

1 St Cuthbert's Way - Feethams Leisure

Darlington, DL1 5QT - Darlington Ret Submarket



TENANT

Tenant Name:	Premier Inn
Industry:	Personal Services
SIC:	Hotels And Motels

LEASE

SF Leased:	39,415 SF
Sign Date:	Mar 2016
Space Use:	Retail
Lease Type:	Direct
Floor:	GRND, 1, 2, 3, 4, 5 Fl...

RENTS

Achieved Rent:	£308,000 PA
Net Effective Rent:	£294,581 PA

CONCESSIONS AND BUILDOUT

Rent Free Months:	7 Months
Buildout Status:	Full Build-Out

LEASE TERM

Start Date:	Mar 2016
Expiry Date:	Mar 2041
Lease Term:	25 Years
Breaks:	Tenant - Mar 2036
Reviews:	Mar 2021, Mar 2026,...

PROPERTY EXPENSES

Service:	Fully Repairing & In...
Service Charge:	Withheld

MARKET AT LEASE

Vacancy Rates	2016 Q1	YOY
Current Building	91.9%	▲ 86.0%
Submarket 3-5 Star	8.0%	▲ 4.1%
Market Overall	4.3%	↔ 0.0%

Same Store Asking Rent/SF	2016 Q1	YOY
Current Building	£25.00	-
Submarket 3-5 Star	£15.89	▲ 0.2%
Market Overall	£17.65	↔ 0.0%

Submarket Leasing Activity	2016 Q1	YOY
12 Mo. Leased SF	121,634	▲ 141.2%
Months On Market	12.7	▲ 0.1

TIME ON MARKET

Date On Market:	Nov 2013
Date Off Market:	Mar 2016
Months on Market:	29 Months

TIME VACANT

Date Occupied:	Apr 2016
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LEASING AGENTS

wsb Property Consultants
36 Park Cross St
Leeds, LS1 2QH
Adam Mobley 0113 234 1444
JLL
29 King St
Leeds, LS1 2HL
Nick Ferris 0113 235 5219

PROPERTY

Property Type:	Retail	NIA:	55,919 SF
Status:	Built Dec 2014	Floors:	6
Tenancy:	Multi	Floor Size:	8,762 SF
Construction:	Steel	Vacancy at Lease:	91.9%

LEASE NOTES

Premier Inn has taken 40,085 sq ft (3723.98 sq m) of ground to fourth floor hotel accommodation on undisclosed terms. WSB Property Consultants and JLL acted on behalf of the landlord. Deal confirmed by CoStar Research.

This deal was updated using Land Registry information. Title number DU358521.

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

6

£5.12

£5.47

10

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	5	£2.50	£5.12	£4.42	£10.00
Achieved Rent Per SF	4	£4.42	£5.47	£5.63	£9.50
Net Effective Rent Per SF	3	£4.06	£4.59	£4.42	£9.50
Asking Rent Discount	3	0.0%	0.3%	0.0%	5.0%
TI Allowance	-	-	-	-	-
Rent Free Months	1	26	26	26	26

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	4	3	10	11	14
Deal Size	6	1,200	7,266	4,837	14,720
Lease Deal in Months	3	60.0	100.0	120.0	120.0
Floor Number	6	GRND	GRND	GRND	MEZZ

Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1	4 Portland Pl	★ ★ ★ ★ ★	3,283	GRND	20/12/2019	New	£3.05	Asking
2	100-102 Bondgate	★ ★ ★ ★ ★	3,400	GRND	28/08/2019	New	£2.50	Asking
3	Northbeck House 206-210 Northgate	★ ★ ★ ★ ★	1,200	GRND	06/03/2018	New	£9.50/fri	Effective
4	Morton Park	★ ★ ★ ★ ★	14,720	GRND,...	06/02/2018	New	£4.42/fri	Effective
4	Morton Park	★ ★ ★ ★ ★	14,720	GRND,...	01/02/2018	New	£6.50/fri	Achieved
5	Morton Park Morton Park Way	★ ★ ★ ★ ★	6,275	GRND	23/11/2017	New	£4.06	Effective

1 4 Portland Pl

Darlington, DL3 7BP - Darlington Ret Submarket



LEASE

SF Leased:	3,283 SF
Sign Date:	Dec 2019
Space Use:	Retail
Lease Type:	Direct
Floor:	GRND Floor

RENTS

Asking Rent:	£10,000 PA
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CONCESSIONS AND BUILDOUT

Buildout Status:	Raw Space
Space Condition:	Average

LEASE TERM

Start Date:	Dec 2019
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TIME ON MARKET

Date On Market:	Feb 2019
Date Off Market:	Jan 2020
Months on Market:	10 Months

TIME VACANT

Date Occupied:	Jan 2020
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LEASING AGENTS

Carver Commercial
18 St Cuthberts Way
Darlington, DL1 1GB
Julie Nichol 01325 466945

MARKET AT LEASE

Vacancy Rates	2019 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.7%	▼ 1.1%
Market Overall	3.8%	▼ 1.0%

Same Store Asking Rent/SF	2019 Q4	YOY
Current Building	£3.05	-
Submarket 1-3 Star	£16.00	▲ 0.7%
Market Overall	£17.78	▲ 1.2%

Submarket Leasing Activity	2019 Q4	YOY
12 Mo. Leased SF	39,824	▼ 43.9%
Months On Market	10.3	▲ 0.5

PROPERTY

Property Type:	Retail	NIA:	3,283 SF
Status:	Built 1979	Floors:	1
Tenancy:	Single	Floor Size:	3,283 SF
Construction:	Masonry	Vacancy at Lease:	0.0%

2 100-102 Bondgate



Darlington, DL3 7LB - Darlington Ret Submarket



LEASE

SF Leased:	3,400 SF
Sign Date:	Aug 2019
Space Use:	Retail
Lease Type:	Direct
Floor:	GRND Floor

RENTS

Asking Rent:	£8,500 PA
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LEASE TERM

Start Date:	Sep 2019
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TIME ON MARKET

Date On Market:	Sep 2018
Date Off Market:	Aug 2019
Months on Market:	12 Months

TIME VACANT

Date Occupied:	Sep 2019
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LEASING AGENTS

Carver Commercial
18 St Cuthberts Way
Darlington, DL1 1GB
Julie Nichol 01325 466945

MARKET AT LEASE

Vacancy Rates	2019 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.0%	▼ 0.9%
Market Overall	3.9%	▼ 1.1%

Same Store Asking Rent/SF	2019 Q3	YOY
Current Building	£2.50	↔ 0.0%
Submarket 1-3 Star	£15.96	▲ 0.9%
Market Overall	£17.70	▲ 1.4%

Submarket Leasing Activity	2019 Q3	YOY
12 Mo. Leased SF	35,965	▼ 49.8%
Months On Market	11.7	▲ 3.5

PROPERTY

Property Type:	Retail
Status:	Built 1970
Tenancy:	-
Parking:	Ratio of 0.00/1,000 SF

NIA:	4,077 SF
Floors:	2
Floor Size:	2,039 SF
Vacancy at Lease:	0.0%

3 206-210 Northgate - Northbeck House Darlington, DL1 1RB - Darlington Ret Submarket



TENANT

Tenant Name:	Junior Kitchen
Industry:	Personal Services
SIC:	Junior Colleges

LEASE

SF Leased:	1,200 SF
Sign Date:	Mar 2018
Space Use:	Retail
Lease Type:	Direct
Floor:	GRND Floor

RENTS

Asking Rent:	£12,000 PA
Achieved Rent:	£11,400 PA
Net Effective Rent:	£11,400 PA

CONCESSIONS AND BUILDOUT

Asking Discount:	5.00%
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LEASE TERM

Start Date:	Mar 2018
Expiry Date:	Mar 2023
Lease Term:	5 Years

PROPERTY EXPENSES

Service:	Fully Repairing & In...
Service Charge:	No
Business Rates:	£5,591 PA

TIME ON MARKET

Date On Market:	Jan 2017
Date Off Market:	Mar 2018
Months on Market:	14 Months

TIME VACANT

Date Vacated:	Jan 2015
Date Occupied:	Mar 2018
Months Vacant:	38 Months

MARKET AT LEASE

Vacancy Rates	2018 Q1	YOY
Current Building	0.0%	▼ 25.2%
Submarket 2-4 Star	2.7%	▼ 1.5%
Market Overall	4.5%	▼ 0.5%

Same Store Asking Rent/SF	2018 Q1	YOY
Current Building	£10.00	↔ 0.0%
Submarket 2-4 Star	£15.86	▲ 0.6%
Market Overall	£17.53	▲ 1.0%

Submarket Leasing Activity	2018 Q1	YOY
12 Mo. Leased SF	157,832	▼ 38.8%
Months On Market	9.3	▼ 0.6

LEASING AGENTS

Carver Commercial
18 St Cuthberts Way
Darlington, DL1 1GB
Chris Farlow 01325 466945
Jack Braley
Connect Property North East Ltd
4 Halegrove Ct
Stockton On Tees, TS18 3DB
Andrew Wilkinson 01642 704932

PROPERTY

Property Type:	Retail	NIA:	4,755 SF
Status:	Built Apr 1960	Floors:	4
Tenancy:	Multi	Floor Size:	4,755 SF
Construction:	Masonry	Vacancy at Lease:	0.0%

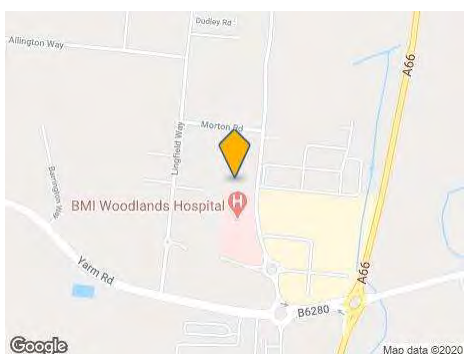
LEASE NOTES

Junior Kitchen has taken Unit 2 206 Northgate, Darlington comprising 1,200 sq ft (111 sq m) of retail accommodation on a five year lease at £11,400 per annum.

Carver Commercial and Connect Property North East acted on behalf of the landlord. The tenant was not represented. The deal was confirmed by Andrew Wilkinson at Connect Property North East.

4 Morton Park

Darlington, DL1 4PT - Darlington Ind Submarket



TENANT

Tenant Name:	Go Bananas
Industry:	Personal Services
SIC:	Amusement And Recreation

LEASE

SF Leased:	14,720 SF
Sign Date:	Feb 2018
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND, MEZZ Floor

RENTS

Asking Rent:	£4.42/SF
Achieved Rent:	£4.42/SF
Net Effective Rent:	£4.42/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	0.00%
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LEASE TERM

Start Date:	Feb 2018
Expiry Date:	Feb 2028
Lease Term:	10 Years

PROPERTY EXPENSES

Service:	Fully Repairing & In...
Service Charge:	£0.60/SF
Business Rates:	£2.02/SF

TIME ON MARKET

Date On Market:	Oct 2017
Date Off Market:	Feb 2018
Months on Market:	4 Months

TIME VACANT

Date Occupied:	May 2018
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MARKET AT LEASE

Vacancy Rates	2018 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	0.6%	▼ 0.9%
Market Overall	4.0%	▼ 0.3%

Same Store Asking Rent/SF	2018 Q1	YOY
Current Building	£4.42	-
Submarket 2-4 Star	£3.40	▲ 5.9%
Market Overall	£3.93	▲ 5.1%

Submarket Leasing Activity	2018 Q1	YOY
12 Mo. Leased SF	103,248	▼ 19.5%
Months On Market	4.0	▼ 3.7

LEASING AGENTS

Knight Frank LLP
 118-124 Quayside, Suite 118-124
 Newcastle Upon Tyne, NE1 3BB
 Mark Proudlock 0191 594 5019
 Simon Haggie 0191 594 5009

Carver Commercial
 18 St Cuthberts Way
 Darlington, DL1 1GB
 Julie Wallin 01325 731607

Connect Property North East Ltd
 4 Halegrove Ct
 Stockton On Tees, TS18 3DB
 Andrew Wilkinson 01642 704932

PROPERTY

Property Type:	Industrial	NIA:	24,403 SF
Status:	Built 2004	Floors:	1
Tenancy:	Multi	Floor Size:	20,158 SF
Construction:	Steel	Eaves Height:	19'8"
		Vacancy at Lease:	0.0%

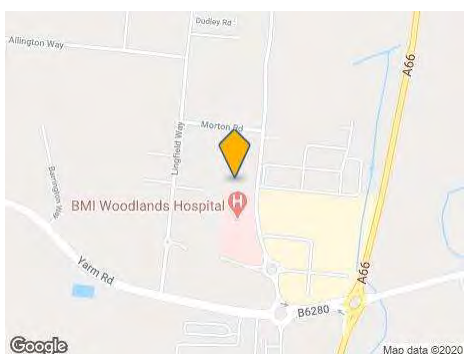
LEASE NOTES

Go Bananas have taken Unit 1 Morton Trade Park, comprising 14,720 sq ft (1,368 sq m) of industrial accommodation on a 10 year lease at £65,000 per annum.

Connect Property North East, Knight Frank LLP and Carver Commercial acted on behalf of the landlord. The tenant was not represented. The deal was confirmed by Andrew Wilkinson at Connect Property North East.

4 Morton Park

Darlington, DL1 4PT - Darlington Ind Submarket



TENANT

Tenant Name: Gardener Leisure Ltd

LEASE

SF Leased: 14,720 SF
Sign Date: Feb 2018
Space Use: Industrial
Lease Type: Direct
Floor: GRND, MEZZ Floor

RENTS

Asking Rent: £6.50/SF
Achieved Rent: £6.50/SF

CONCESSIONS AND BUILDOUT

Asking Discount: 0.00%

LEASE TERM

Start Date: Feb 2018

PROPERTY EXPENSES

Service: Fully Repairing & In...
Business Rates: £4.04/SF

TIME ON MARKET

Date On Market: Oct 2018
Date Off Market: Feb 2018
Months on Market: 0 Mos

TIME VACANT

Date Occupied: Feb 2018

MARKET AT LEASE

Vacancy Rates	2018 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	0.6%	▼ 0.9%
Market Overall	4.0%	▼ 0.3%

Same Store Asking Rent/SF	2018 Q1	YOY
Current Building	£4.42	-
Submarket 2-4 Star	£3.40	▲ 5.9%
Market Overall	£3.93	▲ 5.1%

Submarket Leasing Activity	2018 Q1	YOY
12 Mo. Leased SF	103,248	▼ 19.5%
Months On Market	4.0	▼ 3.7

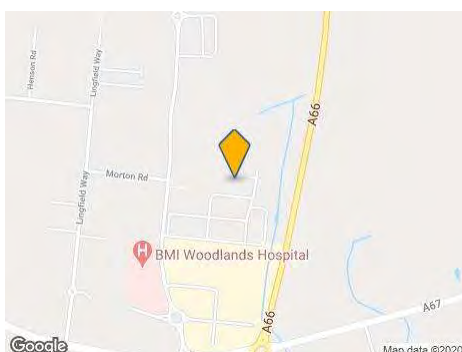
LEASING AGENTS

Landteam
Cow Ln
Richmond, DL10 6RW
Edward Speir 01325 339250

PROPERTY

Property Type: Industrial
Status: Built 2004
Tenancy: Multi
Construction: Steel
NIA: 24,403 SF
Floors: 1
Floor Size: 20,158 SF
Eaves Height: 19'8"
Vacancy at Lease: 0.0%

5 Morton Park Way - Morton Park Darlington, DL1 4PG - Darlington Ind Submarket



TENANT

Tenant Name:	CrossFit Darlington
Industry:	Personal Services
SIC:	Health Clubs

LEASE

SF Leased:	6,275 SF
Sign Date:	Nov 2017
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	J1

RENTS

Achieved Rent:	£4.75/SF
Net Effective Rent:	£4.06/SF

CONCESSIONS AND BUILDOUT

Rent Free Months:	26 Months
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LEASE TERM

Start Date:	Nov 2017
Expiry Date:	Nov 2027
Lease Term:	10 Years
Breaks:	Tenant - Nov 2022
Reviews:	Nov 2022

PROPERTY EXPENSES

Business Rates:	£1.62/SF
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MARKET AT LEASE

Vacancy Rates	2017 Q4	YOY
Current Building	0.0%	▼ 17.7%
Submarket 2-4 Star	1.2%	▲ 0.3%
Market Overall	4.3%	▲ 0.2%

Same Store Asking Rent/SF	2017 Q4	YOY
Current Building	-	-
Submarket 2-4 Star	£3.28	▲ 4.0%
Market Overall	£3.83	▲ 3.8%

Submarket Leasing Activity	2017 Q4	YOY
12 Mo. Leased SF	94,455	▼ 53.6%
Months On Market	4.7	▼ 5.4

TIME ON MARKET

Date On Market:	Dec 2017
Date Off Market:	Nov 2017
Months on Market:	6 Mos

TIME VACANT

Date Occupied:	Nov 2017
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LEASING AGENTS

Connect Property North East Ltd
4 Halegrove Ct
Stockton On Tees, TS18 3DB
Jonathan Simpson 01642 704931

PROPERTY

Property Type:	Industrial	NIA:	26,172 SF
Status:	Built Jul 1990	Floors:	1
Tenancy:	Multi	Floor Size:	23,014 SF
Construction:	Steel	Vacancy at Lease:	0.0%

LEASE NOTES

Crossfit Gym have taken J1 Morton Park Way, Darlington comprising 6,275 sq ft (583 sq m) of industrial accommodation on a 10 year lease at £4.75 per sq ft. There is an option to break from the lease at the fifth year. Connect Property North East acted on behalf of the landlord. The tenant was not represented. The deal was confirmed by Jonathan Simpson at Connect Property.

