £10.86m and one in Enfield, north London for £5.12m. The former reflects a 4.93% initial yield and is let on a 10-year lease with no breaks

| Year Ending    | Jun 2018 | Jun 2017 | Jun 2016 |
|----------------|----------|----------|----------|
| Turnover       | £6.43m   | £5.88m   | £5.47m   |
| Pre-Tax Profit | £10.7m   | £7m      | £1.87m   |
| Net Worth      | £78.8m   | £67.7m   | £46.4m   |
| Total Assets   | £131m    | £116m    | £95.3m   |

## UK Buyers Index Jan 2019 - Dec 2019

### Office - Regional

|                                     |          |              |
|-------------------------------------|----------|--------------|
| Henley Investments                  | 1        | £12m         |
| Henry Boot Developments             | 1        | n/a          |
| Hermes REIM                         | 1        | £11m         |
| Hero Enterprise                     | 1        | £18m         |
| High Street Group                   | 1        | £7m          |
| Highcroft Investments Plc           | 1        | £7m          |
| Hockley Developments                | 1        | n/a          |
| Holmeg Ltd                          | 1        | £7m          |
| <b>HS Property Group</b>            | <b>2</b> | <b>£4m</b>   |
| <b>Hurstwood Holdings Ltd</b>       | <b>3</b> | <b>£8m</b>   |
| Hyundai Asset Management            | 1        | £55m         |
| Infinity Investments                | 1        | £3m          |
| Investar Property Group             | 1        | n/a          |
| Jersey based propco                 | 1        | £5m          |
| <b>Kadans Science Partner</b>       | <b>2</b> | <b>n/a</b>   |
| Key Land Capital Plc                | 1        | £2m          |
| Kickpoint Ltd                       | 1        | £1m          |
| <b>Kindale Ltd</b>                  | <b>2</b> | <b>£1m</b>   |
| Laurel Properties                   | 1        | £2m          |
| LCN Capital Partners                | 1        | £83m         |
| <b>Legal &amp; General Capital</b>  | <b>2</b> | <b>£215m</b> |
| Legal & General Pensions            | 1        | £211m        |
| <b>Legal &amp; General Property</b> | <b>2</b> | <b>£15m</b>  |
| Legal & General Retire              | 1        | £243m        |
| Legal & General UK PF               | 1        | £28m         |
| Lewis Investment                    | 1        | £2m          |
| Liverpool Dev Solutions             | 1        | £0.3m        |
| Local Authorities PF                | 1        | £35m         |
| <b>Longmead Capital LLP</b>         | <b>2</b> | <b>£57m</b>  |
| LPI Income Property Fund            | 1        | £120m        |
| LXi REIT Plc                        | 1        | £7m          |
| M Baker Group                       | 1        | £3m          |
| M&G Real Estate                     | 1        | £18m         |
| Mactaggart & Mickel Ltd             | 1        | £10m         |
| Mactaggart Family & Part            | 1        | £10m         |
| Mantle Estates                      | 1        | £11m         |
| Maya Capital LLP                    | 1        | £21m         |
| McGill Homes (Scotland)             | 1        | £0.5m        |
| <b>MCR Property</b>                 | <b>2</b> | <b>£11m</b>  |
| Melburg Capital Ltd                 | 1        | £16m         |
| Mercia Real Estate Ltd              | 1        | £4m          |
| Middle Eastern investor             | 1        | £61m         |
| Morris & Spottiswood                | 1        | £2m          |
| Mountcrest Associates               | 1        | £4m          |
| Murphy Young Property               | 1        | n/a          |
| Nephi Ltd                           | 1        | n/a          |
| NFU Mutual Insurance                | 1        | £29m         |
| <b>Northern Group</b>               | <b>2</b> | <b>£28m</b>  |
| <b>Northwood Investors</b>          | <b>2</b> | <b>£10m</b>  |
| Orbit Developments Ltd              | 1        | £7m          |
| Orion Capital Managers              | 1        | £36m         |
| Osborne and Co                      | 1        | n/a          |
| Oval Real Estate                    | 1        | £11m         |
| Panther Securities Plc              | 1        | £3m          |
| <b>Pigeon Investment Man Ltd</b>    | <b>2</b> | <b>£3m</b>   |
| Priestley Investments Ltd           | 1        | £0.5m        |
| <b>Property Alliance Group</b>      | <b>2</b> | <b>£9m</b>   |
| <b>PSP Investments (Canada)</b>     | <b>2</b> | <b>n/a</b>   |
| <b>Regional REIT Ltd</b>            | <b>2</b> | <b>£30m</b>  |
| Regus UK                            | 1        | £3m          |
| Rennick Property Ltd                | 1        | £10m         |
| Residential developer               | 1        | £3m          |
| Riversbeck Properties Ltd           | 1        | £4m          |
| Royal London Asset Man              | 1        | £61m         |
| S&P Capital Investments             | 1        | £2m          |
| Savills IM                          | 1        | £7m          |
| Schroder REIM                       | 1        | £9m          |
| Scotsbridge Holdings                | 1        | n/a          |
| Scotsgrove Holdings Ltd             | 1        | £9m          |
| Seaton Place Ltd                    | 1        | £41m         |
| Seddon Developments Ltd             | 1        | n/a          |
| Seneca Property                     | 1        | £3m          |
| <b>Shelborn Asset Management</b>    | <b>2</b> | <b>£44m</b>  |
| Showland Investments Ltd            | 1        | £4m          |
| SHS Estates Ltd                     | 1        | £4m          |

