

ALLSOP NATIONAL INVESTMENT TEAM TRANSACT **£175M** OVER THE SUMMER

HERE'S OUR VIEW ON THE MARKET AND SOME OF OUR RECENT HIGHLIGHTS...

MARKET REVIEW

- Transaction volumes remain depressed in all sectors with total volumes to date being just over £23 billion, representing a 53% decline on the previous year.
- The decline in volumes has been hardest felt in the office and industrial sectors where volume levels are down 60%.
- July and August have registered the slowest months in transaction volumes since records started according to MSCI. September which is normally the 'reboot month' for the market has been relatively subdued.
- Whilst the Bank of England's sustained rate rises are beginning to reduce inflation, it is having a major impact on the cost of finance for investors and in turn pricing.
- The all-in cost of debt is rising closer to 10% and debt is becoming more difficult to come by for investors as uncertainty persists over where rates will settle.



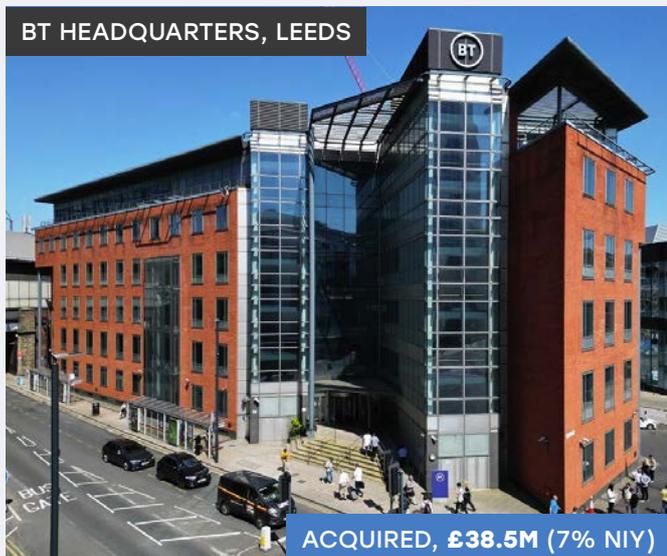
WHAT WE HAVE SEEN

- More positively, a large number of investors who are less reliant on debt are seeing this as an opportunity and committing to transactions as evidenced by the deals the National Investment team have completed below.
- It is evident that investor demand is strongest for industrial, long-income, alternative and prime/quality investments. As you will see from the below, these most recent transactions have ranged from a £40m HQ Office, to a £13.5m Care Home and a £20m Industrial portfolio.



RECENT HIGHLIGHTS

BT HEADQUARTERS, LEEDS



ACQUIRED, £38.5M (7% NIY)

KIA HEADQUARTERS, WALTON-ON-THAMES



ACQUIRED, £12.13M (7% NIY)

VERISURE, NEWCASTLE-UPON-TYNE



SOLD, £18.3M (7.67% NIY)

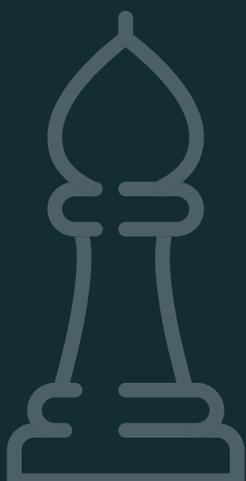
CAPITOL TRADE PARK, KNOWSLEY



SOLD, £9.6M (6.9% NIY)

BISHOP PORTFOLIO

Bishop Portfolio



ACQUIRED, £17.5M (7.5% NIY)

HEATHER VIEW CARE HOME, CROWBOROUGH



ACQUIRED, £13.625M (5.75% NIY)

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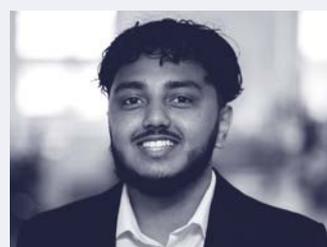


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