

SOUTH EAST OFFICE INVESTMENT

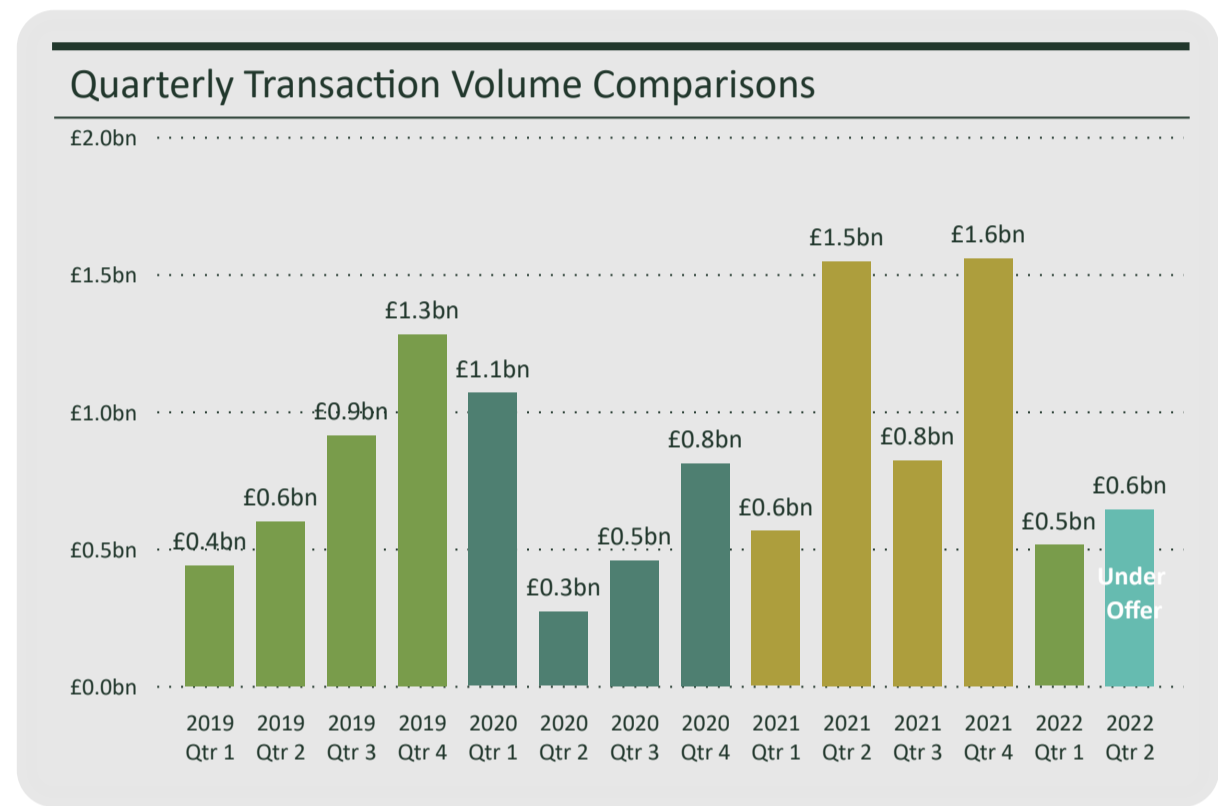