### Office - Regional

|                               |          |              |
|-------------------------------|----------|--------------|
| Silk Road Opportunities       | 1        | £41m         |
| Skape Living                  | 1        | £5m          |
| <b>South Korean investors</b> | <b>2</b> | <b>£148m</b> |
| South Yorkshire Pensions      | 1        | £28m         |
| <b>Squarestone Growth LLP</b> | <b>2</b> | <b>£20m</b>  |
| Stoford Developments Ltd      | 1        | n/a          |
| Strathearn Glasgow Ltd        | 1        | £7m          |
| Student Zone                  | 1        | £2m          |
| Study Inn Group Ltd           | 1        | n/a          |
| Target Real Estate LLP        | 1        | £3m          |
| Texas Group Plc               | 1        | £2m          |
| The Heaton Group              | 1        | n/a          |
| The House Crowd               | 1        | n/a          |
| <b>The Lettings Rooms Ltd</b> | <b>2</b> | <b>n/a</b>   |
| Tiger Victory Holdings        | 1        | £6m          |
| Tivoli Property Trading       | 1        | £4m          |
| <b>Topland Group Plc</b>      | <b>5</b> | <b>£72m</b>  |
| Trinity IM                    | 1        | £63m         |
| <b>UKRO (Hong Kong)</b>       | <b>3</b> | <b>£32m</b>  |
| <b>Urban Village</b>          | <b>2</b> | <b>£3m</b>   |
| Warehouse 13 Ltd              | 1        | £2m          |
| West End Investments          | 1        | n/a          |
| West Ranga Property Group     | 1        | £3m          |
| Westcore Europe               | 1        | £19m         |
| Westcourt Group               | 1        | n/a          |
| Weston Group Plc              | 1        | n/a          |
| Wirefox Investments Ltd       | 1        | £4m          |
| Woodbourne Group              | 1        | £2m          |
| Woodbury Ltd                  | 1        | £4m          |
| Yakel Property Group          | 1        | n/a          |
| Yelverton Properties Ltd      | 1        | £0.9m        |
| York Two                      | 1        | n/a          |
| <b>YPP Group</b>              | <b>4</b> | <b>£13m</b>  |

