

ASSET ACQUISITION CRITERIA

We have ongoing internal and client-awarded mandates for strong portfolio assets that meet the following acquisition criteria.

Real Estate Asset Classes

- Commercial;
- Hotel;
- Residential (Multi-family / Build-to-rent)
- Industrial, Warehouse & Digital;
- Retail Stores & Shopping Centres;
- Healthcare.

Income Structures

- Lease (triple net);
- Management / Franchise agreement (Hotels);
- Hybrid base lease + revenue share.

Asset Values (General range: 25-million to 2.5-billion (\$/£/€))

- Commercial: 25-million to 2-billion (\$/£/€)
- Hotels (single or portfolios): 100-million to 2-billion (\$/£/€)
- Residential (Multi-family / Build-to-rent): : 100-million to 1-billion (\$/£/€)
- Industrial, Warehouse & Digital: 25-million to 500-million (\$/£/€)
- Retail Stores & Shopping Centres: 25-million to 2-billion (\$/£/€)
- Healthcare: 25-million to 2-billion (\$/£/€)
- Student accommodation: 25-million to 350-million (\$/£/€)

Target Markets

- UK & Western Europe;
- USA & Canada;

Alternative Assets & Jurisdictions

Please note that we will also consider acquiring assets in other global jurisdictions that meet the following criteria:

- Real estate, energy, utility, infrastructure, shipping assets;
- Min 100-million (\$/£/€) value – no upper limit;
- 20-30 year tenant lease / off-take / purchase agreements in place;
- Minimum 4.50% yield/cap rate;
- Inflation indexed or acceptable rental uplifts;
- Rental income guaranteed by investment-grade covenant; (full corporate or government income guarantee or A-grade insurance wrap);
- Full repairing / triple net structure.

We have the ability to structure our investment/purchase to provide forward-funding to finance the development/construction of the asset.

ASSET ACQUISITION PROCESS



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