The Tenant has a free rent period from the term commencement until 4 January 2018 and a 50% rent period from 4 January 2018 until 3rd Jan 2020. The rent payment days are 25th March, 24th June, 29th September and 25th December in each year. The Tenant has the option to break this lease provided they give the Landlord a written notice of 6 months and pay a break fee the sum of £13,334.38. The Tenant is subject to a rent review which will be reviewed in line with the open market rent. The permitted use for this space is Class D2 and/or B1 or B8. This lease agreement makes no mention of the Landlord and Tenant Act 1954. Details confirmed via Land Registry with documents registered under Title Number DU353242.

Asking Rent Per SF

£5.12

Achieved Rent Per SF

£5.47

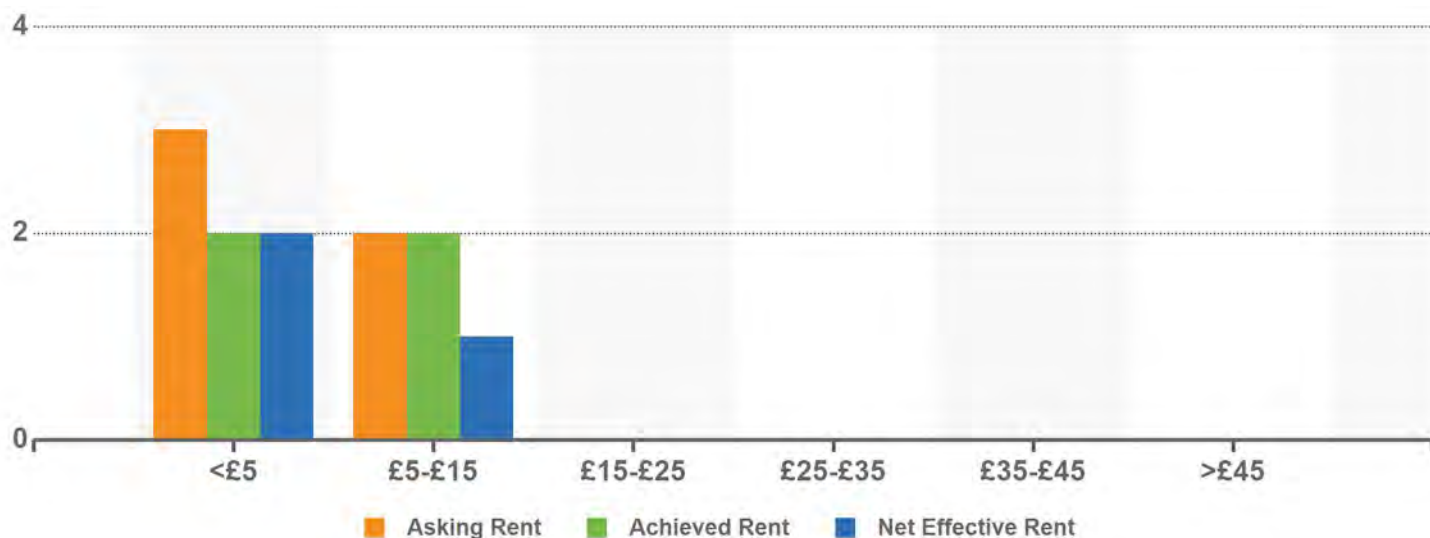
Net Effective Rent Per SF

£4.59

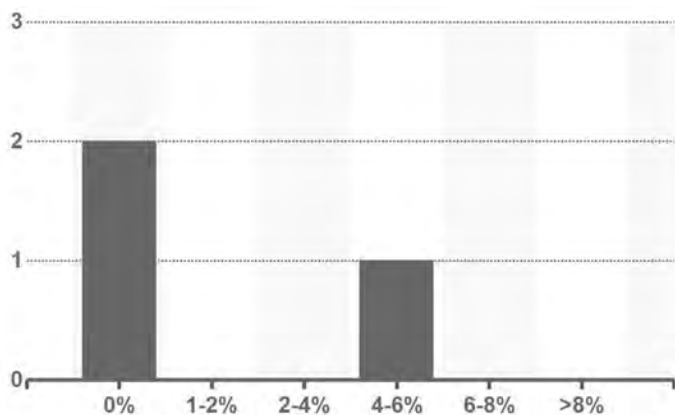
Avg. Rent Free Months

26.0

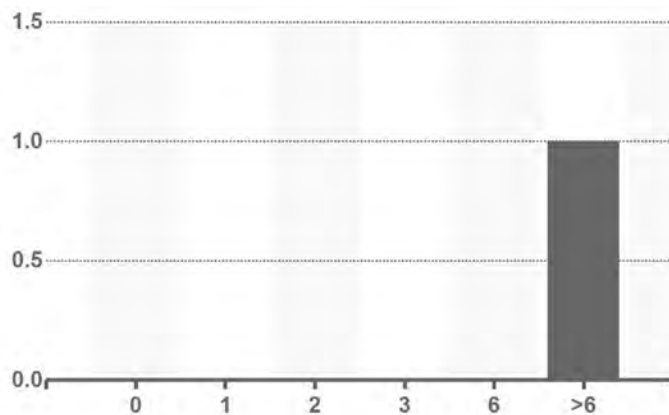
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



Sign Date	Start Date	Address	City	Floor	Total SF Leased
20/12/2019	20/12/2019	4 Portland Pl	Darlington	GRND	3,283
28/08/2019	27/09/2019	100-102 Bondgate	Darlington	GRND	3,400
06/03/2018	06/03/2018	206-210 Northgate	Darlington	GRND	1,200
06/02/2018	06/02/2018	Morton Park	Darlington	GRND,MEZZ	14,720
01/02/2018	05/02/2018	Morton Park	Darlington	GRND,MEZZ	14,720
23/11/2017	23/11/2017	Morton Park Way	Darlington	GRND	6,275

Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr
3.05	Asking		10,000.00	Retail	
2.50	Asking		8,500.00	Retail	
9.50	Effective	FRI	11,399.87	Retail	4.66
4.42	Effective	FRI	65,062.01	Industrial	2.02
6.50	Achieved	FRI	95,680.00	Industrial	4.04
4.06	Effective		25,477.52	Industrial	1.62
5.01					



Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term	Break Date
			Direct		
			Direct		
5,591.25			Direct	5 yrs	
29,697.40	0.60	8,832.00	Direct	10 yrs	
59,396.00			Direct		
10,135.50			Direct	10 yrs	23/11/2022

Review Date	Expiry Date	Tenant	Lease Status	Deal Type	Move-in Date
23/11/2022	22/11/2027	CrossFit Darlington	Completed	New	20/01/2020
			Completed	New	27/09/2019
			Completed	New	06/03/2018
			Completed	New	07/05/2018
			Completed	New	05/02/2018
		Gardener Leisure Ltd	Completed	New	05/02/2018
		Go Bananas	Completed	New	07/05/2018
		Junior Kitchen	Completed	New	06/03/2018
	05/03/2023		Completed	New	27/09/2019
	05/02/2028		Completed	New	20/01/2020

Rent Free Leasing Agent Company

Carver Commercial

Carver Commercial

Carver Commercial, Connect Property North East Ltd

Knight Frank LLP, Carver Commercial, Connect Property North East Ltd

Landteam

26 Connect Property North East Ltd

Lease Comp ID	Asking Rent/SF/Yr	Asking Rent PA
172254391	3.05	10,000.00
167506241	2.50	8,500.00
153858451	10.00	12,000.00
144399751	4.42	65,062.40
159467791	6.50	95,680.00
156986801		

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

32

£9.11

£3.23

12

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	14	£2.00	£9.11	£3.75	£12.50
Achieved Rent Per SF	24	£1.16	£3.23	£3.53	£11.58
Net Effective Rent Per SF	19	£1.36	£3.42	£3.49	£10.29
Asking Rent Discount	10	-6.5%	84.7%	4.4%	90.0%
TI Allowance	-	-	-	-	-
Rent Free Months	11	1	12	6	58

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	13	1	12	3	53
Deal Size	32	384	68,088	5,832	1,508,367
Lease Deal in Months	27	12.0	92.0	106.0	180.0
Floor Number	31	GRND	GRND	GRND	MEZZ



Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 110 Eastmount Rd	★★★★★	10,310	GRND	28/08/2019	New	£3.50/fri	Asking
2 47E Dodsworth St	★★★★★	513	GRND	16/08/2019	New	£5.03/fri	Asking
3 Amazon Fulfillment Centre A66	★★★★★	1,508,367	GRND	15/09/2018	-	-	-
4 Morton Park Way	★★★★★	1,539	GRND	01/07/2018	New	£5.00	Effective
5 Warehousing Lingfield Point	★★★★★	19,000	GRND	08/05/2018	New	£2.00/fri	Asking
6 Centrepont Rd	★★★★★	6,239	GRND,1	10/12/2017	New	-	-
7 Maple Way	★★★★★	4,986	GRND	01/07/2017	New	£4.78	Asking
5 Warehousing Lingfield Point	★★★★★	19,000	GRND	03/02/2017	Renewal	£2.46/fri	Effective
5 Warehousing Lingfield Point	★★★★★	19,000	GRND	03/02/2017	New	£2.61/fri	Effective
4 Morton Park Way	★★★★★	3,106	GRND	19/01/2017	New	£4.95	Effective
8 Morrisons Building Morton Park Way	★★★★★	2,282	GRND	17/10/2016	Renewal	£2.89	Effective
9 Morton Park Morton Park Way	★★★★★	4,672	GRND	18/05/2016	New	£4.50	Effective
10 Morton Park Way	★★★★★	1,548	GRND	22/04/2016	New	£4.68	Effective
10 Morton Park Way	★★★★★	1,551	GRND	18/01/2016	New	£4.50	Effective
11 Memphis, Rocket, Meadow Lingfield Point	★★★★★	45,148	GRND	15/10/2015	New	£10.29/fri	Effective
12 FPE Seals Unit Yarm Rd	★★★★★	34,000	GRND,1	08/09/2015	New	£5.64	Effective
13 3 Durham Way S	★★★★★	12,735	GRND	29/04/2015	New	£3.21/fri	Effective
14 Blackett Rd	★★★★★	19,795	GRND	13/11/2014	New	£3.43/fri	Effective
15 11 Steeplejack Way	★★★★★	1,152	GRND	01/03/2014	New	£2.98/fri	Effective
16 38 Steeplejack Way	★★★★★	672	GRND	01/01/2014	New	£3.59/fri	Achieved
17 44E Steeplejack Way	★★★★★	384	GRND	01/01/2014	New	£4.13/fri	Achieved

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
18 12 Steeplejack Way	★ ★ ★ ★ ★	1,152	GRND	01/11/2013	New	£2.86/fri	Achieved
19 21 Steeplejack Way	★ ★ ★ ★ ★	676	GRND	01/11/2013	New	£4.08/fri	Achieved
20 Faverdale	★ ★ ★ ★ ★	32,150	GRND	02/09/2013	New	£1.33	Achieved
14 Blackett Rd	★ ★ ★ ★ ★	10,946	GRND	12/02/2012	New	£3.49/fri	Effective
21 Stephenson Court Morton Rd	★ ★ ★ ★ ★	31,541	GRND	28/09/2010	New	£2.79/fri	Effective
22 PWS Distributors Station Rd	★ ★ ★ ★ ★	161,079	GRND,...	27/05/2010	New	-	-
23 Eastmount Rd	★ ★ ★ ★ ★	45,858	Unkwn	26/06/2009	New	-	-
5 Warehousing McMullen Rd	★ ★ ★ ★ ★	168,000	GRND	03/02/2007	New	£1.36/fri	Effective
24 Morton Park Morton Park Way	★ ★ ★ ★ ★	5,425	GRND	28/07/2006	New	£3.72/fri	Effective
9 Morton Park Morton Park Way	★ ★ ★ ★ ★	2,583	GRND	29/12/2004	New	£4.07	Effective
24 Morton Park Morton Park Way	★ ★ ★ ★ ★	3,423	GRND	29/12/2004	New	£3.07	Effective



110 Eastmount Rd

Darlington, DL1 1LE - Darlington Ind Submarket



LEASE

SF Leased:	10,310 SF
Sign Date:	Aug 2019
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	2, 5, 6

RENTS

Asking Rent:	£1.50/SF-£3.50/SF
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PROPERTY EXPENSES

Service:	Fully Repairing & In...
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LEASE TERM

Start Date:	Nov 2019
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TIME ON MARKET

Date On Market:	Feb 2017
Date Off Market:	Aug 2019
Months on Market:	31 Months

TIME VACANT

Date Occupied:	Nov 2019
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LEASING AGENTS

Carver Commercial
18 St Cuthberts Way
Darlington, DL1 1GB
Julie Nichol 01325 466945

MARKET AT LEASE

Vacancy Rates	2019 Q3	YOY
Current Building	38.9%	▲ 38.9%
Submarket 2-4 Star	0.6%	▲ 0.2%
Market Overall	2.8%	▼ 0.5%

Same Store Asking Rent/SF	2019 Q3	YOY
Current Building	£2.36	-
Submarket 2-4 Star	£3.70	▲ 6.2%
Market Overall	£4.24	▲ 5.5%

Submarket Leasing Activity	2019 Q3	YOY
12 Mo. Leased SF	1,538,311	▲ 806.1%
Months On Market	11.7	▲ 1.7

PROPERTY

Property Type:	Industrial	NIA:	26,496 SF
Status:	Built 1955	Floors:	2
Tenancy:	Single	Floor Size:	13,248 SF
Construction:	Masonry	Vacancy at Lease:	38.9%



47E Dodsworth St

Darlington, DL1 2NG - Darlington Ind Submarket



LEASE

SF Leased:	513 SF
Sign Date:	Aug 2019
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

RENTS

Asking Rent:	£5.03/SF
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CONCESSIONS AND BUILDOUT

Buildout Status:	Shell Space
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LEASE TERM

Start Date:	Aug 2019
Expiry Date:	Aug 2020
Lease Term:	1 Year

PROPERTY EXPENSES

Service:	Fully Repairing & In...
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TIME ON MARKET

Date On Market:	Jun 2019
Date Off Market:	Aug 2019
Months on Market:	2 Months

TIME VACANT

Date Vacated:	Jun 2019
Date Occupied:	Sep 2019
Months Vacant:	3 Months

LEASING AGENTS

Carver Commercial
18 St Cuthberts Way
Darlington, DL1 1GB
Julie Nichol 01325 466945

MARKET AT LEASE

Vacancy Rates	2019 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	0.6%	▲ 0.2%
Market Overall	2.8%	▼ 0.5%

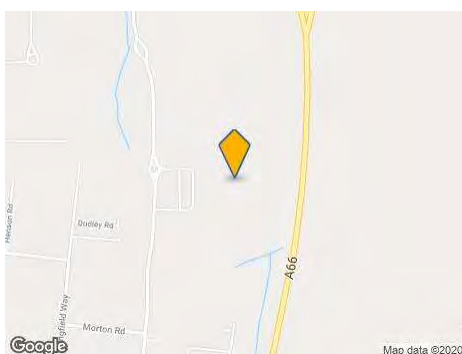
Same Store Asking Rent/SF	2019 Q3	YOY
Current Building	£5.03	-
Submarket 2-4 Star	£3.70	▲ 6.2%
Market Overall	£4.24	▲ 5.5%

Submarket Leasing Activity	2019 Q3	YOY
12 Mo. Leased SF	1,538,311	▲ 806.1%
Months On Market	11.7	▲ 1.7