### Business Parks

|                                  |          |              |
|----------------------------------|----------|--------------|
| Albion Land                      | 1        | £13m         |
| Allenby Commercial               | 1        | n/a          |
| Ambassador Group                 | 1        | £28m         |
| APAM Ltd                         | 1        | £14m         |
| Ark Data Centres Ltd             | 1        | n/a          |
| Arlington Business Parks         | 1        | £37m         |
| Beacon Properties                | 1        | £0.6m        |
| <b>Bizspace Ltd</b>              | <b>2</b> | <b>n/a</b>   |
| BlackRock UK Property            | 1        | £9m          |
| Blacksand Real Estate Co         | 1        | £22m         |
| Blackstone Real Estate           | 1        | £3m          |
| Bridges Property AF IV           | 1        | £16m         |
| Broadshade Group Ltd             | 1        | £2m          |
| Circle Property Plc              | 1        | £15m         |
| Citivale AM Ltd                  | 1        | £19m         |
| Colia Investments                | 1        | £2m          |
| <b>Corum Asset Management</b>    | <b>3</b> | <b>£37m</b>  |
| Craigard                         | 1        | £3m          |
| Crookshank Properties Ltd        | 1        | £6m          |
| Crossacre Properties Ltd         | 1        | n/a          |
| Derbyshire Investments           | 1        | n/a          |
| <b>Dixon Industrial Holdings</b> | <b>2</b> | <b>£4m</b>   |
| Durham Group                     | 1        | £0.7m        |
| Durham Group Estates Ltd         | 1        | n/a          |
| FCFM Group                       | 1        | £1m          |
| First World Hybrid RE            | 1        | £13m         |
| Frasers Property Ltd             | 1        | £90m         |
| Galliard Homes                   | 1        | £35m         |
| GFH (Bahrain)                    | 1        | £64m         |
| Goldman Sachs                    | 1        | £367m        |
| Hardington Capital LLP           | 1        | £3m          |
| Harrison Street REC (US)         | 1        | £185m        |
| Highcroft Investments Plc        | 1        | £7m          |
| <b>Hurstwood Holdings Ltd</b>    | <b>2</b> | <b>£5m</b>   |
| Infinity Investments             | 1        | £3m          |
| <b>Kadans Science Partner</b>    | <b>2</b> | <b>n/a</b>   |
| <b>Kennedy Wilson Europe</b>     | <b>2</b> | <b>£177m</b> |
| Key Land Capital Plc             | 1        | £2m          |
| Kindale Ltd                      | 1        | £1m          |
| Korean investor (KFIM)           | 1        | £60m         |

### Business Parks

|                            |          |             |
|----------------------------|----------|-------------|
| Laurel Properties          | 1        | £2m         |
| LCN Capital Partners       | 1        | £83m        |
| London & County Estates    | 1        | £5m         |
| Mantle Estates             | 1        | £3m         |
| McKay Securities Plc       | 1        | £16m        |
| MCR Property               | 1        | £8m         |
| Morris & Spottiswood       | 1        | £2m         |
| Murphy Young Property      | 1        | n/a         |
| Nephi Ltd                  | 1        | n/a         |
| <b>Northwood Investors</b> | <b>2</b> | <b>£10m</b> |
| Panther Securities Plc     | 1        | £3m         |
| Regional REIT Ltd          | 1        | £10m        |
| Regus UK                   | 1        | n/a         |
| Riversbeck Properties Ltd  | 1        | £4m         |
| Schroder REIM              | 1        | £9m         |
| Seddon Developments Ltd    | 1        | n/a         |
| Seven Capital Plc          | 1        | £13m        |
| Shelborn Asset Management  | 1        | £40m        |
| SHS Estates Ltd            | 1        | £4m         |
| Skape Living               | 1        | £5m         |
| Skelton Group              | 1        | £11m        |
| Spear Street Capital       | 1        | £14m        |
| Squarestone Growth LLP     | 1        | £12m        |
| Target Real Estate LLP     | 1        | £3m         |
| Trinity House Investments  | 1        | £14m        |
| Trinity IM                 | 1        | £185m       |
| Urban Village              | 1        | £2m         |
| Warehouse 13 Ltd           | 1        | £2m         |
| Westcore Europe            | 1        | £19m        |
| Yelverton Properties Ltd   | 1        | £0.9m       |