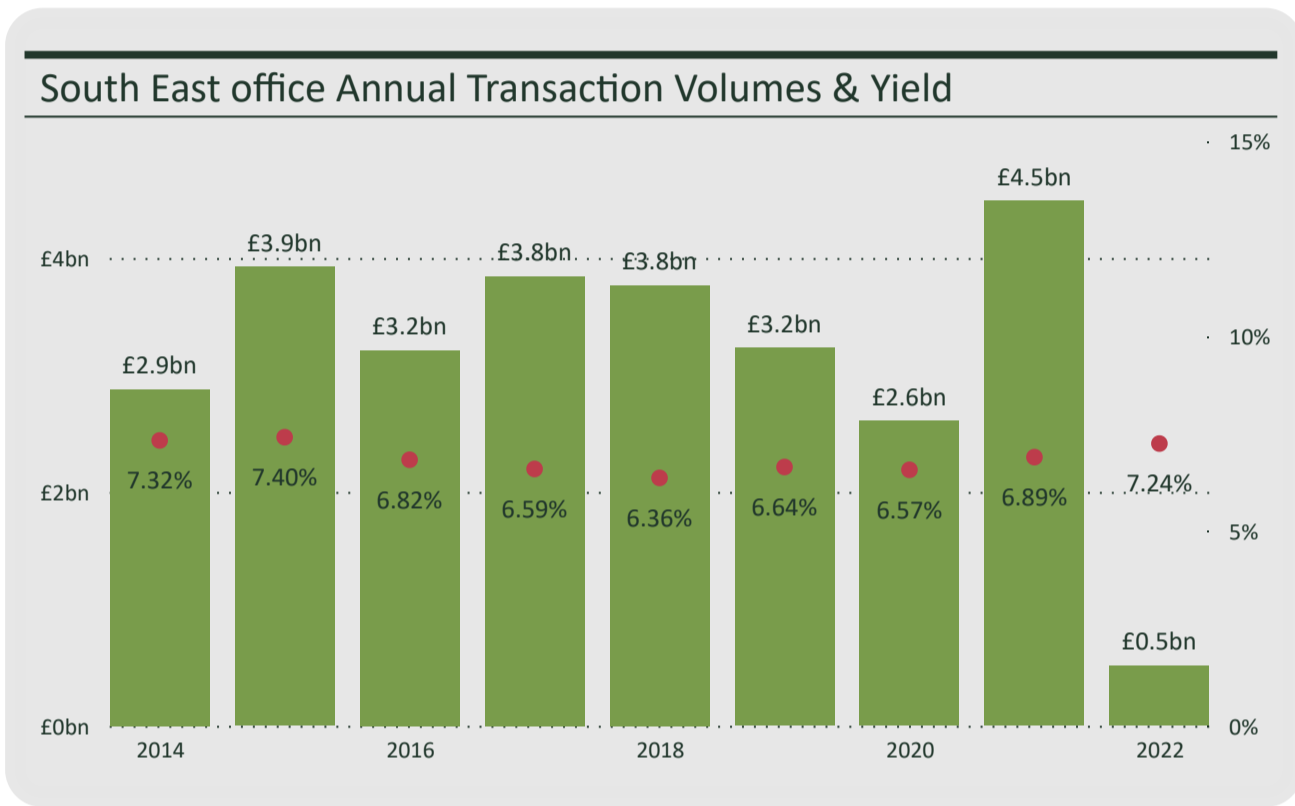
Q1 2022 - Market Overview