PROPERTY

Property Type:	Industrial	NIA:	9,800 SF
Status:	Built Dec 1981	Floors:	1
Tenancy:	Multi	Floor Size:	450 SF
Construction:	Masonry	Vacancy at Lease:	0.0%

3 A66 - Amazon Fulfillment Centre Darlington, DL1 4GQ - Darlington Ind Submarket



TENANT

Tenant Name:	Amazon
Industry:	Retailers/Wholesalers
SIC:	Catalog/Mail-Order Houses

LEASE

SF Leased:	1,508,367 SF
Sign Date:	Sep 2018
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

LEASE TERM

Start Date:	Sep 2019
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LEASING AGENTS

Colliers International
The Headrow
Leeds, LS1 8EQ
Robert Whatmuff 07703 393145
Simon Hill 0113 887 6707

Carter Jonas LLP
9 Bond Ct
Leeds, LS1 2JZ
Matt Bredin 0113 203 1092
Chris Hartnell 0113 203 1079

Gent Visick Property LLP
34 St Pauls St, Suite Carlton Tower
Leeds, LS1 2QB
Andrew Gent 0113 285 5984
Paul Mack 0113 245 6000

MARKET AT LEASE

Vacancy Rates	2018 Q3	YOY
Current Building	-	-
Submarket 3-5 Star	0.1%	▼ 0.8%
Market Overall	3.3%	▼ 0.9%

Same Store Asking Rent/SF	2018 Q3	YOY
Current Building	-	-
Submarket 3-5 Star	£3.45	▲ 5.0%
Market Overall	£4.02	▲ 4.1%

Submarket Leasing Activity	2018 Q3	YOY
12 Mo. Leased SF	169,772	▲ 21.4%
Months On Market	10.1	▲ 0.8

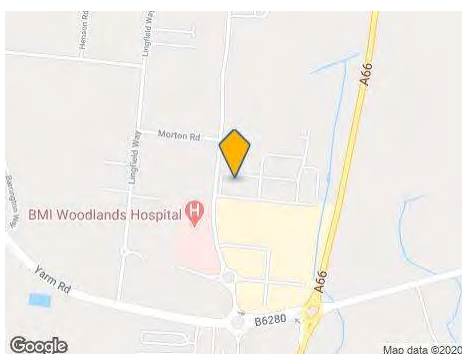
PROPERTY

Property Type:	Industrial	NIA:	1,508,367 SF
Status:	Built Jul 2019	Floors:	1
Tenancy:	-	Floor Size:	1,508,367 SF
Construction:	Steel		
Parking:	900 Surface Spaces...		



Morton Park Way

Darlington, DL1 4PQ - Darlington Ind Submarket



TENANT

Tenant Name:	Motorclips
Industry:	Manufacturing
SIC:	Motor Vehicle Parts

LEASE

SF Leased:	1,539 SF
Sign Date:	Jul 2018
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	F3

RENTS

Achieved Rent:	£5.30/SF
Net Effective Rent:	£5.00/SF

CONCESSIONS AND BUILDOUT

Rent Free Months:	6 Months
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LEASE TERM

Start Date:	Jul 2018
Expiry Date:	Jun 2023
Lease Term:	5 Years
Breaks:	Tenant - Jun 2021

TIME VACANT

Date Occupied:	Jul 2018
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MARKET AT LEASE

Vacancy Rates	2018 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	0.4%	▼ 0.8%
Market Overall	3.3%	▼ 0.9%

Same Store Asking Rent/SF	2018 Q3	YOY
Current Building	-	-
Submarket 2-4 Star	£3.48	▲ 5.0%
Market Overall	£4.02	▲ 4.1%

Submarket Leasing Activity	2018 Q3	YOY
12 Mo. Leased SF	169,772	▲ 21.4%
Months On Market	10.1	▲ 0.8

PROPERTY

Property Type:	Industrial	NIA:	22,080 SF
Status:	Built 1996	Floors:	1
Tenancy:	Multi	Floor Size:	22,080 SF
Construction:	Steel	Vacancy at Lease:	0.0%

LEASE NOTES

Motorclips Ltd has taken 1,539 sq ft of industrial space within Unit F3 Morton Park on a 5 year lease at £8,150 pa, equating to £5.30 psf. The Tenant has a 50% rent free period from the term commencement until 1 Jan 2019. The rent payment days are 25th March, 24th June, 29th September and 25th December in each year. The Tenant has the option to break this lease provided they give the Landlord a written notice of 6 months. The Tenant is subject to a rent review which will be reviewed in line with the open market rent. The permitted use class for this space is within Class B1 and/or B8. This lease agreement makes no mention of the Landlord and Tenant Act 1954. Details confirmed via Land Registry with documents registered under Title Number DU353242 .

5 Lingfield Point - Warehousing

Darlington, DL1 1RW - Darlington Ind Submarket



TENANT

Tenant Name:	Premo Fabrications
Industry:	Manufacturing
SIC:	Aluminum Extruded Product

LEASE

SF Leased:	19,000 SF
Sign Date:	May 2018
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

RENTS

Asking Rent:	£2.00/SF
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PROPERTY EXPENSES

Service:	Fully Repairing & In...
Service Charge:	£0.38/SF
Business Rates:	£0.59/SF

LEASE TERM

Start Date:	Nov 2018
Expiry Date:	Nov 2021
Lease Term:	3 Years

TIME ON MARKET

Date On Market:	Dec 2017
Date Off Market:	May 2018
Months on Market:	5 Months

TIME VACANT

Date Occupied:	Nov 2018
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MARKET AT LEASE

Vacancy Rates	2018 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	0.6%	▼ 0.6%
Market Overall	4.0%	▼ 0.3%

Same Store Asking Rent/SF	2018 Q2	YOY
Current Building	£2.18	-
Submarket 2-4 Star	£3.41	▲ 4.9%
Market Overall	£3.95	▲ 4.1%

Submarket Leasing Activity	2018 Q2	YOY
12 Mo. Leased SF	148,396	▼ 9.7%
Months On Market	8.2	▲ 0.9

LEASING AGENTS

Connect Property North East Ltd
4 Halegrove Ct
Stockton On Tees, TS18 3DB
Jonathan Simpson 01642 704931

PROPERTY

Property Type:	Industrial	NIA:	590,310 SF
Status:	Built 1987	Floors:	1
Tenancy:	Multi	Floor Size:	590,310 SF
Construction:	Masonry	Vacancy at Lease:	0.0%
Parking:	500 Surface Spaces...	Land Acres:	74.31

LEASE NOTES

Premo Fabrications has taken 131,800 sq ft (12,245 sq m) of industrial accommodation at Lingfield Point, Darlington from Clearbell Capital LLP.

Connect Property North East acted on behalf of the landlord. The deal was confirmed via BDaily News.

6 Centrepont Rd

Darlington, DL1 1RW - Darlington Ind Submarket



TENANT

Tenant Name:	Francis W Group
Industry:	Business Services
SIC:	Construction Management

LEASE

SF Leased:	6,239 SF
Sign Date:	Dec 2017
Space Use:	Industrial
Lease Type:	Direct
Floor:	P GRND, P 1 Floor
Suite:	23

LEASE TERM

Start Date:	Dec 2017
Expiry Date:	Dec 2022
Lease Term:	5 Years

TIME VACANT

Date Occupied:	Dec 2017
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MARKET AT LEASE

Vacancy Rates	2017 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	1.4%	▲ 0.3%
Market Overall	4.3%	▲ 0.2%

Same Store Asking Rent/SF	2017 Q4	YOY
Current Building	-	-
Submarket 1-3 Star	£3.38	▲ 4.1%
Market Overall	£3.83	▲ 3.8%

Submarket Leasing Activity	2017 Q4	YOY
12 Mo. Leased SF	94,455	▼ 53.6%
Months On Market	4.7	▼ 5.4

PROPERTY

Property Type:	Industrial	NIA:	6,239 SF
Status:	Built Jan 1951	Floors:	2
Tenancy:	-	Floor Size:	5,541 SF
Construction:	Masonry	Vacancy at Lease:	0.0%



Maple Way

Newton Aycliffe, DL5 6BF - Durham Ind Submarket



LEASE

SF Leased:	4,986 SF
Sign Date:	Jul 2017
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

RENTS

Asking Rent:	£4.78/SF
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PROPERTY EXPENSES

Business Rates:	£1.78/SF
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LEASE TERM

Start Date:	Jul 2017
Expiry Date:	Jun 2020
Lease Term:	3 Years

TIME ON MARKET

Date On Market:	May 2017
Date Off Market:	Aug 2017
Months on Market:	2 Months

TIME VACANT

Date Occupied:	Sep 2017
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LEASING AGENTS

Whittle Jones
9 Kingfisher Way
Wallsend, NE28 9ND
Anne Campbell 0191 221 1999

MARKET AT LEASE

Vacancy Rates	2017 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	5.7%	▼ 0.6%
Market Overall	4.2%	▼ 0.7%

Same Store Asking Rent/SF	2017 Q3	YOY
Current Building	£4.78	-
Submarket 2-4 Star	£4.08	▲ 6.9%
Market Overall	£3.86	▲ 6.8%

Submarket Leasing Activity	2017 Q3	YOY
12 Mo. Leased SF	1,283,474	▲ 58.8%
Months On Market	10.8	▼ 2.7

PROPERTY

Property Type:	Industrial	NIA:	9,965 SF
Status:	Built Feb 2004	Floors:	1
Tenancy:	Multi	Floor Size:	9,965 SF
Construction:	Steel	Vacancy at Lease:	0.0%

LEASE NOTES

4,986 sq ft (463 sq m) let. Unit 2.

5 Lingfield Point - Warehousing

Darlington, DL1 1RW - Darlington Ind Submarket



TENANT

Tenant Name:	Capita plc
Industry:	Business Services
SIC:	Business Services, NEC

LEASE

SF Leased:	19,000 SF
Sign Date:	Feb 2017
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

RENTS

Achieved Rent:	£2.42/SF
Net Effective Rent:	£2.46/SF

PROPERTY EXPENSES

Service:	Fully Repairing & In...
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LEASE TERM

Start Date:	Feb 2017
Expiry Date:	Dec 2025
Lease Term:	8 Years 10 Months
Breaks:	Tenant - Sep 2022
Reviews:	Feb 2022

TIME VACANT

Date Occupied:	Feb 2017
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MARKET AT LEASE

Vacancy Rates	2017 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	1.5%	↔ 0.0%
Market Overall	4.3%	▼ 0.7%

Same Store Asking Rent/SF	2017 Q1	YOY
Current Building	-	-
Submarket 2-4 Star	£3.21	▲ 9.3%
Market Overall	£3.74	▲ 6.8%

Submarket Leasing Activity	2017 Q1	YOY
12 Mo. Leased SF	128,179	▼ 16.0%
Months On Market	7.8	▼ 2.1

PROPERTY

Property Type:	Industrial	NIA:	590,310 SF
Status:	Built 1987	Floors:	1
Tenancy:	Multi	Floor Size:	590,310 SF
Construction:	Masonry	Vacancy at Lease:	0.0%
Parking:	500 Surface Spaces...	Land Acres:	74.31

LEASE NOTES

50 parking spaces included. This lease comp pertains to land registry lease document title number DU360953 regarding tenant Capita plc inside Lingfield Point, Units 15-17, Darlington DL1 1RW

5 Lingfield Point - Warehousing

Darlington, DL1 1RW - Darlington Ind Submarket



TENANT

Tenant Name:	Capita plc
Industry:	Business Services
SIC:	Business Services, NEC

LEASE

SF Leased:	19,000 SF
Sign Date:	Feb 2017
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

RENTS

Achieved Rent:	£2.88/SF
Net Effective Rent:	£2.61/SF

CONCESSIONS AND BUILDOUT

Rent Free Months:	58 Months
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LEASE TERM

Start Date:	Feb 2017
Expiry Date:	Dec 2025
Lease Term:	8 Years 10 Months
Breaks:	Tenant - Mar 2017, T...
Reviews:	Feb 2022

PROPERTY EXPENSES

Service:	Fully Repairing & In...
Service Charge:	Withheld

MARKET AT LEASE

Vacancy Rates	2017 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	1.5%	↔ 0.0%
Market Overall	4.3%	▼ 0.7%

Same Store Asking Rent/SF	2017 Q1	YOY
Current Building	-	-
Submarket 2-4 Star	£3.21	▲ 9.3%
Market Overall	£3.74	▲ 6.8%

Submarket Leasing Activity	2017 Q1	YOY
12 Mo. Leased SF	128,179	▼ 16.0%
Months On Market	7.8	▼ 2.1

TIME VACANT

Date Occupied:	Feb 2017
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PROPERTY

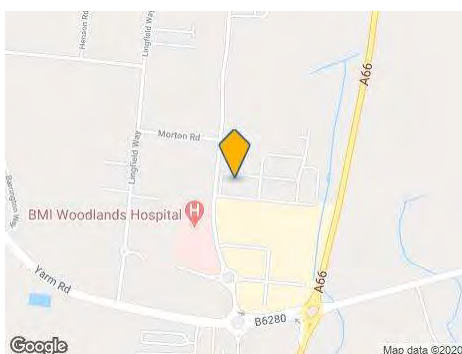
Property Type:	Industrial	NIA:	590,310 SF
Status:	Built 1987	Floors:	1
Tenancy:	Multi	Floor Size:	590,310 SF
Construction:	Masonry	Vacancy at Lease:	0.0%
Parking:	500 Surface Spaces...	Land Acres:	74.31

LEASE NOTES

This lease comp pertains to land registry lease document title numbers DU360954 and DU360955 regarding tenant Capita plc inside Lingfield Point, Units 15-17, Darlington DL1 1RW

4 Morton Park Way

Darlington, DL1 4PQ - Darlington Ind Submarket



TENANT

Tenant Name:	The Great Northern Bakehouse
Industry:	Manufacturing
SIC:	Food Preparations, Nec

LEASE

SF Leased:	3,106 SF
Sign Date:	Jan 2017
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	F10-11

RENTS

Achieved Rent:	£5.25/SF
Net Effective Rent:	£4.95/SF

CONCESSIONS AND BUILDOUT

Rent Free Months:	6 Months
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LEASE TERM

Start Date:	Jan 2017
Expiry Date:	Jan 2022
Lease Term:	5 Years
Breaks:	Tenant - Jan 2020

TIME VACANT

Date Occupied:	Jan 2017
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LEASING AGENTS

Connect Property North East Ltd
4 Halegrove Ct
Stockton On Tees, TS18 3DB
Jonathan Simpson 01642 704931

PROPERTY

Property Type:	Industrial	NIA:	22,080 SF
Status:	Built 1996	Floors:	1
Tenancy:	Multi	Floor Size:	22,080 SF
Construction:	Steel	Vacancy at Lease:	0.0%

LEASE NOTES

The Great Northern Bakehouse has taken 3,106 sq ft (289 sq m) of industrial space within Units F10-11, Morton Park Way on a 5 year lease at £16,300 pa, equating to £5.25 psf. The Tenant has a 50% rent free period from the term commencement for a period of 6 months. The rent payment days are 25th March, 24th June, 29th September and 25th December in each year. The permitted use for this space is within B1, B2 and/or B8. The Tenant has the option to break this lease provided they give the Landlord a written notice of 6 months. This lease agreement makes no mention of the Landlord and Tenant Act 1954. Details confirmed via Land Registry with documents registered under Title Number DU353242.

MARKET AT LEASE

Vacancy Rates	2017 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	1.5%	↔ 0.0%
Market Overall	4.3%	▼ 0.7%

Same Store Asking Rent/SF	2017 Q1	YOY
Current Building	-	-
Submarket 2-4 Star	£3.21	▲ 9.3%
Market Overall	£3.74	▲ 6.8%

Submarket Leasing Activity	2017 Q1	YOY
12 Mo. Leased SF	128,179	▼ 16.0%
Months On Market	7.8	▼ 2.1

8 Morton Park Way - Morrisons Building

Darlington, DL1 4PJ - Darlington Ret Submarket



TENANT

Tenant Name:	B&Q
Industry:	Retailers/Wholesalers
SIC:	Hardware

LEASE

SF Leased:	2,282 SF
Sign Date:	Oct 2016
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

RENTS

Achieved Rent:	£2.89/SF
Net Effective Rent:	£2.89/SF

PROPERTY EXPENSES

Service Charge:	£3,000.00/SF
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LEASE TERM

Start Date:	Oct 2016
Expiry Date:	Oct 2026
Lease Term:	10 Years
Reviews:	Oct 2017, Oct 2018,...

