M&G Real Estate is active across all sectors, throughout the UK. The summary below provides a snapshot of some of our current investment requirements, but is not an exhaustive list. In particular, we welcome introductions of larger lot sizes and portfolios, with no cap on the size of transactions we will consider.

### LONG INCOME (UK & CONTINENTAL EUROPE)
- Bond characteristics, well secured, minimum term 15 years including ‘dry’ leasehold interests, income strips and ground leases
- FRI leases with fixed rents or annual inflation-linked reviews or fixed uplifts
- Pre-let development funding and forward commitment opportunities considered

**Lot Size: £10m - £500m +**

### LOGISTICS & INDUSTRIAL
- Good quality multi-let estates / distribution warehouses with a preference for London, the South East and core distribution locations
- Forward funding and speculative development opportunities considered
- High yielding portfolios with the potential to add value in the short/medium term

**Lot Size: £10m - £200m +**

### OFFICES
- London, South East and major provincial town/city centres
- Higher yielding, shorter income assets and investments where there is an opportunity to add value
- Development opportunities

**Lot Size: £10m - £500m +**

### RETAIL AND LEISURE
- Shopping Centres: £50m - £300m
- Retail warehouse parks: £15m+, South East preferred
- High Street: £8m+, well located and configured in regionally dominant town and city centres
- Leisure: £15m+, dominant schemes in and out of town
- Supermarkets: 20 years plus income and annual RPI increases preferred
- Forward funding across Retail and Leisure considered

**Lot Size: £8m - £300m +**

### RESIDENTIAL
- London (excl. prime central London) and major provincial town/city centres
- Houses & flats; preference for regeneration areas & strong transport links
- Up to £650 per sq. ft.
- Development opportunities considered

**Lot Size: £20m - £100m + standing investments; £25m - £100m + forward funding build to rent**

### UK ALTERNATIVE SECTORS
- All alternative sectors considered including student accommodation (direct let and leased), hotels, healthcare, renewables and rural land

### REAL ESTATE DEBT
- Senior debt and Junior/Mezzanine debt available
- LTV up to 85%
- Good quality assets

**Lot Size: £25m - £500m + per transaction**
Some of our more recent acquisitions....

**Great Bear distribution warehouse, Markham Vale, Chesterfield - £36m**

Forward funding of a 480,000 sq ft distribution warehouse at Markham Vale, Chesterfield. The site extends to circa 27.5 acres and is pre-let to Great Bear Distribution Ltd, a leading third party logistics company.

**Bath Western Riverside, Bath - £25m**

Forward funding of 97 new private rented homes within a single block in Bath forming part of a wider regeneration scheme in the city centre. The scheme is in partnership with Crest Nicholson.

**Bridgend Designer Outlet - £115.5m**

Acquisition of a 244,080 sq ft designer outlet. The centre is multi-let to a leading line up of over 90 designer, premium and high street brands. The outlet also benefits from a strong leisure offering, including a cinema, restaurants and cafés.