£513.0M Total Investment (2022)	33 No. Deals	£16M Average Deal Size	7.24% Avg. Yield (NIY)	£381 Avg. Cap Val £psf	4.7 Years Avg. AWULT to Breaks	5.6 Years Avg. AWULT to Expiries
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£1.2bn Available & Under Offer	68 No. of Available & U/O Assets
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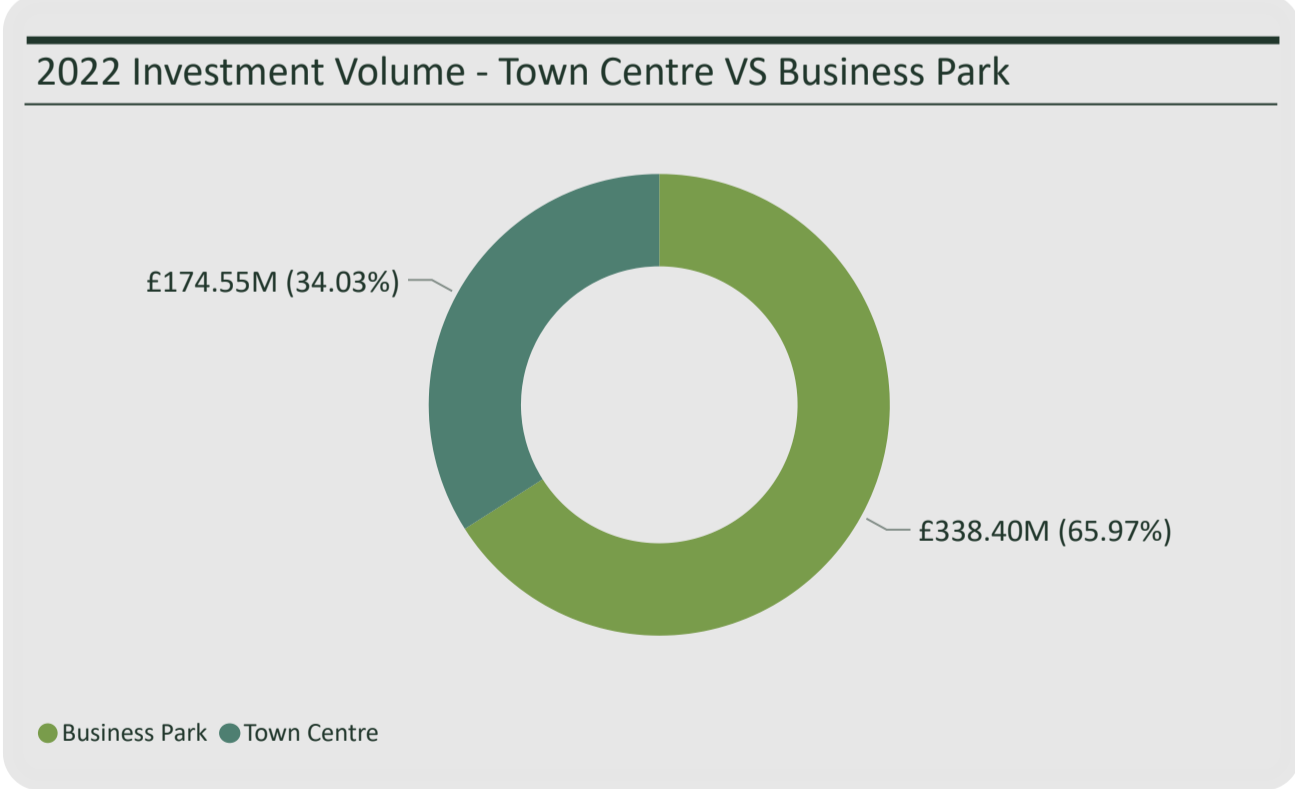