PROPERTY

Property Type:	Retail	NIA:	180,849 SF
Status:	Built Jan 1986	Floors:	2
Tenancy:	Multi	Floor Size:	80,040 SF
Construction:	Steel	Vacancy at Lease:	0.0%
Parking:	960 Surface Spaces...		

LEASE NOTES

B&Q has taken 2,282 sq ft of industrial space within Morton Park Way on a 10 year lease at £6,600 pa, equating to £2.89 psf. The rent payment Dates 25 March, 24 June, 29 September and 25 December in every year. The service charge is £3000 pa. The Tenant is subject to yearly rent reviews which will be reviewed in line with the RPI. The permitted use class is Class B8. This lease agreement makes no mention of the Landlord and Tenant Act 1954. Details confirmed via Land Registry with documents registered under Title Number DU364524.

MARKET AT LEASE

Vacancy Rates	2016 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.8%	↔ 0.0%
Market Overall	4.7%	▲ 0.7%

Same Store Asking Rent/SF	2016 Q4	YOY
Current Building	£13.34	↔ 0.0%
Submarket 2-4 Star	£15.94	▲ 1.1%
Market Overall	£17.56	▲ 0.7%

Submarket Leasing Activity	2016 Q4	YOY
12 Mo. Leased SF	317,159	▲ 375.7%
Months On Market	12.9	▼ 2.1



Morton Park Way - Morton Park

Darlington, DL1 4PH - Darlington Ind Submarket



TENANT

Tenant Name:	Sheers
Industry:	Engineers/Architects
SIC:	Engineering Services

LEASE

SF Leased:	4,672 SF
Sign Date:	May 2016
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	I1

RENTS

Achieved Rent:	£4.50/SF
Net Effective Rent:	£4.50/SF

LEASE TERM

Start Date:	May 2016
Expiry Date:	May 2021
Lease Term:	5 Years
Breaks:	Tenant - May 2019

TIME VACANT

Date Occupied:	May 2016
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LEASING AGENTS

Connect Property North East Ltd
4 Halegrove Ct
Stockton On Tees, TS18 3DB
Jonathan Simpson 01642 704931

PROPERTY

Property Type:	Industrial	NIA:	37,179 SF
Status:	Built Aug 1997	Floors:	1
Tenancy:	Multi	Floor Size:	37,179 SF
Construction:	Steel	Vacancy at Lease:	0.0%

LEASE NOTES

Sheers Ltd has taken 4,672 sq ft (434 sq m) of industrial space within Unit I1, Morton Park on a 5 year lease at £21,024 pa, equating to £4.50 psf. The Tenant has a 50% rent period from the term commencement until March 2017. The rent payment days are 25th March, 24th June, 29th September and 25th December in each year. The Tenant has the option to break this lease provided they give the Landlord a written notice of 6 months. The permitted use class for this space is Class B1 and/or B8. This lease agreement makes no mention of the Landlord and Tenant Act 1954. Details confirmed via Land Registry with documents registered under Title Number DU353242.

MARKET AT LEASE

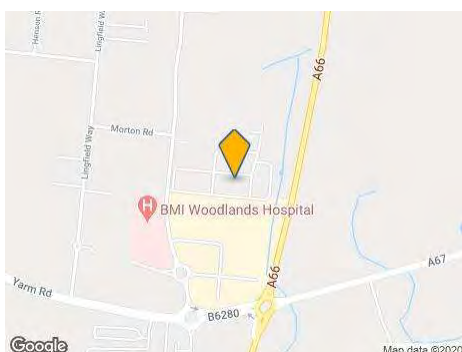
Vacancy Rates	2016 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	1.6%	▼ 1.2%
Market Overall	4.8%	▼ 0.6%

Same Store Asking Rent/SF	2016 Q2	YOY
Current Building	-	-
Submarket 2-4 Star	£3.01	▲ 4.2%
Market Overall	£3.56	▲ 3.1%

Submarket Leasing Activity	2016 Q2	YOY
12 Mo. Leased SF	185,554	▲ 50.1%
Months On Market	22.0	▲ 9.6

10 Morton Park Way

Darlington, DL1 4PQ - Darlington Ind Submarket



TENANT

Tenant Name:	High Grade Hydroponics Strictly Green Hydroponi
Industry:	Retailers/Wholesalers
SIC:	Retail Nurseries

LEASE

SF Leased:	1,548 SF
Sign Date:	Apr 2016
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	G14

RENTS

Achieved Rent:	£5.27/SF
Net Effective Rent:	£4.68/SF

CONCESSIONS AND BUILDOUT

Rent Free Months:	12 Months
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LEASE TERM

Start Date:	Apr 2016
Expiry Date:	Apr 2021
Lease Term:	5 Years

TIME VACANT

Date Occupied:	Apr 2016
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MARKET AT LEASE

Vacancy Rates	2016 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	1.6%	▼ 1.2%
Market Overall	4.8%	▼ 0.6%

Same Store Asking Rent/SF	2016 Q2	YOY
Current Building	-	-
Submarket 2-4 Star	£3.01	▲ 4.2%
Market Overall	£3.56	▲ 3.1%

Submarket Leasing Activity	2016 Q2	YOY
12 Mo. Leased SF	185,554	▲ 50.1%
Months On Market	22.0	▲ 9.6

LEASING AGENTS

Connect Property North East Ltd
4 Halegrove Ct
Stockton On Tees, TS18 3DB
Jonathan Simpson 01642 704931

PROPERTY

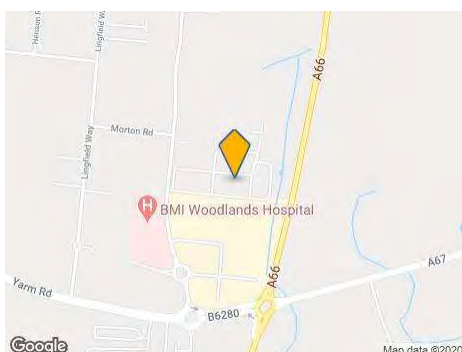
Property Type:	Industrial	NIA:	21,753 SF
Status:	Built Aug 1990	Floors:	1
Tenancy:	Multi	Floor Size:	21,753 SF
Construction:	Steel	Vacancy at Lease:	0.0%

LEASE NOTES

High Grade Hydroponics has taken 1,548 sq ft (144 sq m) of industrial space within Unit G14, Morton Park on a 5 year lease at £8,150 pa, equating to £5.27 psf. The Tenant has a 50% rent period from the term commencement for a period of 12 months. The rent payment days are 25th March, 24th June, 29th September and 25th December in each year. The permitted use class for this space is Class B1 and/or B8. This lease agreement makes no mention of the Landlord and Tenant Act 1954. Details confirmed via Land Registry with documents registered under Title Number DU353242.

10 Morton Park Way

Darlington, DL1 4PQ - Darlington Ind Submarket



TENANT

Tenant Name:	Bold Bloc Design
Industry:	Manufacturing
SIC:	Commercial Printing, Nec

LEASE

SF Leased:	1,551 SF
Sign Date:	Jan 2016
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	G2

RENTS

Achieved Rent:	£5.02/SF
Net Effective Rent:	£4.50/SF

CONCESSIONS AND BUILDOUT

Rent Free Months:	12 Months
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LEASE TERM

Start Date:	Jan 2016
Expiry Date:	Jan 2021
Lease Term:	5 Years
Breaks:	Tenant - Jan 2019

TIME VACANT

Date Occupied:	Jan 2016
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LEASING AGENTS

Connect Property North East Ltd
4 Halegrove Ct
Stockton On Tees, TS18 3DB
Jonathan Simpson 01642 704931

PROPERTY

Property Type:	Industrial	NIA:	21,753 SF
Status:	Built Aug 1990	Floors:	1
Tenancy:	Multi	Floor Size:	21,753 SF
Construction:	Steel	Vacancy at Lease:	0.0%

LEASE NOTES

Bold Bloc Design Ltd has taken 1,551 sq ft of industrial space within Unit G2 Morton Park on a 5 year lease at £7,800 pa, equating to £5.02 psf. The Tenant has a 50% rent period from the term commencement until July 2016. The Tenant has the option to break this lease provided they give the Landlord a written notice of 6 months. If the break is not exercised, there will be a 50% rent period for 6 months from the break date. The permitted use class for this space is Class B1 and/or B8. This lease agreement makes no mention of the Landlord and Tenant Act 1954. Details confirmed via Land Registry with documents registered under Title Number DU353242.

MARKET AT LEASE

Vacancy Rates	2016 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	1.5%	▼ 1.4%
Market Overall	5.0%	▼ 0.7%

Same Store Asking Rent/SF	2016 Q1	YOY
Current Building	-	-
Submarket 2-4 Star	£2.94	▲ 1.5%
Market Overall	£3.50	▲ 1.3%

Submarket Leasing Activity	2016 Q1	YOY
12 Mo. Leased SF	191,005	▲ 79.7%
Months On Market	9.9	▼ 0.4

11 Lingfield Point - Memphis, Rocket, Meadow Darlington, DL1 1RW - Darlington Ind Submarket



TENANT

Tenant Name:	Capita Business Services
Industry:	Business Services
SIC:	Business Services, NEC

LEASE

SF Leased:	45,148 SF
Sign Date:	Oct 2015
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	11B

RENTS

Achieved Rent:	£11.58/SF
Net Effective Rent:	£10.29/SF

CONCESSIONS AND BUILDOUT

Rent Free Months:	12 Months
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LEASE TERM

Start Date:	Oct 2015
Expiry Date:	Oct 2025
Lease Term:	10 Years
Breaks:	Tenant - Apr 2023
Reviews:	Oct 2020

PROPERTY EXPENSES

Service:	Fully Repairing & In...
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MARKET AT LEASE

Vacancy Rates	2015 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	1.8%	▼ 1.7%
Market Overall	5.0%	▼ 1.6%

Same Store Asking Rent/SF	2015 Q4	YOY
Current Building	-	-
Submarket 2-4 Star	£2.91	↔ 0.0%
Market Overall	£3.47	▼ 0.2%

Submarket Leasing Activity	2015 Q4	YOY
12 Mo. Leased SF	155,777	▼ 41.0%
Months On Market	15.0	▲ 5.8

TIME VACANT

Date Occupied:	Oct 2015
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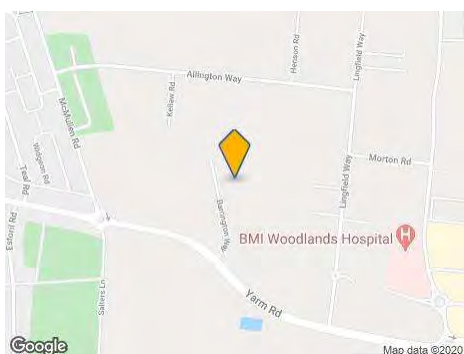
PROPERTY

Property Type:	Industrial	NIA:	250,969 SF
Status:	Built 1970	Floors:	1
Tenancy:	Multi	Floor Size:	250,969 SF
Construction:	Steel	Vacancy at Lease:	0.0%

LEASE NOTES

Capita Business Services may also break this lease at anytime after the first break date. They have 138 parking spaces. This lease comp pertains to land registry lease document title number DU353696 regarding Capita Business Services inside unit 11B on Westpoint Rd.

12 Yarm Rd - FPE Seals Unit Darlington, DL1 4WF - Darlington Ind Submarket



TENANT

Tenant Name:	FPE Seals Ltd
Industry:	Manufacturing
SIC:	Fluid Power Pumps

LEASE

SF Leased:	34,000 SF
Sign Date:	Sep 2015
Space Use:	Industrial
Lease Type:	Direct
Floor:	P GRND, P 1 Floor

RENTS

Achieved Rent:	£5.50/SF
Net Effective Rent:	£5.64/SF
Escalations:	Reviews

LEASE TERM

Start Date:	Sep 2015
Expiry Date:	Sep 2030
Lease Term:	15 Years

TIME VACANT

Date Occupied:	Sep 2015
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MARKET AT LEASE

Vacancy Rates	2015 Q3	YOY
Current Building	0.0%	-
Submarket 2-4 Star	2.2%	▼ 1.9%
Market Overall	5.2%	▼ 1.9%

Same Store Asking Rent/SF	2015 Q3	YOY
Current Building	-	-
Submarket 2-4 Star	£2.88	▼ 1.7%
Market Overall	£3.45	▼ 1.7%

Submarket Leasing Activity	2015 Q3	YOY
12 Mo. Leased SF	144,656	▼ 65.2%
Months On Market	13.9	▼ 0.7

LEASING AGENTS

Lindley Mortimer LLP
13-14 Cork St
London, W1S 3NS
Bruce Mortimer 020 7659 1890

TENANT REP

Chapman Petrie LLP
12-14 Denman St
London, W1D 7HL
Rob Mortimer 020 7518 9400

PROPERTY

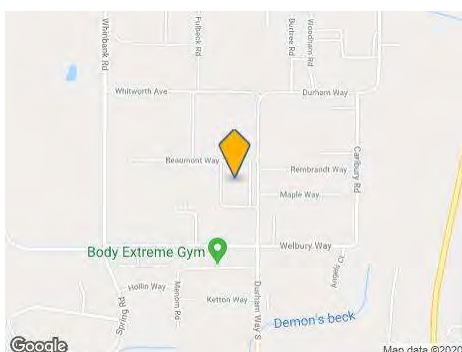
Property Type:	Industrial	NIA:	34,000 SF
Status:	Built Sep 2015	Floors:	2
Tenancy:	Single	Floor Size:	30,000 SF
Construction:	Steel	Eaves Height:	25'
		Vacancy at Lease:	0.0%

LEASE NOTES

FPE Seals Ltd has taken 34,000 sq ft (3,158.70 sq m) of ground and first floor industrial accommodation from First World Real Estate Ltd on a 15 year lease at £187,000 pa, equating to £5.50 psf (£59.20 psm) in year one rising to £211,573 psf equating to £6.22 psf (£66.98 psm) in year six and to £239,376 pa, equating to £7.04 psf (£75.78 psm) in year 11. Lindley Mortimer LLP acted on behalf of First World Real Estate Ltd. Chapman Petrie LLP acted on behalf of FPE Seals Ltd. The deal was confirmed by Robert Mortimer at Chapman & Petrie LLP. This deal has been confirmed as per details within the lease agreement held by Land Registry, registered under the Title Number DU352744. Additional permitted Use Classes include B1 (b) and (c).

13 3 Durham Way S

Newton Aycliffe, DL5 6XN - Durham Ind Submarket



TENANT

Tenant Name:	Medequip
Industry:	Retailers/Wholesalers
SIC:	Medical And Hospital Equip

LEASE

SF Leased:	12,735 SF
Sign Date:	Apr 2015
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	3

RENTS

Asking Rent:	£3.25/SF
Achieved Rent:	£3.46/SF
Net Effective Rent:	£3.21/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	-6.46%
Rent Free Months:	6 Months
Buildout Status:	Full Build-Out

LEASE TERM

Start Date:	May 2015
Expiry Date:	Jul 2022
Lease Term:	7 Years 2 Months
Breaks:	Tenant - Jul 2020, T...
Reviews:	Apr 2020

PROPERTY EXPENSES

Service:	Fully Repairing & In...
Service Charge:	£0.25/SF
Business Rates:	£1.40/SF

MARKET AT LEASE

Vacancy Rates	2015 Q2	YOY
Current Building	20.0%	↔ 0.0%
Submarket 2-4 Star	6.4%	↓ 4.7%
Market Overall	5.3%	↓ 3.1%

Same Store Asking Rent/SF	2015 Q2	YOY
Current Building	£3.37	↔ 0.0%
Submarket 2-4 Star	£3.65	↓ 1.1%
Market Overall	£3.46	↓ 1.3%

Submarket Leasing Activity	2015 Q2	YOY
12 Mo. Leased SF	1,711,617	↑ 59.7%
Months On Market	15.6	↓ 2.1

TIME ON MARKET

Date On Market:	Dec 2010
Date Off Market:	Apr 2015
Months on Market:	53 Months

TIME VACANT

Date Vacated:	Dec 2011
Date Occupied:	Apr 2015
Months Vacant:	40 Months

LEASING AGENTS

MJM Commercial
 Milbourne
 Newcastle Upon Tyne, NE20 0DJ
 Matthew McIntosh 07515 285487

Cushman & Wakefield
 Forth St
 Newcastle Upon Tyne, NE1 3PJ
 Emma Stainsby 0191 223 5716
 Chris Donabie 0191 211 1548

PROPERTY

Property Type:	Industrial	NIA:	63,425 SF
Status:	Built May 1993	Floors:	1
Tenancy:	Multi	Floor Size:	63,425 SF
Construction:	Steel	Eaves Height:	11'1" -19'
		Vacancy at Lease:	20.0%

LEASE NOTES

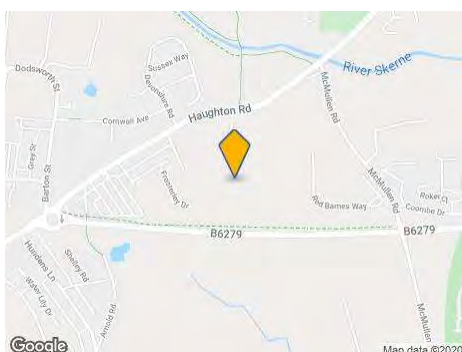
Medequip has taken 12,735 sq ft (1,183.1 sq m) of ground-floor industrial space within Unit 3 on a seven-year lease, subject to a rent review in year five and tenant options to break in years five and six. Cushman & Wakefield and MJM Commercial acted on behalf of the landlord. The tenant was unrepresented. Deal confirmed by Emma Conville at Cushman & Wakefield. EPC Rating confirmed as: C.

