

We currently require properties across our range of UK institutional and Retail Funds as set out below. All purchases will be transacted from existing cash assets without recourse to third party debt. Where Investment Agents have access to Propex, we only accept introductions through Propex. If you are not a Propex user, please email instructions to: property_offers@standardlife.com.

Current requirements

High Street Retail

- ▶ Well configured units in top 50 towns, let to strong covenants
- ▶ Focus on prime pitches and rebased rents
- ▶ Central London
- ▶ **Lot sizes £10m-£50m**

Supermarkets

- ▶ Focus on turnover and affordability of rents
- ▶ Right size stores, dominant catchment
- ▶ Minimum 20 year leases with annual RPI
- ▶ **Lot sizes £10m-£30m**

Industrial

- ▶ London, South East and regional cities
- ▶ Multi let estates
- ▶ Forward funding considered (min 50% pre-let)
- ▶ **Lot sizes £5m-£75m**

Distribution Warehouses

- ▶ Prime locations and modern buildings
- ▶ Urban logistics
- ▶ Pre-let forward funding considered
- ▶ **Lot sizes £5m-£50m**

Forward Funding & Developments

- ▶ Partially pre-let (50%+) forward fundings considered
- ▶ Focus on South East Industrial/distribution
- ▶ Industrial development land 5-20 acres
- ▶ **Lot size £10m +**

Alternatives

- ▶ Prime dominant leisure parks
- ▶ Student accommodation (leased only)
- ▶ Modern hotels in prime locations
- ▶ Primary health care
- ▶ Car Parks
- ▶ **Lot sizes £10m-£75m**

Specialist requirements

Long Lease and Ground Rent Fund

- ▶ Average lease lengths over 8 years
- ▶ Covenant must be 5A1 or government backed
- ▶ Preference for RPI/fixed increase review structures
- ▶ Pre-let forward funding/purchases considered
- ▶ Ground rents (commercial only) with fixed or index linked rental increase
- ▶ Income strips of 25 years plus
- ▶ All sectors considered
- ▶ **Lot sizes £10m-£125m**

Private Rented Sector

- ▶ Build to rent opportunities
- ▶ Existing blocks or development projects
- ▶ Greater/Central London (zones 3-6)
- ▶ SE & Prime regional cities
- ▶ **Lot sizes £25m+**

Fund Manager Contact Details

Balanced UK Funds

Standard Life Investments UK Real Estate Fund

George Shaw
Tel: 0131 245 3168
george_shaw@standardlife.com

Phoenix Linked Property Fund

Sandy Pringle
Tel: 0131 245 2825
sandy_pringle@standardlife.com

Lothian Pension Fund

Sandy Pringle
Tel: 0131 245 2825
sandy_pringle@standardlife.com

Royal Bank of Scotland Pension Trustee

Jason Baggaley
Tel: 0131 245 2833
jason_baggaley@standardlife.com

Standard Life Investments Pooled Pension Property Fund

David Stewart
Tel: 0131 245 2813
david_a_stewart@standardlife.com

South Yorkshire Pensions Authority

James Britton
Tel: 0131 245 3614
james_britton@standardlife.com

Standard Life Main Life Fund

Craig Thomson
Tel: 0131 245 2708
craig_thomson@standardlife.com

Standard Life Unit Linked Life Fund

Craig Thomson
Tel: 0131 245 2708
craig_thomson@standardlife.com

Specialist Retail Funds

UK Retail Warehouse Trust

Sandy Pringle
Tel: 0131 245 2825
sandy_pringle@standardlife.com

UK Shopping Centre Trust

Ed Jenkins
Tel: 0131 245 8098
ed_jenkins@standardlife.com

Secure Real Estate

Long Lease Property Fund

Richard Marshall
Tel: 0131 245 2823
richard_marshall@standardlife.com

UK Commercial Ground Rent Fund

Richard Marshall
Tel: 0131 245 2823
richard_marshall@standardlife.com

Development

James Stevens
Tel: 0131 245 2836
james_stevens@standardlife.com

Private Rented Sector/ Real Estate Alternatives

Nigel Chapman
Tel: 0131 245 2764
nigel_chapman@standardlife.com

Balanced Listed Funds

Standard Life Investments Property Income Trust

Jason Baggaley
Tel: 0131 245 2833
jason_baggaley@standardlife.com

UK Commercial Property Trust

Will Fulton
Tel: 0131 245 2799
will_fulton@standardlife.com

- ▶ Investment introductions to Standard Life Investments (“SLI”) shall include the following basic information; full address (including Postcode), current tenancy schedule and an indication of pricing / yield profile.
- ▶ Introductory fees shall not be paid to parties acting for, or retained by the vendors.
- ▶ In submitting investment introductions to SLI, parties acknowledge there to be no obligation on SLI to accept any such introduction, and fees or commissions shall only be payable where agreed in writing between SLI and the introducing party.
- ▶ Investment introductions from non-retained parties should be submitted, and will only be recognised by SLI, on an exclusive basis.

Visit us online



standardlifeinvestments.com

Standard Life Investments Limited is registered in Scotland (SC123321) at 1 George Street, Edinburgh EH2 2LL. Standard Life Investments Limited is authorised and regulated in the UK by the Financial Conduct Authority. Calls may be monitored and/or recorded to protect both you and us and help with our training.
www.standardlifeinvestments.com © 2017 Standard Life, images reproduced under licence

INVBRE_11_0324_UK_Real_Estate_Investment_Requirements_TCM 0417