£680M Under Offer	24 No. U/O Assets	£26.4M Avg. Deal Price (U/O)	7.53% Avg. Yield (NIY) U/O
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£606M Available	44 No. Available Assets	£13.8M Avg. Deal Price Avail.	6.57% Avg. Yield (NIY) Avail.
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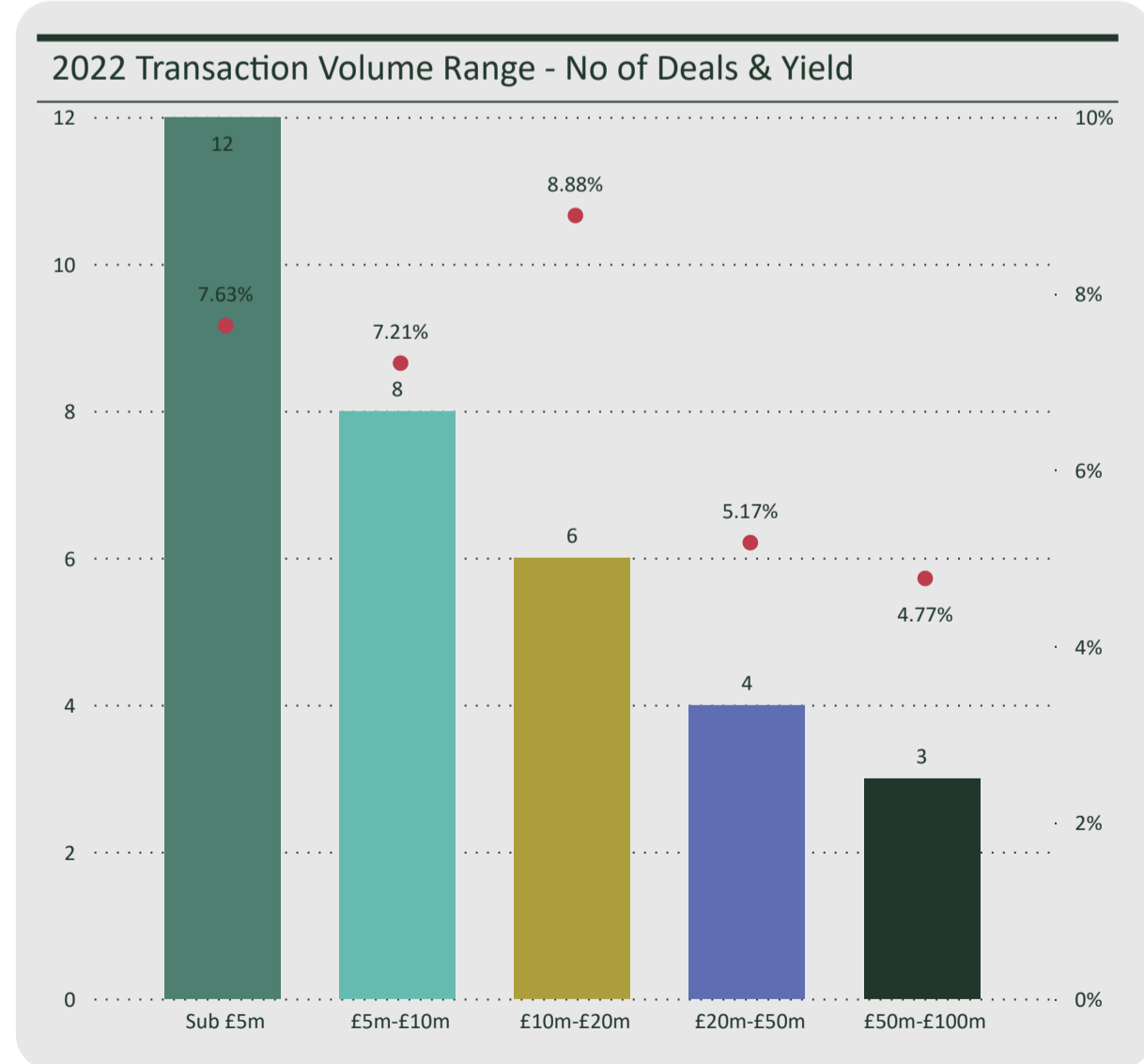