This lease comp pertains to land registry lease document title number DU349343 regarding tenant Medequip inside Units 1-5, Durham Way South, Newton Aycliffe DL5 6XN. Additional permitted Use Classes include B1 and B2. This lease agreement permits the tenant 22 parking spaces. The tenant must give the landlord 3 months notice if they intend to exercise either break option.



Blackett Rd

Darlington, DL1 2BJ - Darlington Ind Submarket



TENANT

Tenant Name:	DHL Express (UK)
Industry:	Transportation
SIC:	Freight Tran Arrgement

LEASE

SF Leased:	19,795 SF
Sign Date:	Nov 2014
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	3-4

RENTS

Achieved Rent:	£3.25/SF
Net Effective Rent:	£3.43/SF
Escalations:	£0.50 Annual

CONCESSIONS AND BUILDOUT

Rent Free Months:	4 Months
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LEASE TERM

Start Date:	Nov 2014
Expiry Date:	Nov 2024
Lease Term:	10 Years
Breaks:	Tenant - Nov 2021
Reviews:	Nov 2021

PROPERTY EXPENSES

Service:	Fully Repairing & In...
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MARKET AT LEASE

Vacancy Rates	2014 Q4	YOY
Current Building	75.4%	▲ 15.3%
Submarket 2-4 Star	3.4%	▼ 0.7%
Market Overall	6.6%	▼ 2.8%

Same Store Asking Rent/SF	2014 Q4	YOY
Current Building	£3.75	▼ 14.0%
Submarket 2-4 Star	£2.91	▼ 0.3%
Market Overall	£3.48	▼ 0.3%

Submarket Leasing Activity	2014 Q4	YOY
12 Mo. Leased SF	264,014	▼ 53.9%
Months On Market	9.2	▼ 10.5

TIME VACANT

Date Occupied:	Nov 2014
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PROPERTY

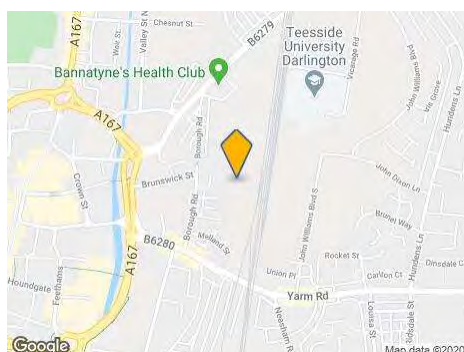
Property Type:	Industrial	NIA:	44,582 SF
Status:	Built 1991	Floors:	2
Tenancy:	Multi	Floor Size:	22,291 SF
Construction:	Steel	Vacancy at Lease:	75.4%
		Land Acres:	2.96

LEASE NOTES

This lease comp pertains to land registry lease document title number DU141550 regarding UK Mail inside Blakett Rd Darlington, DUR DL1 2BJ, Units 3-4. Rent days are March 25, June 24, September 29, and December 25. Additional permitted Use Classes include B1 & B2. Tenant must provide the landlord a 6 month notice if they intend to exercise the break date option agreed upon.

15 11 Steeplejack Way

Darlington, DL1 1TF - Darlington Ind Submarket



LEASE

SF Leased:	1,152 SF
Sign Date:	Mar 2014
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

LEASE TERM

Start Date:	Mar 2014
Expiry Date:	Feb 2016
Lease Term:	2 Years

TIME ON MARKET

Date On Market:	Oct 2013
Date Off Market:	Mar 2014
Months on Market:	5 Months

LEASING AGENTS

Harrison Properties Ltd
38 Borough Rd
Darlington, DL1 1SR
Jemima Harrison 01325 355433

PROPERTY

Property Type:	Industrial	NIA:	1,152 SF
Status:	Built 1990	Floors:	1
Tenancy:	Single	Floor Size:	1,152 SF
Construction:	Steel	Vacancy at Lease:	0.0%

LEASE NOTES

An undisclosed tenant has taken 1,152 sq ft (107.02 sq m) of ground-floor industrial space from Harrison Properties Ltd on a two-year lease at £3,432 pa, equating to £2.98 psf (£32.07 psm), with no break options or rent reviews agreed. Harrison Properties Ltd were self represented. There were no incentives agreed. The tenant was unrepresented. The quoting rent was £3,767 pa, equating to £3.27 psf (£35.20 psm). Achieved rent confirmed by Harrison Properties Ltd.

RENTS

Asking Rent:	£3.27/SF
Achieved Rent:	£2.98/SF
Net Effective Rent:	£2.98/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	8.87%
Buildout Status:	Full Build-Out

PROPERTY EXPENSES

Service:	Fully Repairing & In...
Service Charge:	No

TIME VACANT

Date Vacated:	Oct 2013
Date Occupied:	Mar 2014
Months Vacant:	5 Months

MARKET AT LEASE

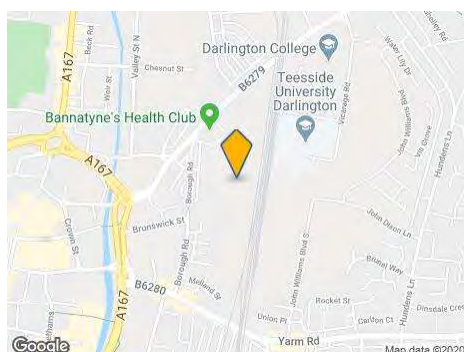
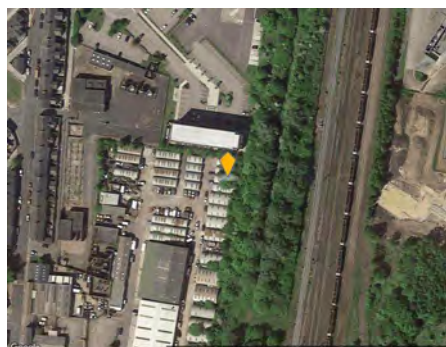
Vacancy Rates	2014 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	4.5%	▼ 5.5%
Market Overall	9.3%	▼ 2.6%

Same Store Asking Rent/SF	2014 Q1	YOY
Current Building	£3.27	-
Submarket 1-3 Star	£3.04	▼ 0.3%
Market Overall	£3.48	↔ 0.0%

Submarket Leasing Activity	2014 Q1	YOY
12 Mo. Leased SF	369,545	▲ 37.4%
Months On Market	19.8	▼ 1.3

16 38 Steeplejack Way

Darlington, DL1 1TF - Darlington Ind Submarket



LEASE

SF Leased:	672 SF
Sign Date:	Jan 2014
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

RENTS

Asking Rent:	£3.38/SF
Achieved Rent:	£3.59/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	-6.21%
Buildout Status:	Full Build-Out

LEASE TERM

Start Date:	Jan 2014
Lease Term:	Month-To-Month

PROPERTY EXPENSES

Service:	Fully Repairing & In...
Service Charge:	No

TIME ON MARKET

Date On Market:	Oct 2013
Date Off Market:	Jan 2014
Months on Market:	3 Months

TIME VACANT

Date Vacated:	Oct 2013
Date Occupied:	Jan 2014
Months Vacant:	3 Months

LEASING AGENTS

Harrison Properties Ltd
38 Borough Rd
Darlington, DL1 1SR
Jemima Harrison 01325 355433

MARKET AT LEASE

Vacancy Rates	2014 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	4.5%	▼ 5.5%
Market Overall	9.3%	▼ 2.6%

Same Store Asking Rent/SF	2014 Q1	YOY
Current Building	£3.38	-
Submarket 1-3 Star	£3.04	▼ 0.3%
Market Overall	£3.48	↔ 0.0%

Submarket Leasing Activity	2014 Q1	YOY
12 Mo. Leased SF	369,545	▲ 37.4%
Months On Market	19.8	▼ 1.3

PROPERTY

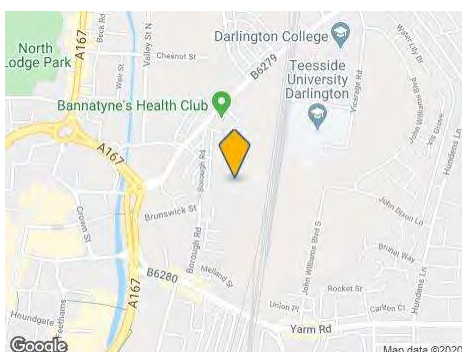
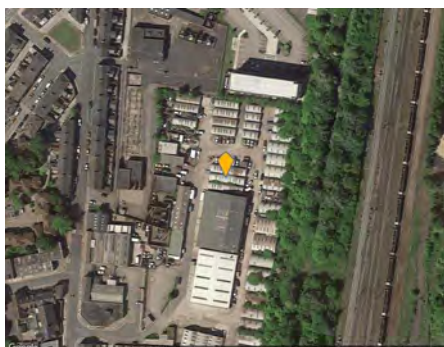
Property Type:	Industrial	NIA:	672 SF
Status:	Built 1950	Floors:	1
Tenancy:	Single	Floor Size:	672 SF
Construction:	Steel	Vacancy at Lease:	0.0%

LEASE NOTES

An undisclosed tenant has taken 672 sq ft (62.43 sq m) of ground-floor industrial/storage space from Harrison Properties Ltd on a rolling monthly lease at £2,412 pa equating to £3.59 per sq ft (£38.64 psm), subject to a rent review every April. Harrison Properties Ltd were self represented. The tenant was unrepresented. The quoting rent was £2,271 pa, equating to £3.38 psf (£36.38 psm). Lease confirmed by Jemima Harrison at Harrison Properties Ltd.

17 44E Steeplejack Way

Darlington, DL1 1TF - Darlington Ind Submarket



LEASE

SF Leased:	384 SF
Sign Date:	Jan 2014
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

RENTS

Asking Rent:	£4.06/SF
Achieved Rent:	£4.13/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	-1.72%
Buildout Status:	Full Build-Out

LEASE TERM

Start Date:	Jan 2014
Lease Term:	Month-To-Month

PROPERTY EXPENSES

Service:	Fully Repairing & In...
Service Charge:	No

TIME ON MARKET

Date On Market:	Oct 2013
Date Off Market:	Jan 2014
Months on Market:	3 Months

TIME VACANT

Date Vacated:	Oct 2013
Date Occupied:	Jan 2014
Months Vacant:	3 Months

LEASING AGENTS

Harrison Properties Ltd
38 Borough Rd
Darlington, DL1 1SR
Jemima Harrison 01325 355433

MARKET AT LEASE

Vacancy Rates	2014 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	4.5%	▼ 5.5%
Market Overall	9.3%	▼ 2.6%

Same Store Asking Rent/SF	2014 Q1	YOY
Current Building	£4.06	-
Submarket 1-3 Star	£3.04	▼ 0.3%
Market Overall	£3.48	↔ 0.0%

Submarket Leasing Activity	2014 Q1	YOY
12 Mo. Leased SF	369,545	▲ 37.4%
Months On Market	19.8	▼ 1.3

PROPERTY

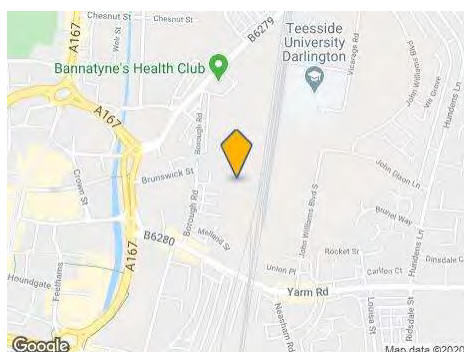
Property Type:	Industrial	NIA:	1,178 SF
Status:	Built 1990	Floors:	1
Tenancy:	Multi	Floor Size:	1,178 SF
Construction:	Steel	Vacancy at Lease:	0.0%

LEASE NOTES

An undisclosed tenant has taken 384 sq ft (35.68 sq m) of ground-floor industrial/storage space from Harrison Properties Ltd on a rolling monthly lease at £1,584 pa, equating to £4.13 psf (£44.39 psm), subject to a rent review every April. Harrison Properties Ltd were self represented. The tenant was unrepresented. The quoting rent was £1,559 pa, equating to £4.06 psf (£43.69 psm). Achieved rent confirmed by Jemima Harrison at Harrison Properties Ltd.

18 12 Steeplejack Way

Darlington, DL1 1TF - Darlington Ind Submarket



TENANT

Tenant Name: Richard Clark

LEASE

SF Leased: 1,152 SF
Sign Date: Nov 2013
Space Use: Industrial
Lease Type: Direct
Floor: GRND Floor

RENTS

Asking Rent: £2.86/SF
Achieved Rent: £2.86/SF

CONCESSIONS AND BUILDOUT

Asking Discount: 0.00%
Buildout Status: Full Build-Out

LEASE TERM

Start Date: Nov 2013
Expiry Date: Oct 2015
Lease Term: 2 Years

PROPERTY EXPENSES

Service: Fully Repairing & In...
Service Charge: No

TIME ON MARKET

Date On Market: Oct 2013
Date Off Market: Nov 2013
Months on Market: 1 Months

TIME VACANT

Date Vacated: Oct 2013
Date Occupied: Nov 2013
Months Vacant: 1 Month

MARKET AT LEASE

Vacancy Rates	2013 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-2 Star	6.9%	▼ 0.9%
Market Overall	9.4%	▼ 4.0%

Same Store Asking Rent/SF	2013 Q4	YOY
Current Building	£2.86	-
Submarket 1-2 Star	£3.21	▼ 0.7%
Market Overall	£3.49	▼ 0.4%

Submarket Leasing Activity	2013 Q4	YOY
12 Mo. Leased SF	572,530	▲ 67.5%
Months On Market	19.7	▼ 4.4

LEASING AGENTS

Harrison Properties Ltd
38 Borough Rd
Darlington, DL1 1SR
Jemima Harrison 01325 355433

PROPERTY

Property Type: Industrial
Status: Built 1990
Tenancy: Single
Construction: Steel
NIA: 1,152 SF
Floors: 1
Floor Size: 1,152 SF
Vacancy at Lease: 0.0%

LEASE NOTES

Mr. Richard Clark has taken 1,152 sq ft (107.02 sq m) of ground-floor storage space from Harrison Properties Ltd on a two-year lease at £3,300 pa, equating to £2.86 psf (£30.84 psm). Harrison Properties Ltd were self represented. Mr Richard Clark was unrepresented. The quoting rent was £3,300 pa, equating to £2.86 psf (£30.84 psm). Achieved rent confirmed by Dina Coldwell at Harrison Properties Ltd. The EPC rating is F.

19 21 Steeplejack Way

Darlington, DL1 1TG - Darlington Ind Submarket



TENANT

Tenant Name: Mr. James Davies

LEASE

SF Leased: 676 SF
Sign Date: Nov 2013
Space Use: Industrial
Lease Type: Direct
Floor: GRND Floor

RENTS

Asking Rent: £4.08/SF
Achieved Rent: £4.08/SF

CONCESSIONS AND BUILDOUT

Asking Discount: 0.00%
Buildout Status: Full Build-Out

LEASE TERM

Start Date: Nov 2013
Expiry Date: Oct 2015
Lease Term: 2 Years
Reviews: Oct 2014

PROPERTY EXPENSES

Service: Fully Repairing & In...

