

Mayfair Capital has over £1.4bn of funds under management investing in core, core plus and value add assets in the UK with a focus on good real estate fundamentals.

We acquire assets which should deliver rental growth due to demographic, infrastructure and technological changes.

PRIORITIES

Sector	Summary	Details
Regional / South East Offices	£8m - £30m 5.00% - 6.50% NIY WAULT Multi-let let 3 yrs + Single let 8 yrs +	<ul style="list-style-type: none"> Major regional and mid-tier centres outside central London Town centre (except in Oxford and Cambridge) Core and Core Plus Grade B+ and better Ability to capture income growth Vacancy < 10%
Industrial	£8m - £25m 4.75% - 6.00% NIY 5 yrs + WAULT	<ul style="list-style-type: none"> Single let or cluster of units with less than five tenants Modern, well specified buildings (e.g. reasonable site cover and good eaves height) Distribution hub or urban locations Fundings / forward commitments considered
Alternative - Budget hotel - Cinema - Healthcare	£8m - £25m 4.50% - 5.00% NIY 20 yrs + WAULT	<ul style="list-style-type: none"> Strong trading performance and covenants Fixed / indexed uplifts Fundings / forward commitments considered
Residential Development Finance	<ul style="list-style-type: none"> Mezzanine loans with profit participation of £2m to £15m Multi-unit developments South East and Greater London locations < £700 per sq ft sale values < £600,000 per unit sale values 	

CONTACTS

For introductions please email the transactions team or your contact at Mayfair Capital:

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