The total transaction volume of South East offices for Q1 2022 was £513m across 34 deals, which is 10% lower than the £573m traded in Q1 2021. £680m remains under offer which will significantly contribute to transactional volumes going forward.

Whilst Q1 2022 got off to a traditionally slow start with limited stock being launched, we saw sentiment progressively improve with an increased amount of stock brought to market later in the quarter. £266m of stock was launched in Q1.



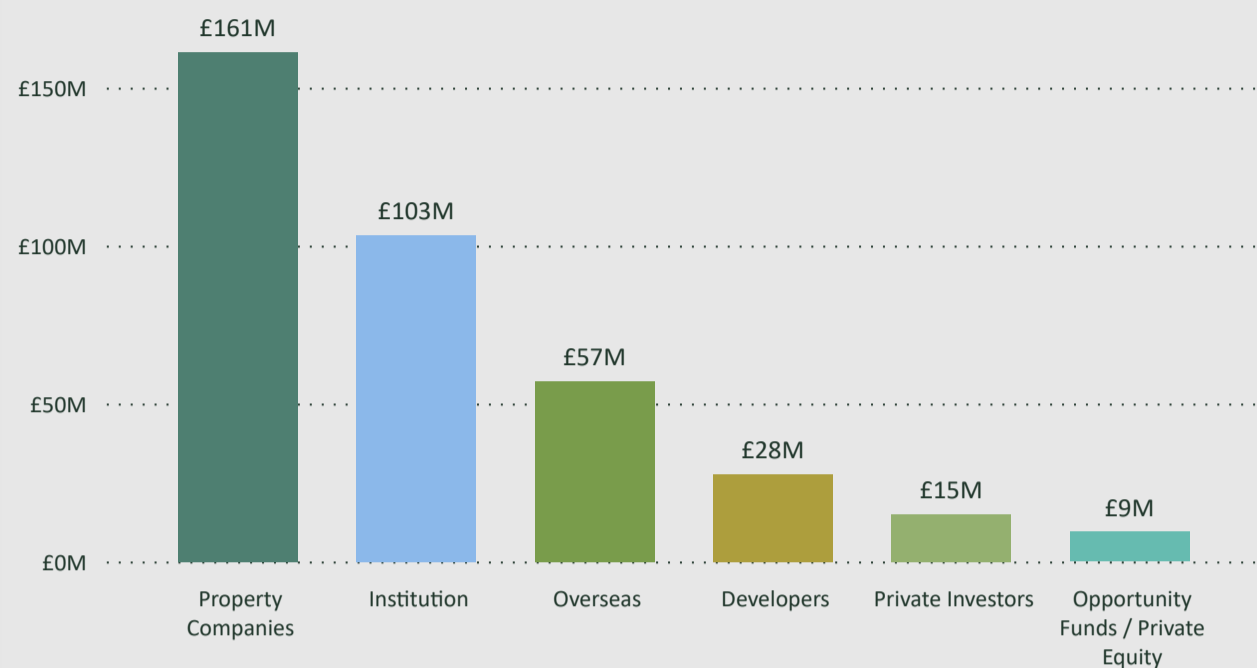
The trend of buying office space to repurpose to alternative uses continued in Q1 2022. Approximately £264m of office space was purchased for alternative uses such as data centres, industrial, life sciences and residential in Q1. This included Bridge Industrial's £55m purchase of Weybridge Business Park, which will be repurposed to industrial.