TIME ON MARKET

Date On Market: Oct 2013
Date Off Market: Nov 2013
Months on Market: 1 Months

TIME VACANT

Date Vacated: Oct 2013
Date Occupied: Nov 2013
Months Vacant: 1 Month

MARKET AT LEASE

Vacancy Rates	2013 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	11.3%	▼ 5.5%
Market Overall	9.4%	▼ 4.0%

Same Store Asking Rent/SF	2013 Q4	YOY
Current Building	-	-
Submarket 1-3 Star	£3.62	▼ 0.4%
Market Overall	£3.49	▼ 0.4%

Submarket Leasing Activity	2013 Q4	YOY
12 Mo. Leased SF	1,525,767	▼ 2.8%
Months On Market	15.7	▼ 0.6

LEASING AGENTS

Harrison Properties Ltd
38 Borough Rd
Darlington, DL1 1SR
Jemima Harrison 01325 355433

PROPERTY

Property Type: Light Industrial
Status: Built Aug 1985
Tenancy: Single
Construction: Masonry
NIA: 676 SF
Floors: 1
Floor Size: 676 SF
Vacancy at Lease: 0.0%

LEASE NOTES

Mr. James Davies has taken 676 sq ft (62.8 sq m) of ground-floor industrial space from Harrison Properties Ltd on a lease at £2,758.08 pa, equating to £4.08 psf (£43.92 psm) with a rolling break option on condition of one month's notice being given. Harrison Properties Ltd were self represented. Mr. Davies was unrepresented. The quoting rent was £2,758.08 pa, equating to £4.08 psf (£43.92 psm). Achieved rent confirmed by Dina Coldwell at Harrison Properties Ltd.



Darlington, DL3 0QN - Darlington Ind Submarket



LEASE	
SF Leased:	32,150 SF
Sign Date:	Sep 2013
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

RENTS	
Achieved Rent:	£1.33/SF

LEASE TERM	
Start Date:	Sep 2013



TIME ON MARKET	
Date On Market:	Sep 2009
Date Off Market:	Sep 2013
Months on Market:	48 Months

TIME VACANT	
Date Vacated:	Sep 2010
Date Occupied:	Sep 2013
Months Vacant:	35 Months

LEASING AGENTS	
Carver Commercial	
18 St Cuthberts Way	
Darlington, DL1 1GB	
Jack Braley	

MARKET AT LEASE

Vacancy Rates	2013 Q3	YOY
Current Building	0.0%	▼ 100%
Submarket 2-4 Star	4.4%	▼ 4.6%
Market Overall	10.0%	▼ 4.0%

Same Store Asking Rent/SF	2013 Q3	YOY
Current Building	-	-
Submarket 2-4 Star	£2.90	▼ 0.8%
Market Overall	£3.48	▼ 0.6%

Submarket Leasing Activity	2013 Q3	YOY
12 Mo. Leased SF	433,949	▲ 46.0%
Months On Market	20.6	▼ 1.8

PROPERTY	
Property Type:	Industrial
Status:	Built Apr 1992
Tenancy:	Multi
Construction:	Steel

NIA:	32,150 SF
Floors:	1
Floor Size:	32,150 SF
Vacancy at Lease:	0.0%

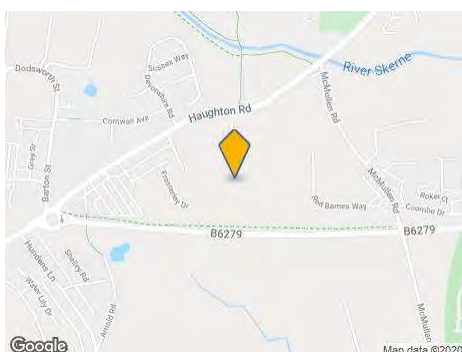
LEASE NOTES

An unknown tenant has taken 32,150 sq ft of industrial space from an unknown landlord on undisclosed terms, at a commencing rent of £42,866.50. The landlord was represented by Jack Braley at Carver Commercial. The deal was confirmed by Carver Commercial.



14 Blackett Rd

Darlington, DL1 2BJ - Darlington Ind Submarket



TENANT

Tenant Name:	Signature Systems
Industry:	Agri/Mining/Utilities
SIC:	Floor Laying And Work

LEASE

SF Leased:	10,946 SF
Sign Date:	Feb 2012
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	1

RENTS

Asking Rent:	£3.75/SF
Achieved Rent:	£3.20/SF
Net Effective Rent:	£3.49/SF
Escalations:	Reviews

CONCESSIONS AND BUILDOUT

Asking Discount:	14.67%
Rent Free Months:	1 Month

LEASE TERM

Start Date:	Feb 2013
Expiry Date:	Feb 2023
Lease Term:	10 Years
Breaks:	Tenant - Feb 2018
Reviews:	Feb 2018

PROPERTY EXPENSES

Service:	Fully Repairing & In...
Service Charge:	No

MARKET AT LEASE

Vacancy Rates	2012 Q1	YOY
Current Building	60.1%	↔ 0.0%
Submarket 2-4 Star	8.7%	▲ 0.3%
Market Overall	14.1%	▲ 1.9%

Same Store Asking Rent/SF	2012 Q1	YOY
Current Building	£3.65	▲ 4.4%
Submarket 2-4 Star	£2.87	▲ 2.2%
Market Overall	£3.46	▲ 0.6%

Submarket Leasing Activity	2012 Q1	YOY
12 Mo. Leased SF	166,854	▲ 79.4%
Months On Market	21.7	▲ 8.9

TIME ON MARKET

Date On Market:	Aug 2011
Date Off Market:	Feb 2013
Months on Market:	6 Months

TIME VACANT

Date Vacated:	Aug 2012
Date Occupied:	Feb 2013
Months Vacant:	5 Months

LEASING AGENTS

Carver Commercial
18 St Cuthberts Way
Darlington, DL1 1GB
Jack Braley

PROPERTY

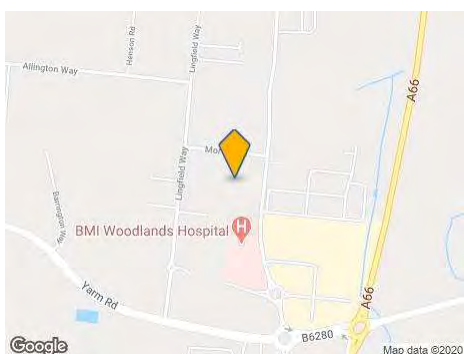
Property Type:	Industrial	NIA:	44,582 SF
Status:	Built 1991	Floors:	2
Tenancy:	Multi	Floor Size:	22,291 SF
Construction:	Steel	Vacancy at Lease:	60.1%
		Land Acres:	2.96

LEASE NOTES

This lease comp pertains to land registry lease document title number DU141550 regarding Signature System Group inside Blackett Rd Darlington, DUR DL1 2BJ, Unit 1. Rent days are March 25, June 24, September 29, and December 25. Additional permitted Use Classes include B1 & B2. Tenant must provide the landlord a 6 month notice if they intend to exercise the break date option agreed upon.

An undisclosed tenant has taken 10,946 sq ft of ground floor industrial space within unit one from an undisclosed landlord on a ten year lease at £35,000 equating to £3.20 psf in year one and two, rising to £37,500 equating to £3.42 psf in year three, rising to £38,500 equating to £3.52 psf in year four, rising to £40,000 equating to £3.6 psf in year five, subject to a rent review in year five. Carver Commercial acted on behalf of the landlord. The deal was confirmed by Jack Braley at Carver Commercial.

21 Morton Rd - Stephenson Court Darlington, DL1 4PT - Darlington Ind Submarket



TENANT

Tenant Name:	Simply Thank You
Industry:	Retailers/Wholesalers
SIC:	Gift, Novelty, And Souvenir

LEASE

SF Leased:	31,541 SF
Sign Date:	Sep 2010
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

RENTS

Asking Rent:	£3.75/SF
Achieved Rent:	£1.16/SF
Net Effective Rent:	£2.79/SF
Escalations:	Reviews

LEASE TERM

Start Date:	Sep 2010
Expiry Date:	Sep 2025
Lease Term:	15 Years
Reviews:	Sep 2015, Sep 2020

CONCESSIONS AND BUILDOUT

Asking Discount:	69.07%
Rent Free Months:	2 Months

PROPERTY EXPENSES

Service:	Fully Repairing & In...
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TIME VACANT

Date Occupied:	Sep 2010
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MARKET AT LEASE

Vacancy Rates	2010 Q3	YOY
Current Building	0.0%	▼ 100%
Submarket 2-4 Star	10.6%	▼ 0.1%
Market Overall	12.0%	▼ 0.1%

Same Store Asking Rent/SF	2010 Q3	YOY
Current Building	£3.75	↔ 0.0%
Submarket 2-4 Star	£2.85	▲ 0.1%
Market Overall	£3.48	▼ 0.6%

Submarket Leasing Activity	2010 Q3	YOY
12 Mo. Leased SF	99,538	-
Months On Market	11.2	▲ 2.0

PROPERTY

Property Type:	Industrial	NIA:	31,541 SF
Status:	Built Sep 1985	Floors:	1
Tenancy:	Multi	Floor Size:	31,541 SF
Construction:	Steel	Eaves Height:	23'8"
		Vacancy at Lease:	0.0%

LEASE NOTES

Simply Thank You has taken 31,541 sq ft (2,930 sq m) of industrial space from Land Team Developments Ltd on a 15-year lease at £36,658 pa, equating to £1.16 psf (£12.51 psm) in year one, rising to £61,658 pa, equating to £1.95 psf (£21.04 psm) in year two, rising to £80,829 pa, equating to £2.56 psf (£27.58 psm) in year three, rising to £100,000 pa, equating to £3.17 psf (£34.13 psm) in year four and to £100,000pa, equating to £3.17 psf (£34.13 psm) in year five. James Barr Ltd and Carver Commercial acted on behalf of the Land Team Developments Ltd. The quoting rent was £118,278.75 pa, equating to £3.75 psf (£40.36 psm). Achieved rent confirmed by Helen Metcalfe at Bramleys.

This lease comp pertains to land registry lease document title number DU189820 regarding Simply Thank You inside Morton Rd Darlington, DUR DL1 4PT. Rent days are March 25, June 24, September 29, and December 25. Additional permitted Use Classes include B1 & B2.

22 Station Rd - PWS Distributors

Newton Aycliffe, DL5 6EQ - Durham Ind Submarket



TENANT

Tenant Name:	PWS Distributors
Industry:	Retailers/Wholesalers
SIC:	Misc Homefurnishings Str

LEASE

SF Leased:	161,079 SF
Sign Date:	May 2010
Space Use:	Industrial
Lease Type:	Direct
Floor:	P GRND, P MEZZ FL...

PROPERTY EXPENSES

Service:	Fully Repairing & In...
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LEASE TERM

Start Date:	May 2010
Expiry Date:	May 2025
Lease Term:	15 Years
Reviews:	Mar 2015, Mar 2020,...

TIME VACANT

Date Occupied:	May 2010
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MARKET AT LEASE

Vacancy Rates	2010 Q2	YOY
Current Building	10.1%	▼ 1.7%
Submarket 2-4 Star	15.5%	▲ 1.0%
Market Overall	12.4%	▼ 0.3%

Same Store Asking Rent/SF	2010 Q2	YOY
Current Building	-	-
Submarket 2-4 Star	£3.71	▼ 1.5%
Market Overall	£3.51	▼ 1.7%

Submarket Leasing Activity	2010 Q2	YOY
12 Mo. Leased SF	-	-
Months On Market	10.7	▲ 1.8

PROPERTY

Property Type:	Industrial	NIA:	161,079 SF
Status:	Built 1990	Floors:	1
Tenancy:	Single	Floor Size:	161,079 SF
Construction:	Steel	Vacancy at Lease:	10.1%
Parking:	303 Surface Spaces...		

LEASE NOTES

This lease comp pertains to land registry lease document title number DU327592 regarding PWS Distributors (Station Rd Newton Aycliffe, DUR DL5 6EQ) Alternative Use Classes (Additional permitted Use Classes include B1 .) Rent Payment Dates (Rent is due quarterly on March 25, June 24, September 29, and December 25 of every year) Rent = 180,000 pounds.



Eastmount Rd

Darlington, DL1 1LA - Darlington Ind Submarket



TENANT

Tenant Name:	A.E. Burt & Co Ltd
Industry:	Retailers/Wholesalers
SIC:	Floor Covering Stores

LEASE

SF Leased:	45,858 SF
Sign Date:	Jun 2009
Space Use:	Industrial
Lease Type:	Direct
Floor:	Unkwn Floor

CONCESSIONS AND BUILDOUT

Rent Free Months:	12 Months
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PROPERTY EXPENSES

Service:	Fully Repairing & In...
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LEASE TERM

Start Date:	Jun 2009
Expiry Date:	Jun 2024
Lease Term:	15 Years
Reviews:	Jun 2014, Jun 2019

TIME VACANT

Date Occupied:	Jun 2009
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MARKET AT LEASE

Vacancy Rates	2009 Q2	YOY
Current Building	28.3%	-
Submarket 2-4 Star	11.2%	-
Market Overall	-	-

Same Store Asking Rent/SF	2009 Q2	YOY
Current Building	£1.95	-
Submarket 2-4 Star	£2.93	-
Market Overall	-	-

Submarket Leasing Activity	2009 Q2	YOY
12 Mo. Leased SF	-	-
Months On Market	7.9	-

PROPERTY

Property Type:	Industrial	NIA:	44,109 SF
Status:	Built 1955	Floors:	1
Tenancy:	Multi	Floor Size:	44,109 SF
Construction:	Masonry	Eaves Height:	14'3"
		Vacancy at Lease:	28.3%
		Land Acres:	1.53

LEASE NOTES

This lease comp pertains to land registry lease document title number DU320632 regarding A.E. Burt & Co inside Eastmount Rd Darlington, DUR DL1 1LA. Rent days are March 25, June 24, September 29, and December 25. Additional permitted Use Classes include B1 & B2.

5 McMullen Rd - Warehousing

Darlington, DL1 1RW - Darlington Ind Submarket



TENANT

Tenant Name:	Capita plc
Industry:	Business Services
SIC:	Business Services, NEC

LEASE

SF Leased:	168,000 SF
Sign Date:	Feb 2007
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

RENTS

Asking Rent:	£12.50/SF
Achieved Rent:	£1.25/SF
Net Effective Rent:	£1.36/SF
Escalations:	£0.25 Annual

LEASE TERM

Start Date:	Feb 2007
Expiry Date:	Feb 2017
Lease Term:	10 Years
Breaks:	Tenant - Feb 2012

CONCESSIONS AND BUILDOUT

Asking Discount:	90.00%
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PROPERTY EXPENSES

Service:	Fully Repairing & In...
Service Charge:	Withheld

TIME ON MARKET

Date On Market:	Jan 2007
Date Off Market:	Apr 2008
Months on Market:	1 Months

TIME VACANT

Date Vacated:	Jan 2008
Date Occupied:	Apr 2008
Months Vacant:	2 Months

MARKET AT LEASE

Vacancy Rates	2007 Q1	YOY
Current Building	-	-
Submarket 2-4 Star	-	-
Market Overall	-	-

Same Store Asking Rent/SF	2007 Q1	YOY
Current Building	-	-
Submarket 2-4 Star	-	-
Market Overall	-	-

Submarket Leasing Activity	2007 Q1	YOY
12 Mo. Leased SF	-	-
Months On Market	-	-

LEASING AGENTS

Sanderson Weatherall LLP
3 Kingfisher Way
Stockton On Tees, TS18 3EX
David Jackson
Gva Lamb & Edge
51-52 Lincolns Inn Fields
London, WC2A 3LZ

PROPERTY

Property Type:	Industrial	NIA:	590,310 SF
Status:	Built 1987	Floors:	1
Tenancy:	Multi	Floor Size:	590,310 SF
Construction:	Masonry	Land Acres:	74.31
Parking:	500 Surface Spaces...		

