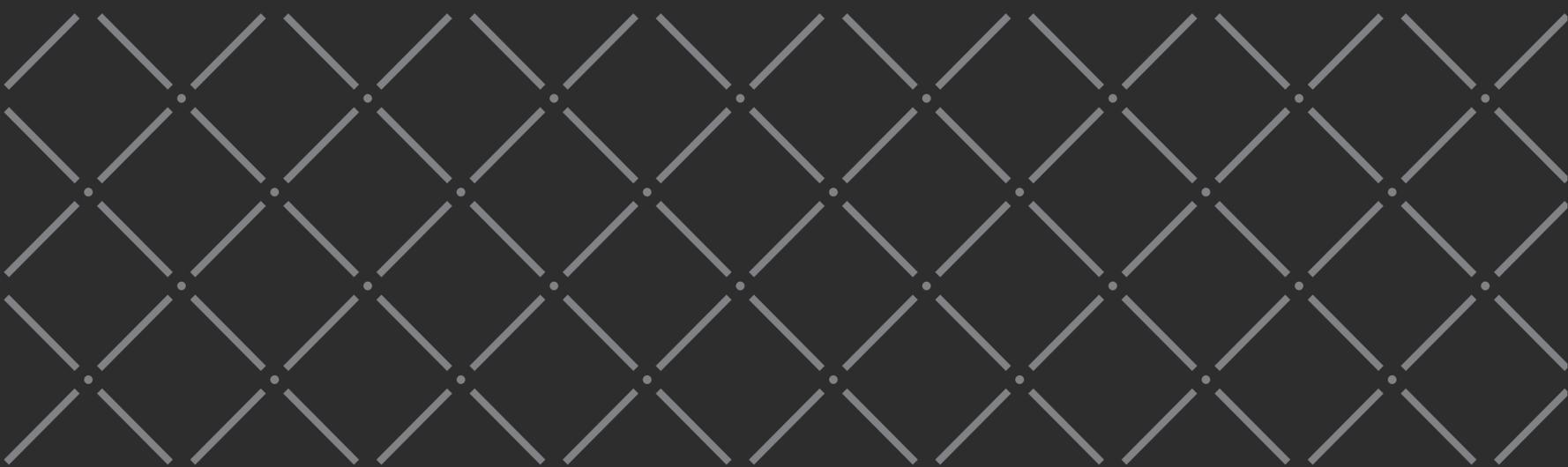


The Investment Proposition



PROPERTY *vision*

Executive Summary

Clarity

Our investment team provides clarity to potential investors wishing to create or grow a property portfolio for future generations.

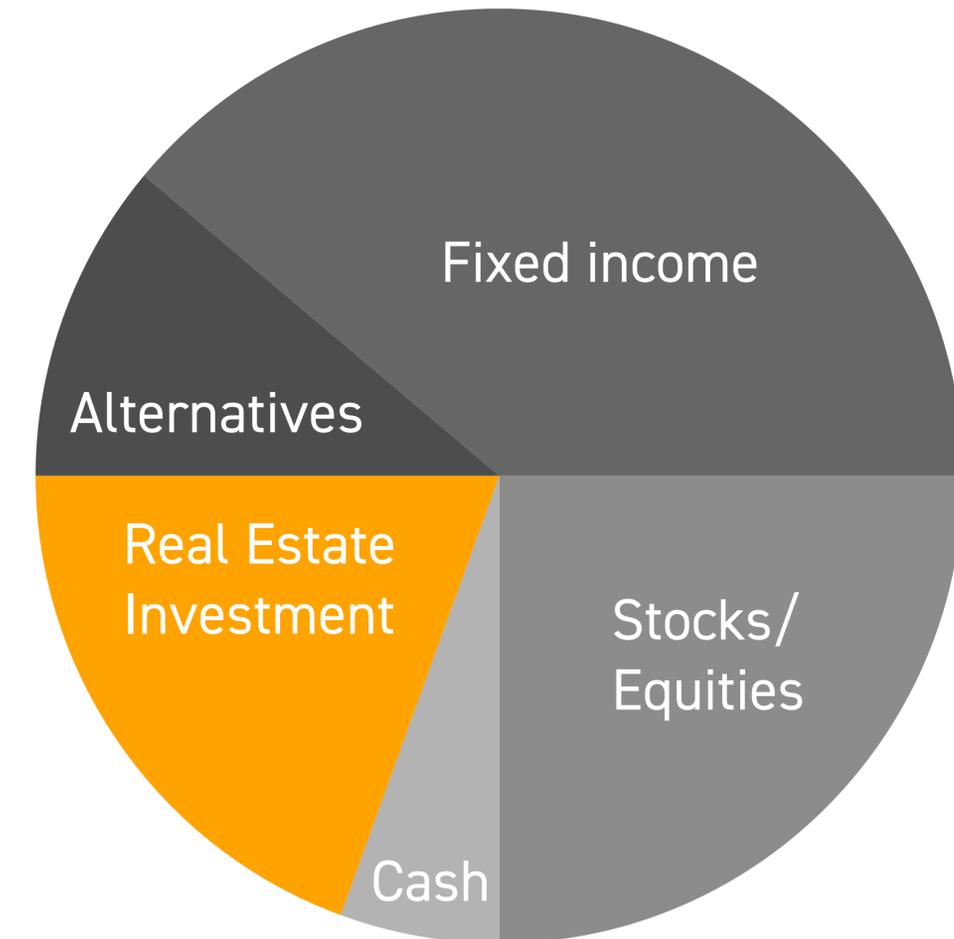
Our core skill is to identify the correct opportunity, to evaluate the risks, future returns, and asset quality to satisfy the client's investment criteria. We advise on the full transaction process and facilitate raising finance on residential and commercial property acquisitions and sales.