### Industrial - South East & London

|                                  |          |              |
|----------------------------------|----------|--------------|
| <b>Aberdeen Standard Invest</b>  | <b>2</b> | <b>£26m</b>  |
| AEW UK                           | 1        | £2m          |
| APG (Netherlands)                | 1        | £70m         |
| ARGO Real Estate Ltd             | 1        | n/a          |
| <b>Aviva Investors</b>           | <b>2</b> | <b>£65m</b>  |
| Aviva Life & Pensions UK         | 1        | £14m         |
| Azienda Properties Ltd           | 1        | £0.5m        |
| <b>Barings Real Estate</b>       | <b>2</b> | <b>£13m</b>  |
| <b>Big Yellow Group Plc</b>      | <b>3</b> | <b>£40m</b>  |
| <b>Blackstone Real Estate</b>    | <b>2</b> | <b>£42m</b>  |
| Bolling Investments Ltd          | 1        | £2m          |
| <b>Cabot Properties Inc</b>      | <b>2</b> | <b>£32m</b>  |
| Canmoor Asset Management         | 1        | £14m         |
| Capital Industrial LLP           | 1        | £7m          |
| Capitalise Ltd                   | 1        | £5m          |
| <b>Catalina Holdings Bermuda</b> | <b>3</b> | <b>£44m</b>  |
| <b>CBRE Global Investors</b>     | <b>3</b> | <b>£45m</b>  |
| <b>Chancerygate Group</b>        | <b>2</b> | <b>£32m</b>  |
| Christ's Hospital                | 1        | £9m          |
| Clearbell PP III LP              | 1        | £9m          |
| <b>Clipstone Industrial REIT</b> | <b>3</b> | <b>£20m</b>  |
| <b>Columbia Threadneedle</b>     | <b>4</b> | <b>£29m</b>  |
| CPPIB                            | 1        | £70m         |
| Credit Suisse Asset Man          | 1        | £28m         |
| Cromwell Holdings                | 1        | £1m          |
| <b>DTZ Investors</b>             | <b>2</b> | <b>£32m</b>  |
| Dutytown Ltd                     | 1        | n/a          |
| <b>Equites Property Fund</b>     | <b>2</b> | <b>£28m</b>  |
| Ergo Real Estate                 | 1        | £25m         |
| Eton College                     | 1        | £4m          |
| First Carlton Ltd                | 1        | £0.8m        |
| Glenstone Property Plc           | 1        | £10m         |
| GoldenEye Developments           | 1        | £4m          |
| <b>Goodman International</b>     | <b>2</b> | <b>£119m</b> |
| Hillwood Properties              | 1        | £8m          |
| Hines Global Income Trust        | 1        | £15m         |
| Hines Pan-Euro Core Fund         | 1        | £22m         |
| <b>Hines UK</b>                  | <b>2</b> | <b>£32m</b>  |
| IM Properties Plc                | 1        | £35m         |
| <b>InfraRed Capital Partners</b> | <b>2</b> | <b>£34m</b>  |
| Janus Henderson UK PAIF          | 1        | £16m         |
| K Chateau Sarl                   | 1        | £45m         |
| Kings Oak Capital Ltd            | 1        | £3m          |

