

Mayfair Capital has over £1.5bn 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 - £25m 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 - £20m 4.75% - 6.00% NIY 6 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 Forward commitments considered (not fundings)
Alternative - Budget hotel - Serviced Apartments	£8m - £25m 4.50% - 5.00% NIY 15 yrs + WAULT	<ul style="list-style-type: none"> Strong trading performance and covenants Fixed / indexed uplifts Forward commitments considered (not fundings)
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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