

The Chalkboard

Sector Yield Tracker

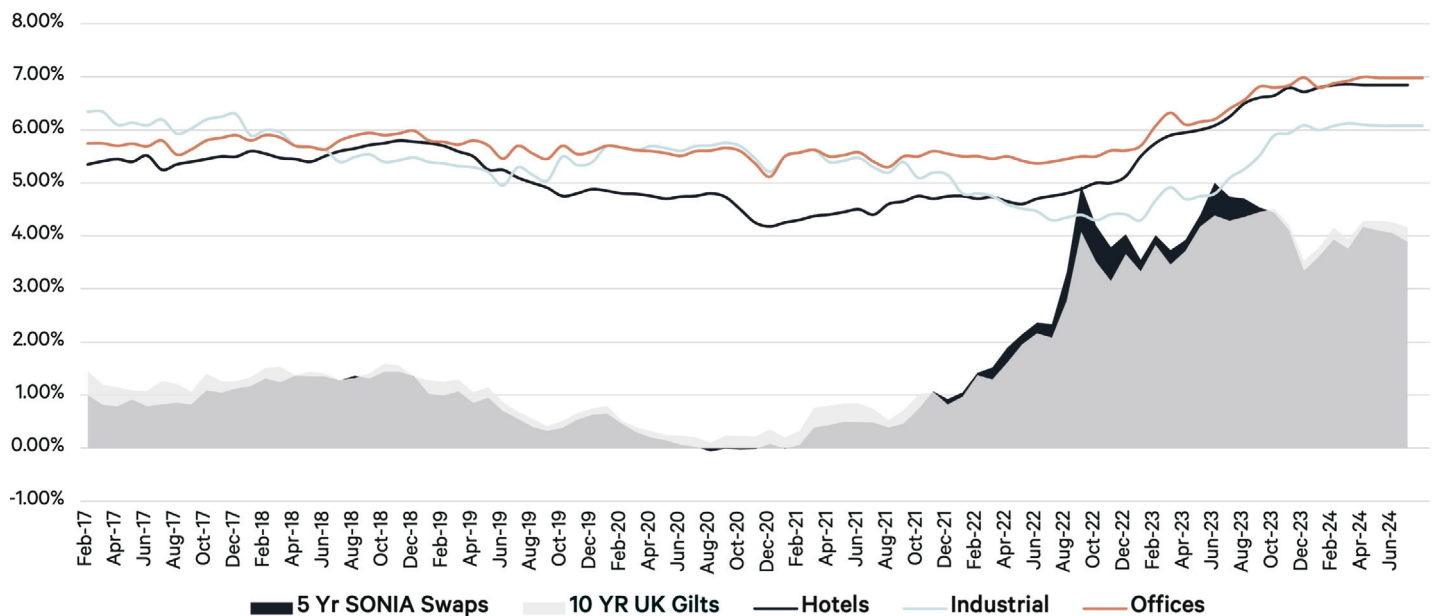
Offices (NIY)			
	Jan 24	Jan 25	Trend
Regional - Prime	6.50%	6.50%	➡
South East - Prime	7.25%	7.25%	➡
City - Prime	5.25%	5.25%	➡
West End - Prime	4.50%	4.50%	➡
Life Sciences	4.75%	4.75%	➡

Industrial (Equiv. Yields)			
	Jan 24	Jan 25	Trend
Prime Distribution – 15 Yr OMRV	5.50%	5.50%	➡
Secondary Distribution – 10 Yr	6.00%	6.00%	➡
Industrial Estates excl. Greater London	5.25%	5.25%	➡
Good Secondary	5.50%	5.50%	➡
Secondary Industrial Estate (10+ Yr Old)	7.25%	7.25%	➡

Hotels (NIY) (20 Yr + Index Linked)			
	Jan 24	Jan 25	Trend
Leased Hotels – London	4.75%+	4.50%	➡
Leased Hotels - Major Cities	5.25%+	5.25%+	➡
Leased Hotels - Secondary	6.25%+	6.25%+	➡

Purpose Built Student Accommodations (NIY)			
	Jan 24	Jan 25	Trend
Direct Let – Prime	4.00%	4.00%	➡
Direct Let – Non-Prime	4.25%	4.25%	➡
Leased – Prime	4.25%+	4.25%+	➡
Income Strips / Ground Rents	4.00%	3.75%	➡

10 Yr Gilt, 5 Yr Swaps vs UK Commerical Property Yields



LIVE DEALS

MOZAMBIQUE TRAVELODGE PORTFOLIO

LONG-TERM UNCAPPED RPI INCOME

Live

INVESTMENT SALE

MOZAMBIQUE PORTFOLIO

Across the UK

Sector: Hotel - Travelodge Portfolio

Properties: 12 Hotels / 560 Beds

Price: c£43m / 7.00% NIY

Live

INVESTMENT SALE

TRAVELODGE NOTTINGHAM

New City House, Maid Marian Way, Nottingham, NG 6AJ

Sector: Hotel - Mixed Use

Properties: 114 bed hotel, 9 retail units, 25 car parking spaces

Price: £11.5m / 7.55% NIY



Live

INVESTMENT SALE

ACCESS 12

Station Road, Theale, Berkshire, RG7 4PN

Sector: Industrial

Area: 42,638 sq ft GIA

Price: £9.175m / 5.25% NIY - 6.74% RY



Live

INVESTMENT SALE

BODYCARE

Matrix Park, 9 Western Avenue, Chorley, PR7 7NB

Sector: Industrial

Area: 207,554 sq ft GIA

Price: £14.3m / 6.94% NIY

