

UK COMMERCIAL REAL ESTATE INVESTMENT CRITERIA

H1 2019



111 Strand, London WC2

OFFICES

Deal structure: Single asset / portfolio

Target deal size: £25m - £150m

Target markets: Central London, Bristol, Birmingham, Edinburgh, Manchester and other major regional cities

Occupancy: Single/multi-let

Yields: > 4.25%

Risk profile: Core / Core Plus

INDUSTRIAL

Deal structure: Single asset / portfolio

Target deal size: Single asset £5m+, portfolio £25m - £100m

Target markets: Focus on well-connected economic hubs in and around regional cities

Occupancy: Single/multi-let

Yields: > 6%

Risk profile: Core Plus

VALUE-ADD

Sector: Office, industrial, retail and leisure

Deal structure: Single asset / portfolio

Target deal size: £25m - £150m

Target markets: Pan-UK

Occupancy: Single/multi-let

Yields: > 7%

Asset management: Capital expenditure projects, lease restructuring, void reduction



Cording Real Estate Group is a vertically integrated Northern European real estate business, which provides in-house services covering portfolio management, financial management, asset management, property management and development management.

Cording manages €2.5bn of commercial and residential real estate across Northern Europe on behalf of institutional clients, private clients and property companies.

Edmond de Rothschild (Suisse) S.A., a private banking and asset management specialist, has held a majority stake in Cording since February 2018.

Edmond de Rothschild's European real estate franchise now includes Cleaveland in France, OROX in Switzerland, and Cording in the rest of Europe.

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ACQUISITIONS 2018



CORE PLUS

111 STRAND, LONDON

October 2018

c. £46m

NIY: 4.25%



CORE PLUS

CROYDON AND CHATHAM

June 2018

c. £17m

NIY: 7.5%



VALUE-ADD / CORE PLUS

CROFTON PORTFOLIO

May 2018

c. £38m

NIY: 7.7%

DISPOSALS 2018



GREENS INDUSTRIAL ESTATE, WAKEFIELD

October 2018

c. £14m

NIY: 8.5%

Multi-let industrial estate totalling 345,000 sq ft



LINESIDE INDUSTRIAL ESTATE, SUSSEX

October 2018

c. £21m

NIY: 5%

Multi-let industrial estate totalling 207,360 sq ft