## BRA

## UK Buyers and Sellers Jan 2019 - Dec 2019

| COMPANY                      | B/S  | TOWN                | ADDRESS                   | SECTOR           | PRICE (£m) | YIELD (%) | DATE     |
|------------------------------|------|---------------------|---------------------------|------------------|------------|-----------|----------|
| Braemon Holdings             | SELL | MELKSHAM            | Bowerhill Ind Estate      | Industrial       | 0.53       | n/a       | Jul 2019 |
| Bravo Property Ltd           | BUY  | BRIGHTON            | St Georges House          | Office           | 1.20       | n/a       | Dec 2019 |
| Breck Developments Ltd       | BUY  | WARRINGTON          | Gemini Business Park      | Industrial       | 2.44       | 6.5       | Sep 2019 |
| Breckland DC                 | BUY  | THETFORD            | Brunel Way, 16/18         | Industrial       | 2.01       | 6.1       | Jan 2019 |
| Brentwood Borough Council    | BUY  | CHICHESTER          | East Street, 44           | Retail Warehouse | 7.08       | 6.0       | Mar 2019 |
| Bricks Capital Holdings      | SELL | GLASGOW             | Kelvinhaugh Street (true) | Other            | 72.20      | n/a       | Sep 2019 |
| Bride Hall (JV)              | SELL | PETERBOROUGH        | Fletton Quays             | Office           | 120.00     | n/a       | Sep 2019 |
| Bridge 3                     | BUY  | LEEDS               | Lotherton Way Ind Estate  | Industrial       | 0.71       | n/a       | May 2019 |
| Bridges Property AF IV       | BUY  | THATCHAM            | Thatcham Business Village | Office           | 6.00       | 7.0       | Nov 2019 |
| Bridges Property AF IV       | BUY  | BRIERLEY HILL       | Waterfront Business Park  | Business Park    | 15.50      | 9.9       | Jul 2019 |
| Bridges Ventures (JV)        | SELL | CHATHAM             | Pentagon Centre           | Shopping Centre  | 34.88      | 9.0       | Apr 2019 |
| Bridges Ventures (JV)        | SELL | CANNOCK             | Kingswood Lakeside Park   | Industrial       | 28.00      | n/a       | Feb 2019 |
| Bridges Ventures (JV)        | SELL | WOLVERHAMPTON       | Pantheon Park             | Industrial       | 22.38      | 6.0       | Jan 2019 |
| Bridges Ventures (JV)        | SELL | CROYDON             | Taberner House, Park Lane | Other            | 62.00      | n/a       | Jan 2019 |
| Brighton & Hove CC           | BUY  | BRIGHTON            | West Street, 32           | Office           | 6.78       | n/a       | Jan 2019 |
| British Land Plc             | BUY  | LONDON W1           | Oxford Street, West One   | Mixed            | 54.25      | n/a       | Dec 2019 |
| British Land Plc (JV)        | SELL | CRAWLEY             | Crawley Avenue            | Retail           | 42.00      | 5.5       | Dec 2019 |
| British Land Plc             | SELL | BOURNEMOUTH         | The Square, Bourne Avenue | Retail           | 8.50       | 9.3       | Dec 2019 |
| British Land Plc             | SELL | CROYDON             | Hannibal Way              | Leisure          | 21.50      | 5.2       | Jul 2019 |
| British Land Plc (JV)        | SELL | PORTFOLIO           | Sainsburys Superstores    | Retail           | 429.00     | 5.0       | Apr 2019 |
| British Land Plc             | BUY  | LONDON EC2          | Sun Street, 37            | Office           | 9.00       | n/a       | Mar 2019 |
| British Land Plc             | SELL | BRENTWOOD           | Little Warley Hall Lane   | Leisure          | 12.00      | n/a       | Mar 2019 |
| British Land Plc             | SELL | HAMILTON            | Mote Hill                 | Leisure          | 10.00      | n/a       | Mar 2019 |
| British Land Plc             | SELL | HARROW              | High Road, 354            | Retail Warehouse | 14.00      | n/a       | Mar 2019 |