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Q1 2022 - Market Overview

2022 Active Capital - Purchaser

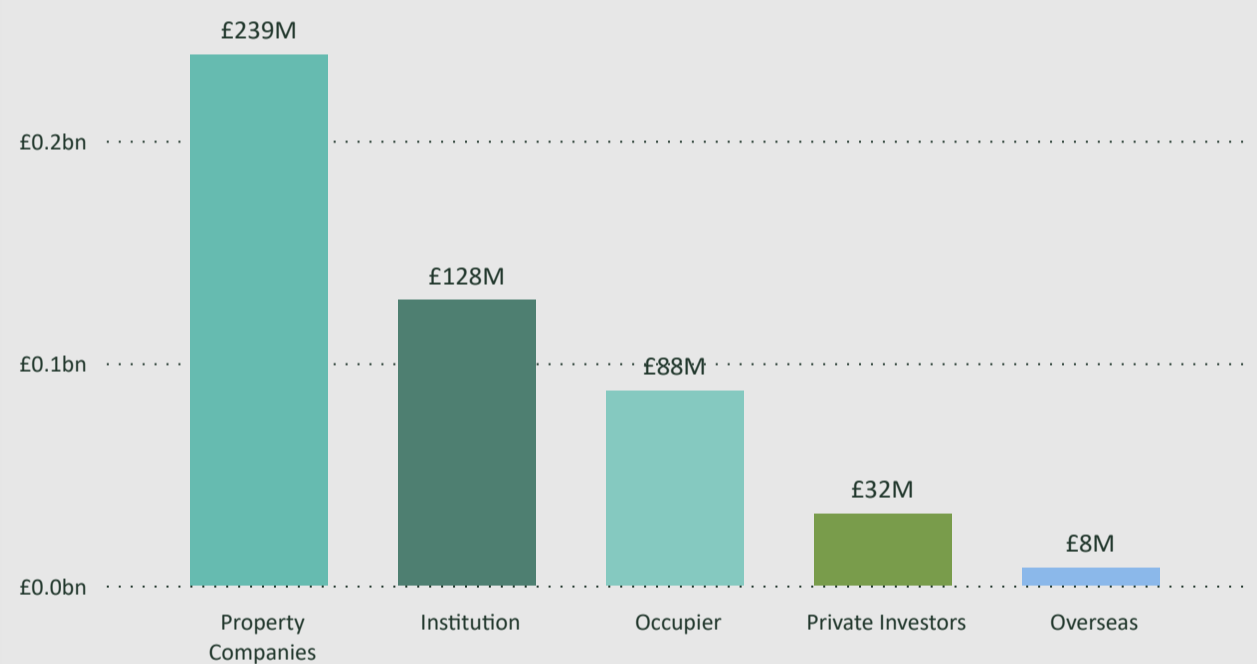


2022 Top 10 - Purchaser Overview

PURCHASER	TRANSACTIONED VOLUME	NO. OF DEALS	AVG. YIELD (NIY)	AVG. CAP VAL £PSF
Elwood	£68M	3	4.04%	£833
Keppel DC REIT	£57M	1	3.96%	£601
Bridge Industrial	£55M	1		£663
Breakthrough Properties Tishman Speyer	£41M	1		£1,708
Lxi REIT	£34M	1	4.54%	£214
Kings Oak Capital	£19M	1	11.24%	£224
Bradda Capital	£13M	1	6.74%	£436
Palace Capital	£10M	1	6.83%	£454
Praxis	£9M	1	7.83%	£157
Residential Developer	£8M	1	8.09%	£166
Total	£315M	12	6.66%	£594
% of Market	62%			

Property companies were the most active purchasers and vendors in Q1, accounting for 31% of total acquisitions and 47% of total sales. This trend looks set to continue with property companies contributing to approximately 41% of stock brought to market in Q1 2022, followed closely by institutions (30%).

2022 Active Capital - Vendor



2022 Top 10 - Vendor Overview

VENDOR	TRANSACTIONED VOLUME	NO. OF DEALS	AVG. YIELD (NIY)	AVG. CAP VAL £PSF
British Airways	£80M	1	5.57%	£180
Aberdeen Standard Investment	£68M	2	6.74%	£549
Fiera Real Estate	£57M	1	3.96%	£601
Gcr Camprop Ten Limited	£45M	1		£900
Devonshire Lateral	£41M	1		£1,708
Circle Property Plc	£34M	1	4.54%	£214
Private	£24M	2	4.04%	£768
Regional Reit Ltd	£21M	1	5.80%	£211
McKay Securities	£19M	1	11.24%	£224
Clearbell Capital	£10M	1	6.83%	£454
Total	£399M	12	6.09%	£594

We anticipate a significant increase in transactional volumes in Q2. In addition to there being £680m of assets currently under offer, we expect future volumes to be further bolstered by M&A activity, including Workspace's acquisition of McKay Securities, which is expected to complete in May 2022. However, it's uncertain what the wider impact of the Russian invasion of Ukraine and domestic inflationary concerns will have on investor sentiment.