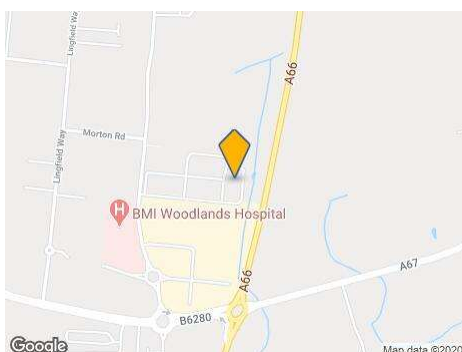
LEASE NOTES

50 parking spaces included. This lease comp pertains to land registry lease document title number DU316637 regarding tenant Capita plc inside Lingfield Point, Units 15-17, Darlington DL1 1RW



Morton Park Way - Morton Park

Darlington, DL1 4PH - Darlington Ind Submarket



TENANT

Tenant Name:	Hopewells
Industry:	Retailers/Wholesalers
SIC:	Groceries, General Line

LEASE

SF Leased:	5,425 SF
Sign Date:	Jul 2006
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	H1

RENTS

Asking Rent:	£6.02/SF
Achieved Rent:	£3.72/SF
Net Effective Rent:	£3.72/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	38.21%
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LEASE TERM

Start Date:	Jul 2006
Expiry Date:	Jul 2016
Lease Term:	10 Years
Breaks:	Tenant - Jul 2011
Reviews:	Jul 2011

PROPERTY EXPENSES

Service:	Fully Repairing & In...
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MARKET AT LEASE

Vacancy Rates	2006 Q3	YOY
Current Building	-	-
Submarket 2-4 Star	-	-
Market Overall	-	-

Same Store Asking Rent/SF	2006 Q3	YOY
Current Building	-	-
Submarket 2-4 Star	-	-
Market Overall	-	-

Submarket Leasing Activity	2006 Q3	YOY
12 Mo. Leased SF	-	-
Months On Market	-	-

TIME ON MARKET

Date On Market:	Apr 2012
Date Off Market:	Jul 2006
Months on Market:	17 Mos

TIME VACANT

Date Vacated:	Aug 2012
Date Occupied:	Jul 2006

PROPERTY

Property Type:	Industrial	NIA:	21,792 SF
Status:	Built Apr 1997	Floors:	1
Tenancy:	Multi	Floor Size:	21,792 SF
Construction:	Steel		

LEASE NOTES

Hopewells Ltd has taken 5,425 sq ft of industrial space within Unit H1 Morton Park on a 10 year lease at £20,200 pa, equating to £3.72 psf. The Tenant has the option to break this lease provided they give the Landlord a written notice of 6 months and pay a break fee the sum of £10,100. The Tenant is subject to a rent review which will be reviewed in line with the open market rent. The permitted use class for this space is within B1 and/or B8. This lease agreement makes no mention of the Landlord and Tenant Act 1954. Details confirmed via Land Registry with documents registered under Title Number DU295622.



Morton Park Way - Morton Park

Darlington, DL1 4PH - Darlington Ind Submarket



TENANT

Tenant Name:	Martin Healey Vehicle Adaptations
Industry:	Retailers/Wholesalers
SIC:	Motor Vehicle Supplies

LEASE

SF Leased:	2,583 SF
Sign Date:	Dec 2004
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	I4

RENTS

Achieved Rent:	£4.07/SF
Net Effective Rent:	£4.07/SF

LEASE TERM

Start Date:	Dec 2004
Expiry Date:	Aug 2014
Lease Term:	9 Years 8 Months
Reviews:	Dec 2009, Jun 2014

TIME VACANT

Date Occupied:	Dec 2004
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MARKET AT LEASE

Vacancy Rates	2004 Q4	YOY
Current Building	-	-
Submarket 2-4 Star	-	-
Market Overall	-	-

Same Store Asking Rent/SF	2004 Q4	YOY
Current Building	-	-
Submarket 2-4 Star	-	-
Market Overall	-	-

Submarket Leasing Activity	2004 Q4	YOY
12 Mo. Leased SF	-	-
Months On Market	-	-

PROPERTY

Property Type:	Industrial	NIA:	37,179 SF
Status:	Built Aug 1997	Floors:	1
Tenancy:	Multi	Floor Size:	37,179 SF
Construction:	Steel		

LEASE NOTES

Martin Healey Vehicle Adaptations has taken 2,583 sq ft of industrial space within Unit i-4, Morton Park on a 10 year lease at £10,500 pa, equating to £4.07 psf. The permitted use class for this space is Class B1 and/or B8. The Tenant is subject to a rent review which will be reviewed in line with the open market rent. This lease agreement makes no mention of the Landlord and Tenant Act 1954. Details confirmed via Land Registry with documents registered under Title Number DU279752.



Morton Park Way - Morton Park

Darlington, DL1 4PH - Darlington Ind Submarket



TENANT

Tenant Name:	Carefree Mobility Services
Industry:	Personal Services
SIC:	Personal Services, Misc

LEASE

SF Leased:	3,423 SF
Sign Date:	Dec 2004
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	H4

RENTS

Achieved Rent:	£3.07/SF
Net Effective Rent:	£3.07/SF

LEASE TERM

Start Date:	Dec 2004
Expiry Date:	Dec 2014
Lease Term:	10 Years
Reviews:	Dec 2009

TIME VACANT

Date Occupied:	Dec 2004
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MARKET AT LEASE

Vacancy Rates	2004 Q4	YOY
Current Building	-	-
Submarket 2-4 Star	-	-
Market Overall	-	-

Same Store Asking Rent/SF	2004 Q4	YOY
Current Building	-	-
Submarket 2-4 Star	-	-
Market Overall	-	-

Submarket Leasing Activity	2004 Q4	YOY
12 Mo. Leased SF	-	-
Months On Market	-	-

PROPERTY

Property Type:	Industrial	NIA:	21,792 SF
Status:	Built Apr 1997	Floors:	1
Tenancy:	Multi	Floor Size:	21,792 SF
Construction:	Steel		

LEASE NOTES

Carefree Mobility Services Limited has taken 3,432 sq ft of industrial space within Unit H4, Morton Park on a 10 year lease at £10,500 pa, equating to £3.07 psf. The Tenant is subject to a rent review which will be reviewed in line with the open market rent. The rent payment days are 1 March, 1 June, 1 September and 1 December in every year. The permitted use class for this space is B1 and/or B8. This lease agreement makes no mention of the Landlord and Tenant Act 1954. Details confirmed via Land Registry with documents registered under Title Number DU278183.

Asking Rent Per SF

£9.11

Achieved Rent Per SF

£3.23

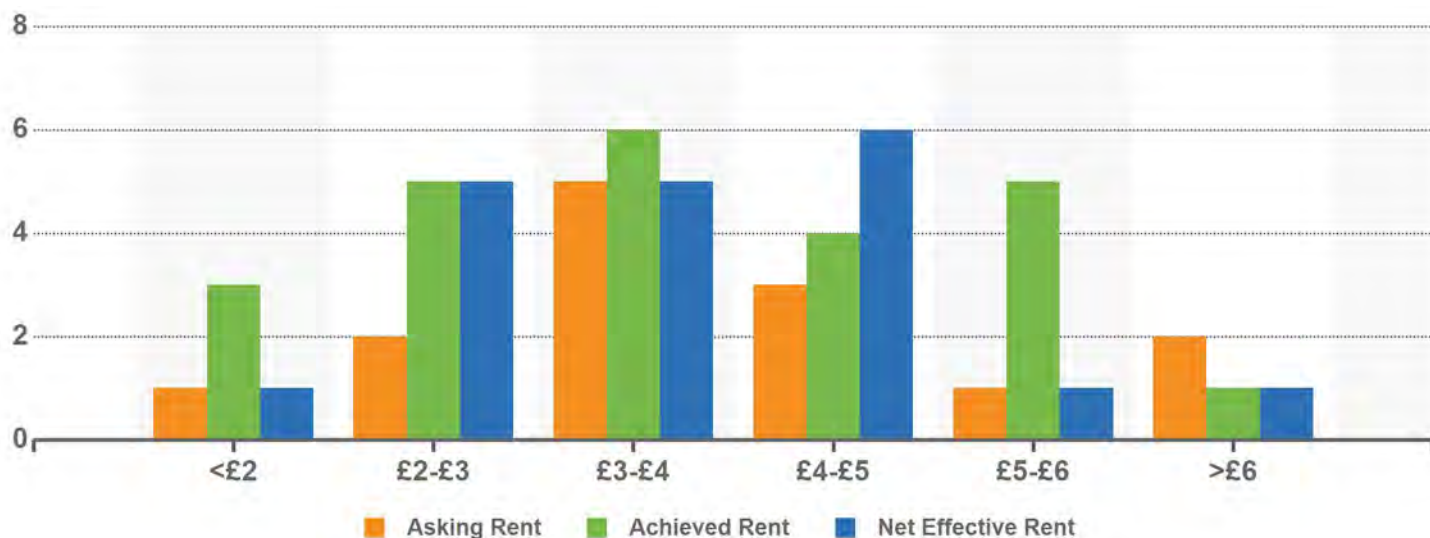
Net Effective Rent Per SF

£3.42

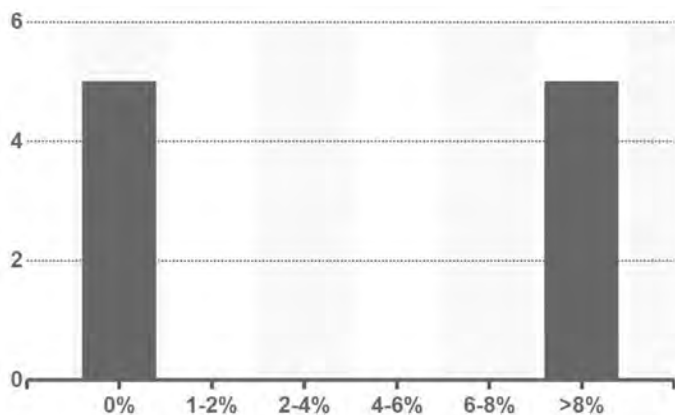
Avg. Rent Free Months

11.9

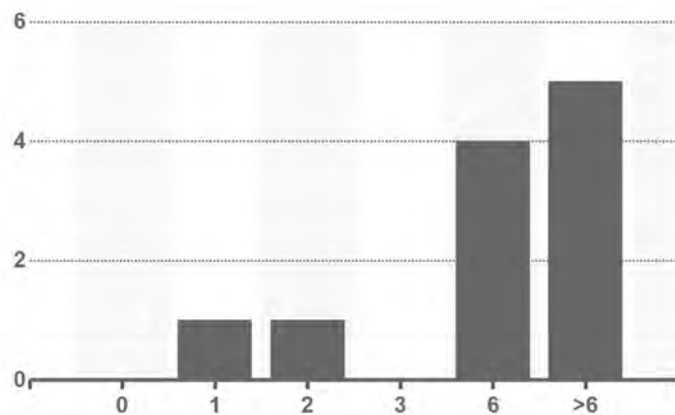
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS





United Kingdom

PREPARED BY



John Simpson

Investment and Funding Manager



RETAIL NATIONAL REPORT

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Overview

United Kingdom Retail

12 Mo Deliveries in SF

4.6 M

12 Mo Net Absorption in SF

1.2 M

Vacancy Rate

2.2%

12 Mo Rent Growth

2.0%

The UK retail sector has begun to recover following a near-total pullback in new leasing and transaction volume in the first half of 2020. The sector was hit severely by widespread shuttering of stores in March with the commencement of lockdown. As restrictions have eased in the second half of the year, retail sales have partially recovered, but footfall levels remain well below average as workers remain home. CoStar has updated its Base Case forecast to reflect the current reality of an economic contraction and will continue to update forecasts as Oxford Economics releases updated economic guidance.

The UK retail sector in general has had a tough time in recent years, the impact of the coronavirus has dealt a significant further blow as retailers count the cost of shuttered stores and an accelerated switch to online spending. Even as stores now reopen, a cloud of uncertainty remains over a market that was already facing a number of headwinds. The effects of the pandemic are being felt by occupiers, landlords and investors, as the contraction of economic and social activity threatens to damage profitability and trading conditions for an unknown period of time. Announcements of further store closures, CVAs and business failures has become a regular feature of the current retail story. Recent high-profile names on the growing list include DW Sports, Pizza Express and Frankie and Benni's.

Prior to the spread of the coronavirus, there had been some brighter stories against the backdrop of difficulties. The market is a bifurcated one, where well-placed prime pitches like London's Oxford Street, Bond Street and Covent Garden continue to perform well, while many non-prime shopping centres, high streets and secondary retail parks in the regions continue to see increasing vacancies.

Retailers that have adapted and struck a balance between on- and offline have generally been the most successful, along with big box discount chains like Home Bargains and B&M. Pre-crisis growth in the food sector had been driven by Aldi and Lidl. But with the whole

sector receiving a boost in recent months, the outlook looks strong for food and convenience stores, meaning supermarkets are likely to be one of the few resilient areas of UK retail in the near term. Elsewhere in the retail sector, department stores have continued to take the brunt of the downward trend and reduction in footfall, with CVAs and administrations for household names like House of Fraser and Debenhams taking the headlines before the outset of the pandemic, while local independents also fell into trouble as store closures hit revenues. Although traditionally resilient, retail parks have not been immune from the difficulties, with vacancy increasing in certain locations following the demise of a number of occupiers and rent renegotiations for others.

Rental growth has been negatively impacted by numerous closures in recent years in a variety of retail locations, including large-scale occupiers and numerous smaller operators. Rents did perform slightly better in 2019, with growth driven by prime high street locations and some of the better-performing retail parks. The closures have continued into 2020, with Dixons Carphone deciding to exit all of their 531 Carphone Warehouse stores, a further blow to landlords after several high-profile tenant failures in recent years. Alongside recent Covid-driven administrations, this pattern of store closures has suppressed any significant rental growth. Sales of supermarkets, prime centres and retail parks have kept investment elevated in recent years, but the overall slowdown in demand for retail investment that began in 2015 looks likely to continue in the near term.

Retailers have also featured heavily in recent industrial investment activity, with the sudden impact on revenues forcing several high-profile businesses in the sector to sell distribution and head office property assets to shore up balance sheets. Since lockdown began, Next, Ted Baker, Tops Tiles and Matalan are among those that have looked to raise capital via such sale-and-leaseback deals. The sale of retail property in coming quarters is expected to be predominantly supermarket investments or underperforming retail sites being acquired for repurposing and conversion..

Overview

United Kingdom Retail

KEY INDICATORS

Current Quarter	NIA (000)	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Shopping Centre	205,572	2.6%	£42.34	4.9%	104,212	0	1,556,188
Retail Park	169,846	2.9%	£22.12	3.7%	91,589	0	805,130
General Retail	1,036,997	2.0%	£24.18	4.2%	(422,565)	52,625	7,170,312
National	1,412,415	2.2%	£26.58	4.3%	(226,764)	52,625	9,531,630

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.1%	3.0%	2.3%	5.4%	2012 Q3	2.0%	2019 Q4
Net Absorption SF	1.2 M	8,340,274	6,863,852	34,108,551	2013 Q3	(8,728,628)	2011 Q4
Deliveries SF	4.6 M	9,493,905	8,318,071	14,769,623	2009 Q4	5,362,005	2020 Q2
Rent Growth	2.0%	0.9%	0.5%	2.5%	2012 Q2	-0.9%	2014 Q1
Sales Volume	£6.5 B	£10B	N/A	£14.2B	2015 Q2	£6.5B	2009 Q4

The UK retail market began 2020 in mixed shape, remaining polarised, with certain subtypes, occupier types and geographies performing considerably better than others. Even prior to the coronavirus outbreak and subsequent social distancing and store closures, change was happening within the sector. Those changes and the growing shift to online sales have been greatly accelerated by the lockdown measures brought in following the beginning of the pandemic. Retail has felt the most severe effects of the crisis, with nonessential stores closed and footfall nonexistent in many locations in the UK throughout April and May 2020. The growth in food and discount retail has continued, with operators in the sector performing strongly and expanding store estates while many other retailers go the opposite direction. The easing of restrictions in June have boosted sales volumes, but with many workers remaining at home and uncertainty around further local lockdowns, the sector remains under extreme pressure.

Heading into the pandemic, fundamentals were relatively stable but with decline in many non-prime locations already a feature. The current situation has brought yet further pain for the sector, despite the reopening of stores, the impact of the lockdown has left many occupiers facing severe headwinds, with further store closures, CVAs and administrations continuing to push up vacancies in coming months and quarters.

Concerns over the retail property sector have been rising for years due to the growing uncertainty about the future of traditional retail store estates, with many retailers shedding stores, renegotiating rents and reducing their store estate exposure, in the face of online competition and changing customer behaviour. Closures and business failures have led to a general upward trend in vacancy across the nation since early 2016. But the success of prime streets and centres, the backfilling of vacated units on more flexible lease terms, and the creative adaptations or re-use to incorporate leisure and community-based attractions have helped stem the vacancy rate and prevent market fundamentals unravelling.

The list of retailers filing for administration or making use

of CVA type agreements has been accelerated since the coronavirus crisis began, with DW Sports, Cath Kidson, Monsoon, Laura Ashley and Poundstretcher among the many casualties. This followed on from another wave of retail businesses falling into difficulties the previous year, with 2019 also seeing a number of occupiers renegotiating rents or closing completely. Alongside the notable failures, several large occupiers signaled an intent to restructure, with Boots, Debenhams, House of Fraser and Marks & Spencer all announcing medium- to long-term strategic closures, and the likes of Apple requesting substantial rental reductions.

