We currently have requirements across our range of UK Institutional and Retail Funds as set out below. All purchases will be transacted from existing cash assets without recourse to third party debt. Where Investment Agents have access to Propex, we only accept introductions through Propex. If you are not a Propex user, please email introductions to: property_offers@standardlife.com

### General requirements

#### High Street Retail
- Well configured units in top 50 towns, let to strong covenants
- Focus on prime pitches and rebased rents

#### Retail Warehouses and Supermarkets
- Open A1 and prime bulky good parks, let to good covenants
- Focus on turnover volumes and affordability of rents

#### Central London Offices
- Secure income on good prime/grade A buildings
- Multi let with lease events focused around 2015/2016

#### Well established UK offices
- South East and top 6 regional cities
- Town centres preferred
- Single or multi let

#### Well established UK industrial locations
- South East and regional cities
- Multi let industrial estates
- Distribution Warehouses
- Prime locations and modern buildings
- Short term well located distribution income

#### Long dated/fixed increase income
- Min 15 years lease length
- All sectors
- RPI or fixed increase rent reviews preferred
- Sound residual value
- Good quality covenants only

#### Forward funding & development
- Pre let forward fundings considered
- Focus on Central London, Retail Warehousing, South East Industrial, Retail and Offices

#### Alternative Sectors
- Prime dominant leisure parks/schemes
- Student accommodation, direct let and leased
- Hotels, leased to good covenant

#### Specialist requirements

### Long Lease and Ground Rent Fund
- Average lease length over 20 yrs
- Covenant must be SA1 or government backed
- Preference for RPI/fixed increase review structures
- Prelet forward fundings/purchases considered
- Ground rents (commercial only) with fixed or index linked rental increase
- Income strips 25 years plus
- All sectors considered
- Lot sizes £10m - £80m
Fund Manager Contact Details

**Balanced UK Funds**

- **Ignis UK Property Fund**
  - George Shaw
  - Tel: 0131 245 3168
  - george_shaw@standardlife.com

- **Phoenix Linked Property Fund**
  - Sandy Pringle
  - Tel: 0131 245 2825
  - sandy_pringle@standardlife.com

- **Lothian Pension Fund**
  - Sandy Pringle
  - Tel: 0131 245 2825
  - sandy_pringle@standardlife.com

**Royal Bank of Scotland Pension Trustee**

- **Standard Life Investments Pooled Pension Property Fund**
  - David Stewart
  - Tel: 0131 245 2813
  - david_a_stewart@standardlife.com

- **Standard Life Investments UK Property Fund**
  - Nigel Chapman
  - Tel: 0131 245 2764
  - nigel_chapman@standardlife.com

**South Yorkshire Pensions Authority**

- **Standard Life Main Life Fund**
  - Craig Thomson
  - Tel: 0131 245 2708
  - craig_thomson@standardlife.com

**Standard Life Unit Linked Life Fund**

- James Britton
  - Tel: 0131 245 3614
  - james_britton@standardlife.com

**Specialist Retail Funds**

- **UK Retail Warehouse Trust**
  - Lorcan Mooney
  - Tel: 0131 245 2843
  - lorcan_mooney@standardlife.com

- **UK Shopping Centre Trust**
  - Ed Jenkins
  - Tel: 0131 245 8098
  - ed_jenkins@standardlife.com

**Secure Real Estate**

- **Long Lease Property Fund**
  - Richard Marshall
  - Tel: 0131 245 2823
  - richard_marshall@standardlife.com

- **UK Commercial Ground Rent Fund**
  - Richard Marshall
  - Tel: 0131 245 2823
  - richard_marshall@standardlife.com

**Development**

- James Stevens (Head of UK Development)
  - Tel: 0131 245 2836
  - james_stevens@standardlife.com

**Balanced Listed Funds**

- **Standard Life Investments Property Income Trust**
  - Jason Baggaley
  - Tel: 0131 245 2833
  - jason_baggaley@standardlife.com

- **UK Commercial Property Trust**
  - Will Fulton
  - Tel: 0131 245 2799
  - will_fulton@standardlife.com

- Investment introductions to Standard Life Investments ("SLI") shall include the following basic information; full address (including Postcode), current tenancy schedule and an indication of pricing / yield profile.

- Introductory fees shall not be paid to parties acting for, or retained by the vendors.

- In submitting investment introductions to SLI, parties acknowledge there to be no obligation on SLI to accept any such introduction, and fees or commissions shall only be payable where agreed in writing between SLI and the introducing party.

- Investment introductions from non-retained parties should be submitted, and will only be recognised by SLI, on an exclusive basis.

Visit us online

standardlifeinvestments.com

---

Standard Life Investments Limited is registered in Scotland (SC123321) at 1 George Street, Edinburgh EH2 2LL. Standard Life Investments Limited is authorised and regulated by the Financial Conduct Authority. Calls may be monitored and/or recorded to protect both you and us and help with our training.

www.standardlifeinvestments.com © 2015 Standard Life, images reproduced under licence