2022 Key Deals - Business Park

ADDRESS	TOWN	FLOOR AREA (SQ FT)	AWULT TO BREAKS	AWULT TO EXPIRIES	QUOTE PRICE	QUOTE YIELD	DIFF	SALE PRICE	NIY / CV	SALE DATE	PURCHASER	VENDOR
Waterside House	Bracknell	94,867	17.6 Years	17.6 Years	£41M	5.50%	↑ 39.02%	£57.0M	3.96 %	January 2022	Keppel DC REIT	Fiera Real Estate
Weybridge Business Park	Weybridge	83,000	VP	VP	£55M	N/A	→ 0.00%	£55.0M	VP	January 2022	Bridge Industrial	Aberdeen Standard Investment
Trinity House, Oxford Science Park	Oxford	24,000	VP	VP	N/A	N/A		£41.0M	VP	February 2022	Breakthrough Properties Tishman Speyer	Devonshire Lateral
Kents Hill, Timbold Drive, Milton Keynes	Milton Keynes	160,430	20.0 Years	20.0 Years	£36M	4.34%	↓ -4.44%	£34.4M	4.54 %	February 2022	Lxi REIT	Circle Property Plc
Chesterton Mill	Cambridge	16,950	VP	VP	£15M	N/A	→ 0.00%	£15.0M	VP	March 2022	Elwood	
Wonersh House & Compton House, Guildford	Guildford	59,962	3.8 Years	5.3 Years	£13M	5.62%	↓ -28.24%	£9.4M	7.83 %	February 2022	Praxis	Aviva Investors
The Design Technology Centre	Enfield	19,352	2.8 Years	6.8 Years	£3M	8.50%	↑ 84.56%	£5.5M	4.60 %	January 2022	Location Collective	Symetri Limited
Gloucester House, Core End Road, Bourne End	Bourne End	6,623	10.0 Years	10.0 Years	£2M	N/A	↑ 7.69%	£2.1M	6.24 %	January 2022	Private Investor	Mintec Limited

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Q1 2022 - Market Overview

2022 Key Deals - Town Centre

ADDRESS	TOWN	FLOOR AREA (SQ FT)	AWULT TO BREAKS	AWULT TO EXPIRIES	QUOTE PRICE	QUOTE YIELD	DIFF	SALE PRICE	NIY / CV	SALE DATE	PURCHASER	VENDOR
Old Swiss	Cambridge	50,000	VP	VP	£45M	N/A	→ 0.00%	£45.0M	VP	March 2022	Elwood	Gcr Camprop Ten Limited
Great Brighams Mead, Vastern Road	Reading	84,840	0.1 Years	0.1 Years	£16M	N/A	↑ 21.02%	£19.0M	11.24 %	February 2022	Kings Oak Capital	McKay Securities
31 Chertsey Street	Guildford	29,345	3.3 Years	3.3 Years	£13M	6.50%	↓ -3.54%	£12.8M	6.74 %	March 2022	Bradda Capital	Aberdeen Standard Investment
22 Market Street	Maidenhead	22,586	5.0 Years	10.0 Years	£10.4M	6.75%	↓ -1.25%	£10.3M	6.83 %	January 2022	Palace Capital	Clearbell Capital
Bank House	Milton Keynes	50,038	1.3 Years	1.3 Years	£8M	N/A	↑ 3.75%	£8.3M	8.09 %	March 2022	Residential Developer	CL10 Ltd
37 Hills Road	Cambridge	10,500	1.3 Years	6.3 Years	N/A	N/A		£7.5M	4.04 %	March 2022	Elwood	Private
Somerset House, 47-49 London Road	Redhill	24,324	2.4 Years	2.7 Years	£6M	9.00%	↓ -5.60%	£5.9M	9.55 %	March 2022	REIM	Mayfair Capital Property Unit Trust
Kings House, 32-40 Widmore Road	Bromley	24,394	0.6 Years	1.1 Years	£5M	8.10%	→ 0.00%	£5.4M	7.67 %	January 2022	Private	CLS Holdings
Sovereign Court, 201-232 Witan Gate	Milton Keynes	36,400			£5M	N/A	↑ 7.00%	£5.4M		January 2022	Shaviram Group	Harebrt Management Corporation XLB Property

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