| British Land Plc             | SELL | PORTFOLIO           | Spirit pub portfolio      | Leisure          | 123.00     | 8.4       | Mar 2019 |
| British Land Plc             | SELL | SOUTHAMPTON         | David Lloyd               | Leisure          | 15.00      | n/a       | Mar 2019 |
| British Land Plc (JV)        | SELL | ALTRINCHAM          | Lloyd Street              | Retail           | 24.20      | 5.9       | Mar 2019 |
| British Land Plc             | SELL | NORTHALLERTON       | High Street               | Retail           | 7.05       | 5.8       | Mar 2019 |
| British Land Plc             | SELL | LEEDS               | Westside                  | Retail Warehouse | 37.95      | 6.8       | Mar 2019 |
| British Land Plc             | SELL | BATH                | Weston Lock Retail Park   | Retail Warehouse | 17.85      | 5.2       | Mar 2019 |
| British Steel PF             | SELL | LONDON EC4          | Fetter Lane, 15           | Office           | 92.60      | 5.0       | Apr 2019 |
| British Steel PF             | SELL | SOLIHULL            | Birmingham Business Park  | Business Park    | 8.70       | 7.0       | Apr 2019 |
| British Steel PF             | SELL | REIGATE             | London Road, 47-49        | Office           | 8.50       | 5.7       | Mar 2019 |
| British Study Centres        | BUY  | MANCHESTER          | Chatham Street, 7         | Office           | 1.65       | n/a       | Dec 2019 |
| Britten Properties           | SELL | STOKE-ON-TRENT      | Festival Park             | Business Park    | 11.85      | 7.2       | Jul 2019 |
| Broadcom Inc                 | SELL | SLOUGH              | Ditton Park               | Business Park    | 41.27      | n/a       | Jun 2019 |
| Broadshade Group Ltd         | BUY  | BRISTOL             | Axis 4/5, Woodlands       | Business Park    | 1.77       | 10.2      | Nov 2019 |
| Broadshade Group Ltd         | SELL | BRISTOL             | Eastgate Office Centre    | Office           | 3.53       | 9.8       | May 2019 |
| Broadway Ltd                 | SELL | BRISTOL             | Barley Ho, Oakfield Grove | Office           | 4.30       | 4.8       | Feb 2019 |
| Brockton Capital LLP (JV)    | SELL | BIRMINGHAM          | Mailbox, Commercial St    | Mixed            | 189.00     | 6.5       | Dec 2019 |
| Brockton Capital LLP (JV)    | SELL | LONDON WC1          | Post Building, Museum St  | Office           | 607.50     | 4.0       | Dec 2019 |
| Brockton Capital LLP         | SELL | EDINBURGH           | Leonardo Innovation Hub   | Office           | 100.00     | 5.9       | Jun 2019 |
| Brockton Capital LLP (JV)    | SELL | ST PETER PORT, CI   | Martello & Dorey Court    | Office           | 60.65      | 6.4       | May 2019 |
| Brockton Capital LLP         | BUY  | LONDON SE1          | Union Street, 169         | Office           | 100.25     | 4.3       | Feb 2019 |
| Brockton Everlast Inc        | BUY  | OXFORD              | Seacourt Tower/Retail Pk  | Retail Warehouse | 81.00      | n/a       | Nov 2019 |
| Brockton Everlast Inc (JV)   | BUY  | LONDON EC2          | Paul Street, 69-77        | Office           | 105.00     | 4.2       | Aug 2019 |
| Brockton Everlast Inc        | BUY  | LONDON W2           | North Wharf Road, 35      | Office           | 220.50     | 4.8       | Apr 2019 |
| Brockton Everlast Inc        | BUY  | LONDON EC3          | Devonshire Quarter        | Office           | 95.00      | 5.0       | Mar 2019 |
| Brookfield Asset Man         | BUY  | BRIGHTON            | 1 Moulsecoomb Way         | Other            | 55.00      | n/a       | Nov 2019 |
| Brookfield Asset Man         | BUY  | COVENTRY            | The Oaks, Westwood Way    | Other            | 45.00      | n/a       | Nov 2019 |