Real Estate as an Asset Class

Real Estate continues to be one of the largest investment asset classes for the world's largest institutions and UHNWs with target allocations of 9 – 15%. The rationale being that:

- Real Estate investment provides stable and relatively predictable high returns with minimal volatility
- Real Estate has always been a great hedge against inflation and gives diversification to investors when they are heavily invested across more liquid markets

Considering the current market conditions and increasing likelihood of a rise in inflation, we see this as an opportune time for our clients to start also considering their investment allocation to performing assets.



How we can Help

- Work with you to understand your investment needs and goals in order to formulate an investment plan
- Introduce and deliver credible opportunities in line with the investment plan
- Independently assess asset management and financing opportunities to enhance returns

Full Scope of Services

- Transaction Advisory
- Existing Portfolio Review
- Asset & Development Management
- Debt / Financing Introduction

Our focus is to build sustainable and focused generational investment portfolios considering all the important variables and factors.

Taking a Multi-Sector Approach

We are able to leverage our network to build and advise on multi-sector portfolios as follows:

Commercial

- Office
- Retail
- Warehousing / Logistics
- Hotels & Hospitality
- Industrial, including R&D facilities
- Specialist Markets like Data Centres and Life Sciences

Residential and Land

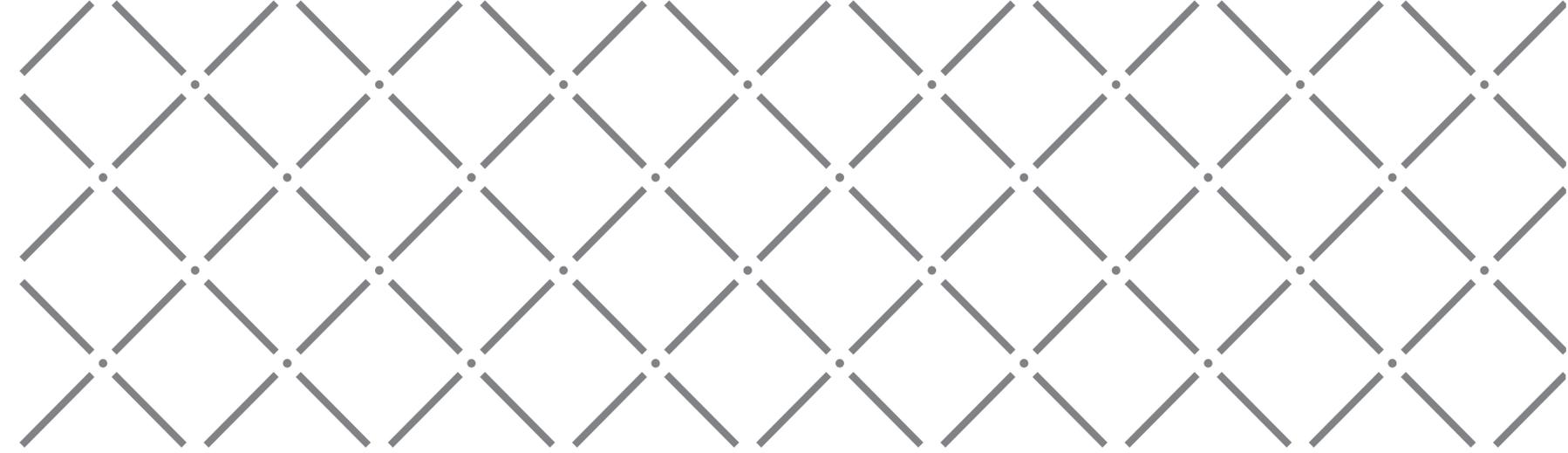
- Buy-to-let investment portfolios
- Developments, brown & green field
- Land for traditional / regenerative farming or rewilding



