

## REQUIREMENTS – November 2015

### £350 million of equity for immediate investment

Mayfair Capital has £950m of funds under management across the UK, having invested in transactions in UK Real Estate within the last 12 months. These comprised core and core plus assets with increasing appetite for value added stock:

Sector	Number	Value
Warehousing	6	£52.66m
Office	7	£63.72m
Retail Warehouse	3	£37.93m
High Street Retail / Restaurant	0	£0.00m
Alternative	3	£30.69
Portfolios	2	£54.90m
Development	0	£0m

## CONTACTS

For introductions please email:

Phil Sturdy 020 7291 6661 / 07799 672 800 [psturdy@mayfaircapital.co.uk](mailto:psturdy@mayfaircapital.co.uk)  
 Jos Seligman 020 7291 6676 / 07775 854 364 [jseligman@mayfaircapital.co.uk](mailto:jseligman@mayfaircapital.co.uk)

Ned Pumphrey 020 7291 6665 [epumphrey@mayfaircapital.co.uk](mailto:epumphrey@mayfaircapital.co.uk)  
 Rob Palmer 020 7291 6664 [rpalmer@mayfaircapital.co.uk](mailto:rpalmer@mayfaircapital.co.uk)  
 James Thornton 020 7291 6662 [jthornton@mayfaircapital.co.uk](mailto:jthornton@mayfaircapital.co.uk)  
 James Feilden 020 7291 6671 [jfeilden@mayfaircapital.co.uk](mailto:jfeilden@mayfaircapital.co.uk)  
 Simon Martindale 020 7291 6678 [smartindale@mayfaircapital.co.uk](mailto:smartindale@mayfaircapital.co.uk)  
 Laura Sweet 020 7291 6684 [lsweet@mayfaircapital.co.uk](mailto:lsweet@mayfaircapital.co.uk)

For further information on Mayfair Capital and our introductions policy please refer to our website [www.mayfaircapital.co.uk](http://www.mayfaircapital.co.uk)

Sector	Details
Warehousing	<ul style="list-style-type: none"> <li>£5m to £30m / 5.50%+ NIY</li> <li>Single let or small clusters / multi-let estates (with less than 10 units / tenants)</li> <li>Modern, well specified buildings (e.g. secure yards with reasonable site cover and good eaves height)</li> <li>Trade counters in high demand locations</li> </ul>
Office	<ul style="list-style-type: none"> <li>£5m to £30m / 5.50%+ NIY</li> <li>Emerging or Suburban London, south-east or major regional and mid-tier centres.</li> <li>Preference for town centre</li> <li>Multi or single let</li> <li>Well specified (limited capex risk) with good parking provision</li> <li>Asset repositioning / value added opportunities considered on a selective basis.</li> </ul>
Retail Warehousing	<ul style="list-style-type: none"> <li>£5m to £30m / 5.50%+ NIY</li> <li>Strong local demographics and trading performance</li> <li>Single units or multi-let parks</li> <li>Open or bulky consents</li> </ul>
High Street Retail/ Restaurants	<ul style="list-style-type: none"> <li>£3m to 20m / 5.50%+ NIY</li> <li>Strong town centre prime pitches in well-configured units</li> <li>Single units or parades</li> <li>Over-rented prime units with be considered in areas of good occupational demand.</li> </ul>
Alternative	<ul style="list-style-type: none"> <li>£5m to £30m / 5.50%+ NIY</li> <li>Budget Hotels</li> <li>Cinemas</li> <li>Gyms</li> <li>Care Homes</li> <li>Car Showrooms</li> </ul> <p>15 year + leases    Strong trading performance    preference for fixed/indexed uplifts</p>
Portfolios	<ul style="list-style-type: none"> <li>Up to £75m yielding 5.50%+ NIY with individual lot sizes between £3m and £20m.</li> </ul>
Development	<ul style="list-style-type: none"> <li>Pre-let forward commitments and fundings up to £25m in value</li> <li>Speculative development will be considered on a highly selective basis in prime locations</li> </ul>