| Brookfield Asset Man         | BUY  | COVENTRY            | The Oaks, Westwood Way    | Other            | 75.00      | n/a       | Nov 2019 |
| Brookfield Asset Man         | BUY  | NOTTINGHAM          | York Place, Mansfield Rd  | Other            | 45.00      | n/a       | Oct 2019 |
| Brookfield Property Part     | BUY  | LONDON EC4          | Farringdon Street, 25     | Office           | 169.40     | 4.8       | Dec 2019 |
| Brookfield Property Part     | BUY  | LONDON EC2          | London Wall, 1 & 2        | Office           | 350.00     | 4.3       | Nov 2019 |
| Brookhouse Group Ltd         | SELL | STOCKPORT           | Manchester Road, Reddish  | Retail           | 13.90      | 4.9       | Oct 2019 |
| Brookshire Capital LLP       | SELL | MINWORTH            | Maybrook Business Park    | Industrial       | 4.00       | 5.5       | Nov 2019 |
| Brookshire Capital LLP       | SELL | TAMWORTH            | Amington Ind Estate       | Industrial       | 1.55       | 6.1       | Jul 2019 |
| Broomford Holdings Ltd       | SELL | WESTON-SUPER-MARE   | Worie Parkway, 300        | Office           | 2.22       | 8.9       | Apr 2019 |
| Brunswick Real Estate UK     | SELL | WEYBRIDGE           | Church Street / High St   | Mixed            | 17.10      | n/a       | Jan 2019 |
| Bruntwood Estates Ltd (JV)   | BUY  | ALTRINCHAM          | Stamford Quarter          | Shopping Centre  | 32.50      | 10.4      | Oct 2019 |
| Bruntwood Estates Ltd        | SELL | MANCHESTER          | Circle Square, Brook St   | Leisure          | 45.00      | n/a       | Mar 2019 |
| Bryden Capital               | BUY  | BOLTON              | Boundary Ind Estate, 1    | Industrial       | 0.71       | n/a       | Oct 2019 |
| BSW Land & Property Ltd (JV) | SELL | LONDON W2           | North Wharf Road          | Leisure          | 203.00     | n/a       | Jan 2019 |
| Buccleuch Property (JV)      | SELL | DARTFORD            | Quadron Park, The Bridge  | Industrial       | 12.10      | n/a       | Nov 2019 |
| Buccleuch Property           | SELL | COVENTRY            | Herald Way, S3 & S4       | Industrial       | 3.85       | 6.6       | Oct 2019 |
| Buccleuch Property           | SELL | MILTON KEYNES       | Featherstone Road, 1      | Industrial       | 4.90       | 5.1       | Jul 2019 |
| Buccleuch Property           | BUY  | NEWCASTLE-UPON-TYNE | Grey Street, 52-60        | Mixed            | 12.80      | 7.4       | Jul 2019 |
| Buccleuch Property           | BUY  | EDINBURGH           | Seafield Road, 22         | Other            | 2.10       | 7.2       | Jul 2019 |
| Buccleuch Property           | BUY  | GLASGOW             | Ibrox Business Park       | Industrial       | 0.88       | 7.6       | Jul 2019 |
| Buccleuch Property           | SELL | MANCHESTER          | Broadoak Industrial Park  | Industrial       | 4.45       | 6.3       | Jul 2019 |
| Bury Council                 | BUY  | PRESTWICH           | Bury New Road, 458        | Leisure          | 0.53       | n/a       | Aug 2019 |
| Business Village Ltd         | BUY  | TELFORD             | Stafford Park 12          | Industrial       | 2.24       | 6.7       | Dec 2019 |
| Buxani Group (Singapore)     | BUY  | LONDON WC1          | Gower Street, 83          | Leisure          | 2.37       | n/a       | Oct 2019 |
| Buy Properties               | BUY  | BIRMINGHAM          | Middlemore Road, 311      | Mixed            | 1.20       | n/a       | Sep 2019 |
| BYM Capital Ltd              | BUY  | WATFORD             | Cherry Tree Road          | Mixed            | 13.50      | n/a       | Jan 2019 |
| C C Land                     | BUY  | LONDON W2           | Whiteleys Shopping Centre | Mixed            | 182.00     | n/a       | Dec 2019 |