ESG and Forward-Looking

We want our clients to be prepared for the next generation of investing.

Understanding and carefully selecting properties that are “future ready” is critical when factoring in future value and returns. With multiple government initiatives and new accreditations, Property Vision is at the forefront to capture this for its clients and investors.



Our Goals

- To cut through complexity and make it easier for private wealth to invest in property assets that are fully ESG-compliant
- To provide actionable advice that balances ESG impact with other investment criteria

The Investment Opportunity

Whilst up-front costs can be higher, ESG-compliant assets will enjoy:

- Stronger resale values and yields
- Reduced voids and increased lengths of tenant occupancy
- Lower running costs
- Increasingly, access to finance on preferential terms

Services

- Advise across residential, commercial and land, identifying opportunities within preferred sector(s)
- Advise across new builds, redevelopments and major upgrades
- Connect investors with best-in-class specialists through our advisory panel
- Provide ongoing asset management, data measurement and tenant screening services



Some of our high-
profile transactions...

Family Office, Mayfair

Client: Global UHNW family

Brief: A significant building of historical and architectural merit to house a Family Office

Key factors:

- Sourcing a rare off-market opportunity in London's most prime office area
- Negotiating on behalf of our clients during the pandemic and delivering the opportunity at 15% below its peers' market value
- Introducing a team to advise on planning and Listed Building requirements prior to exchange
- Providing due diligence on neighbouring properties and local development

- **Size:** 7,120 ft²
- **Acquisition:** August 2020
- **Price:** £20,500,000
- **Price/sq.ft:** £2,879
- **Investment strategy:** Long-term office owner-occupier



Land Estate for Wilding

Client: UK Private Equity

Brief: An existing farming system to 100% regenerative farming

Key factors:

- Sourcing a rare off-market opportunity in the heart of Hampshire
- Negotiating beneficial terms and exclusivity, despite competition
- Introducing a team to advise on wilding / agriculture / paragraph 80 house
- Ongoing role of advising the client following delivery of this deal, particularly on ESG and sustainability

- **Size:** 1,145 acres
- **Acquisition:** November 2019
- **Price:** £13,600,000
- **Investment strategy:** Farming, wilding and development

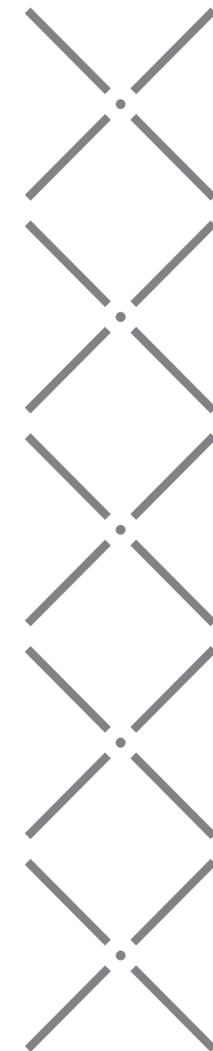


Property Vision

Established in 1983

7 partners & 21 employees

Buying £500m of real estate p.a.



Investment Team

Established in 2015

22 completed deals

£200m transacted deals

£650m of live mandates

The Team

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