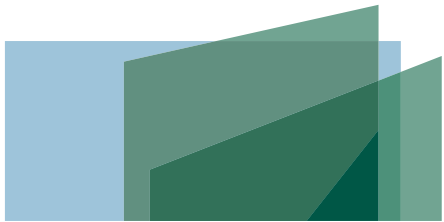




DIRECT INVESTMENT

Requirements for Q3 2016

This document is intended to provide information on the underwriting capabilities of C2 Capital. All information contained within is confidential, and is intended for the recipient of this document only.



C₂ Capital



Please contact us with any potential opportunities or if you wish to discuss our requirements in more detail:

Industrials.co.uk –

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Requirements Q3 2016

Industrials.co.uk

23 estates acquired since January 2015 with increasing appetite to acquire further multi-let industrial stock that offers –

- Multi-let estates – single assets and portfolios
- Lot sizes of £2m +
- Target Capital Values of <£70 psf
- All locations considered
- Preference for purpose built, portal frame estates
- Preference for larger lot sizes £10m +

Separate Account Clients

- Single assets or portfolios
- Lot size £5-50m
- Well located assets with short/medium term asset management opportunities
- All sectors considered

C2 Capital Fund Two - £5m to deploy by September 2016

- Lot size £1-5m
- Direct and underwriting opportunities
- Well located assets with short/medium term income
- Yield 7% +
- All sectors considered
- Value add opportunities preferred with potential to create long term income streams

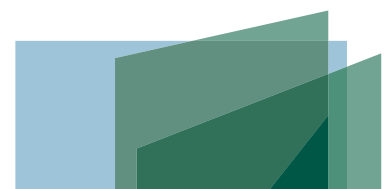
Private Client Requirements

We have a number of clients whose focus is on well located assets that offer or are capable of creating sustainable income –

- Lot Size £0.5-2m
- Assets with short term asset management potential or those with sustainable income in place and good growth potential
- All sectors considered but preference for retail, industrial or alternatives.

Recent Transactions

<p>Liverpool</p>	<p>Multi-let Industrial Estate</p>	<p>Extensive Industrial Estate strategically located in close proximity to Liverpool John Lennon Airport and the M57/62. The estate comprises 281,721 sq ft across 79 units and has a diversified income profile with approximately 50 tenants.</p> <p>Strong potential to drive rents through active asset management and letting vacant units.</p> <p>Acquired January 2016 for c£12m.</p>	
<p>St Helen's</p>	<p>Multi-let Industrial Estate</p>	<p>Prominent multi-let industrial estate in an established location on the A570 and excellent access to the M62 Motorway. The estate comprises 152,624 sq ft across 21 units.</p> <p>The estate offers numerous opportunities to further enhance the estate through active asset management and refurbishment.</p> <p>Acquired January 2016 for c£7m.</p>	
<p>Birmingham</p>	<p>Industrial</p>	<p>A modern industrial estate located in the eastern suburbs of Birmingham on an established Industrial Estate. The 6 units provide a total of 33,046 sq ft of space and are let in their entirety to a leading recruitment and training specialist.</p> <p>The estate offer long term growth potential off a low rental base in a market with tight supply.</p> <p>Acquired July 2016 for c£1.5m.</p>	
<p>Dublin</p>	<p>Multi-let industrial</p>	<p>Well located industrial estate within the Dublin suburbs.</p> <p>The estate comprises 181,000 sq ft of space across 31 units. It offers a significant opportunity to reposition and let up the vacant units taking advantage of the increasing demand and limited supply.</p> <p>Acquired July 2016 for c£7m.</p>	
<p>Wolverhampton</p>	<p>Long let leisure asset</p>	<p>A prominent city centre public house, trading as Yates. The pub provides one of the most popular night spots in Wolverhampton. Let in its entirety to Stonegate for a further 24.5 years.</p> <p>Sold April 2016 for c£3.5m.</p>	





C₂ Capital

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