| TOWN          | STREET                    | PRICE   | YIELD  | DATE     | SECTOR                 | PURCHASER(s)                                   | VENDOR(s)  | COMMENT   |
|---------------|---------------------------|---------|--------|----------|------------------------|--|--|---|
| CAMBRIDGE     | Lockton Ho, Clarendon Rd  | £18.10m | 4.62%  | Jan 2019 | Office                 | M&G Real Estate (Savills)                      | SJK Properties Ltd                               | 2,787m² + 1-2 Brooklands Avenue (372m²)                 |
| CAMBRIDGE     | Newmarket Road, 620       | £1.20m  | 4.80%  | Jul 2019 | Office                 | Undisclosed                                    | Undisclosed (Barker Storey Matthews)             | Chartwell House: 473m²                                  |
| CAMBRIDGE     | Nuffield Close, 1-10      | £5.00m  | 5.00%  | Aug 2019 | Industrial             | Cambridge City Council                         | Aviva Investors (Savills)                        | 2,880m² 10 units  |
| CAMBRIDGE     | Petty Cury, 35            | £1.31m  | 4.75%  | Jan 2019 | Retail                 | Ludgate Estates Ltd, The (Cheetham & Mortimer) | Lydford Estates Ltd (HRH / JD Retail Property)   | 100m² R:£66,000 T:Timpson LL:8                          |
| CAMBRIDGE     | Sidney Street, 49         | £2.85m  | n/a    | Sep 2019 | Retail                 | CBRE Global Investors (MP Real Estate)         | Undisclosed (GL Hearn)                           | 515m² T:vacant AP:£2m                                   |
| CAMBRIDGE     | Station Road, 27-29       | £55.00m | n/a    | Nov 2019 | Retail                 | Ability Group                                  | O'Callaghan Collection (Gerard Nolan)            | The Tamburlaine: 155-bed hotel T:vacant                 |
| CAMBUSLANG    | Cambuslang Gate, Main St  | £6.80m  | 5.00%  | Jan 2019 | Office                 | LXi REIT Plc                                   | Undisclosed                                      | 3,346m² T:South Lanarkshire Council LL:20 RR:2.5%       |
| CANNOCK       | Hickling Road             | £11.94m | 5.89%  | Jun 2019 | Distribution Warehouse | LXi REIT Plc (Franck-Steier Price)             | Aviva Investors                                  | 8,454m² T:Eddie Stobart LL:20 RR:RPI (5 yearly)         |
| CANNOCK       | Kingswood Lakeside Park   | £10.95m | 6.49%  | Nov 2019 | Business Park          | Corum Asset Management (Cushman & Wakefield)   | Palmer Capital Income (Avison Young)             | 3,729m² R:£757,934 T:Veolia Environmental               |
| CANNOCK       | Kingswood Lakeside Park   | £28.00m | n/a    | Feb 2019 | Distribution Warehouse | Canal & River Trust (Avison Young / JLL)       | Opus Land Bridges Ventures                       | CONNQ Alpha: 14,288m² + CONNEQT Beta: 12,036m² FF       |
| CANNOCK       | Orbital Way, 7            | £10.20m | n/a    | Jun 2019 | Distribution Warehouse | Roebuck Asset Management                       | Aviva Investors (Colliers International)         | 9,061m²   |
| CANTERBURY    | Blean Hill, 4             | £0.44m  | n/a    | Sep 2019 | Distribution Warehouse | Lakebridge 2008 Ltd                            | Ei Group Plc (Cradick Retail)                    | Blean Tavern: 160m²                                     |
| CANTERBURY    | High Street, 7            | £1.35m  | 10.13% | Jan 2019 | Retail                 | Thackeray Estates Ltd (Robinson Webster)       | Undisclosed (Avison Young)                       | 510m² R:£145,000 T:Kew 159 Ltd LEX:02/2021              |
| CANTERBURY    | Military Road, 57-64      | £19.60m | n/a    | Jul 2019 | Retail                 | Europa Capital Partners Generation Estates     | Watkin Jones Plc                                 | 197-bed student scheme FF:Q3.2021                       |
| CANTERBURY    | Rheims Way                | £5.30m  | 4.75%  | Aug 2019 | Retail                 | Private investor (Green & Partners)            | Aviva Investors                                  | R:£268,280 T:Aldi Stores LEX:07/2032 RR:RPI 3% capped   |
| CANTERBURY    | St George Street, 10      | £0.97m  | 6.80%  | Jan 2019 | Retail                 | Undisclosed                                    | Undisclosed (KLM Retail)                         | 205m² R:£70,000 T:EE LEX:05/2023                        |
| CANVEY ISLAND | Knightswick Shop Centre   | £11.23m | 8.00%  | Oct 2019 | Shopping Centre        | Castle Point Bor Council                       | LaSalle Investment Man (Green & Partners)        | 5,685m² A:Sainsburys, Peacocks CPS:300                  |
| CARDIFF       | Albany Road, 61-67        | £1.45m  | 7.83%  | Apr 2019 | Retail                 | Willis Investments Ltd                         | Private investor (Fletcher Morgan)               | T:Peacocks + Telephonics 02 Telecoms Mast               |
| CARDIFF       | Alexander House, Landaff  | £1.55m  | n/a    | Jun 2019 | Office                 | Cardiff Metropolitan Uni (Cooke & Arkwright)   | Undisclosed (JLL / Jenkins Best)                 | 1,394m²   |
| CARDIFF       | Bessemer Road             | £1.25m  | n/a    | Mar 2019 | Industrial             | Cardiff City Council (Fletcher Morgan)         | M E Foley Contractors Ltd (Michael Graham Young) | Biffa Waste Transfer Station: 1,328m² on 1.93-acres     |
| CARDIFF       | Capital Quarter           | £57.00m | 7.00%  | Dec 2019 | Industrial             | Grainger Plc                                   | IM Properties Plc                                | 307-BTR units FF:mid-2022 gross yield 7%                |
| CARDIFF       | Capital Quarter, 3        | £27.00m | 6.30%  | Oct 2019 | Office                 | PITCH (JLL)                                    | JR Smart Building Ltd (Knight Frank)             | 7,153m² T:Admiral, Which? WAULT:9.5                     |
| CARDIFF       | Cardiff Gate Intl BP      | £1.63m  | 9.00%  | Dec 2019 | Business Park          | Private African investor                       | Sir Robert McAlpine (Savills)                    | Brook House: 985m² T:Circle IT Solutions, Bouuyges      |
| CARDIFF       | Cathedral Road, 10        | £1.95m  | n/a    | Jun 2019 | Business Park          | Spires Serviced Apartment                      | Green Duck Hotels (Savills)                      | Jolyon's AP:£2.15m                                      |
| CARDIFF       | Cathedral Road, 104-108   | £1.65m  | n/a    | Apr 2019 | Business Park          | SGR Estates Ltd (Emanuel Jones)                | Private investor (Cooke & Arkwright)             | Former care home - to be redeveloped into 24 apartments |
| CARDIFF       | Edward House Bus Centre   | £2.65m  | 6.77%  | Jul 2019 | Industrial             | Thackeray Estates Ltd                          | Private investor (Cushman & Wakefield)           | 3,134m² warehouse + ancillary office R:£192,059         |
| CARDIFF       | Excelsior Road Ind Estate | £8.54m  | 7.10%  | Aug 2019 | Industrial             | CCLA Investment Man (Chris Freer-Smith)        | OLIM IM (JLL)                                    | 9,863m² T:Booker Wholesale                              |

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