Alternative uses for empty retail units have been on the rise, and many empty retail park units and shopping centre spaces have been occupied by other operators or converted to the next best alternative use. The growth in last mile logistics and residential demand is set to drive redevelopment of many vacant or underperforming sites, helping to provide some counter balance to rising vacancies. This conversion trend is expanding at pace, with entire retail schemes being considered for conversion to other uses.

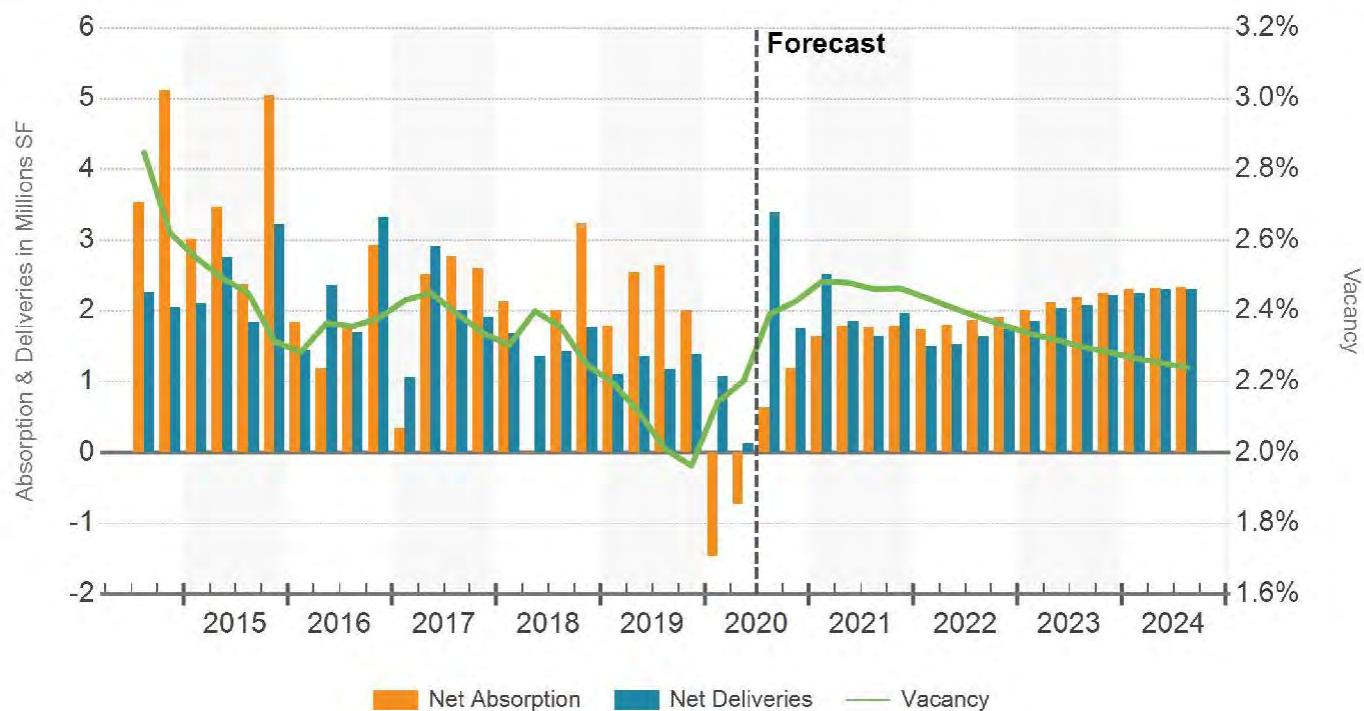
It isn't all bad news though, there are retailers that are actively expanding, particularly supermarket operators and value retail. Aldi has been particularly active, adding new stores with an average size of 17,000 SF, including stores in London, Glasgow, Sheffield and Tonbridge. Lidl have also continued their expansion and relocation drive, including a large-format, 47,000-SF store at London Road Retail Park in Southend due to open in 2020, subject to any delays caused by the coronavirus outbreak.

The outlook for volume fashion operators like Primark began 2020 in positive fashion, after further investment in their stores in 2019, including its Birmingham presence, opening the value chain's largest store at the former Pavilions Birmingham in April 2019. H&M has taken over many large units vacated by other retailers that have closed or consolidated in recent years, but both occupiers and the rest of the fashion sector are suffering a difficult year, with stores reopening but trading conditions remaining uncertain in the near term.

Leasing

United Kingdom Retail

NET ABSORPTION, NET DELIVERIES & VACANCY

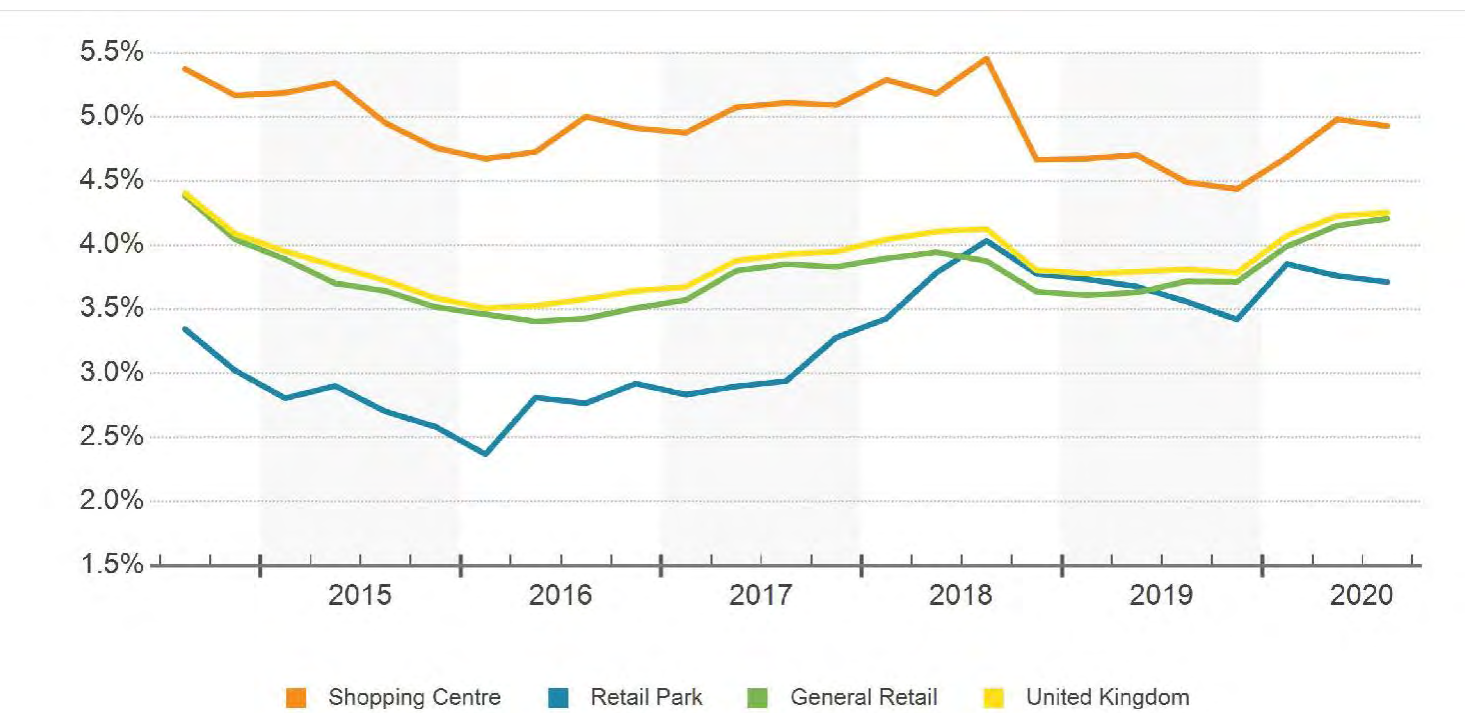


VACANCY RATE



Leasing

AVAILABILITY RATE



Rent

United Kingdom Retail

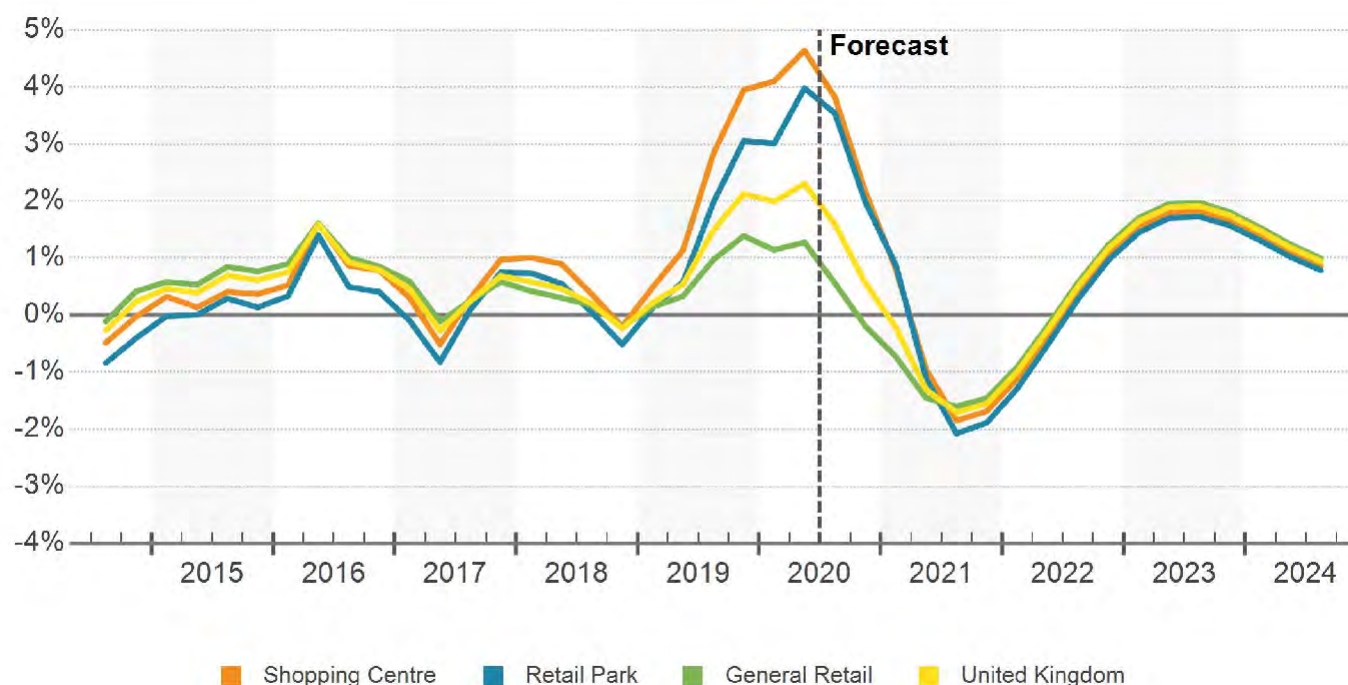
On average, retail rents remained stable in the year preceding the coronavirus outbreak, but rental performance has varied greatly by subsector and location. The high street was hit the hardest, posting rent losses since mid-2018. Still, prime locations in busy cities continued to see growth on high streets and retail parks in 2019. Growth will slow sharply in 2020 as footfall remains at record lows and many retail businesses either reduce their store portfolios or close completely. Retail sales suffered record falls in March and April, before beginning to rebound in May and June. Supermarkets remain resilient, however.

Rental growth has remained fragile in recent years, with recent events leading to the reduction of rents in many markets. Additional to the reduction in new leasing activity since the beginning of the lockdown, many struggling retailers have been locked in rent and service charge negotiations with landlords, while others have

closed or are restructuring via CVAs and administrations to permanently reduce costs.

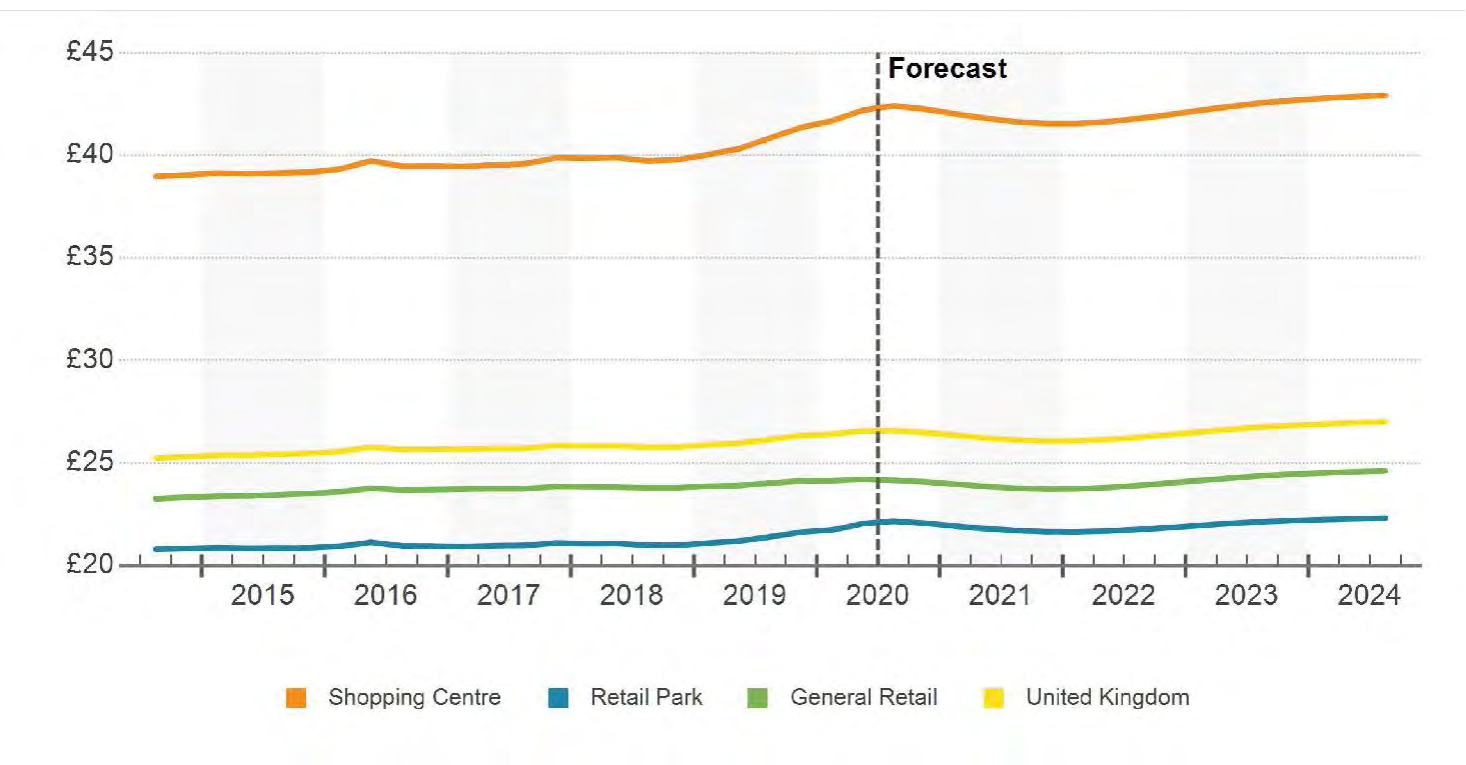
Rental trends look likely to remain polarised. Many shopping centres and high streets have high vacancy, due to a slower pace of backfilling units left empty by the numerous store closures in recent years. London and the South East has been the most resilient in the face of the uncertainty surrounding the sector, with rents in less affluent towns and centres contracting the most. Overall, retailers continue to feel pressure from the effects of lockdown, an accelerated switch to online shopping and high business rates, which is likely to continue to negatively impact rent growth moving forward. Despite recent measures from government to assist retailers facing difficulties, footfall levels are yet to recover fully and the accelerated rate of change in the sector will continue to produce headwinds for rental growth in many locations outside the supermarket and value sectors.

MARKET RENT GROWTH (YOY)



Rent

MARKET RENT PER SQUARE FEET



Construction

United Kingdom Retail

After some construction-heavy years earlier in the cycle when retail parks popped up all over the country, retail deliveries have been steadily declining over the past few years, as many developers and investors have actively reduced their exposure to retail and space is repurposed or converted to alternative uses.

The coronavirus outbreak is causing delays and disruption to deliveries in 2020, with some developments and occupiers inevitably at risk of financial difficulties. The redevelopment of the Nottingham Broadmarsh Centre being one case, with owners now in administration as the accelerated pace of change in the sector brings forward potential problems or alternative solutions to owners.

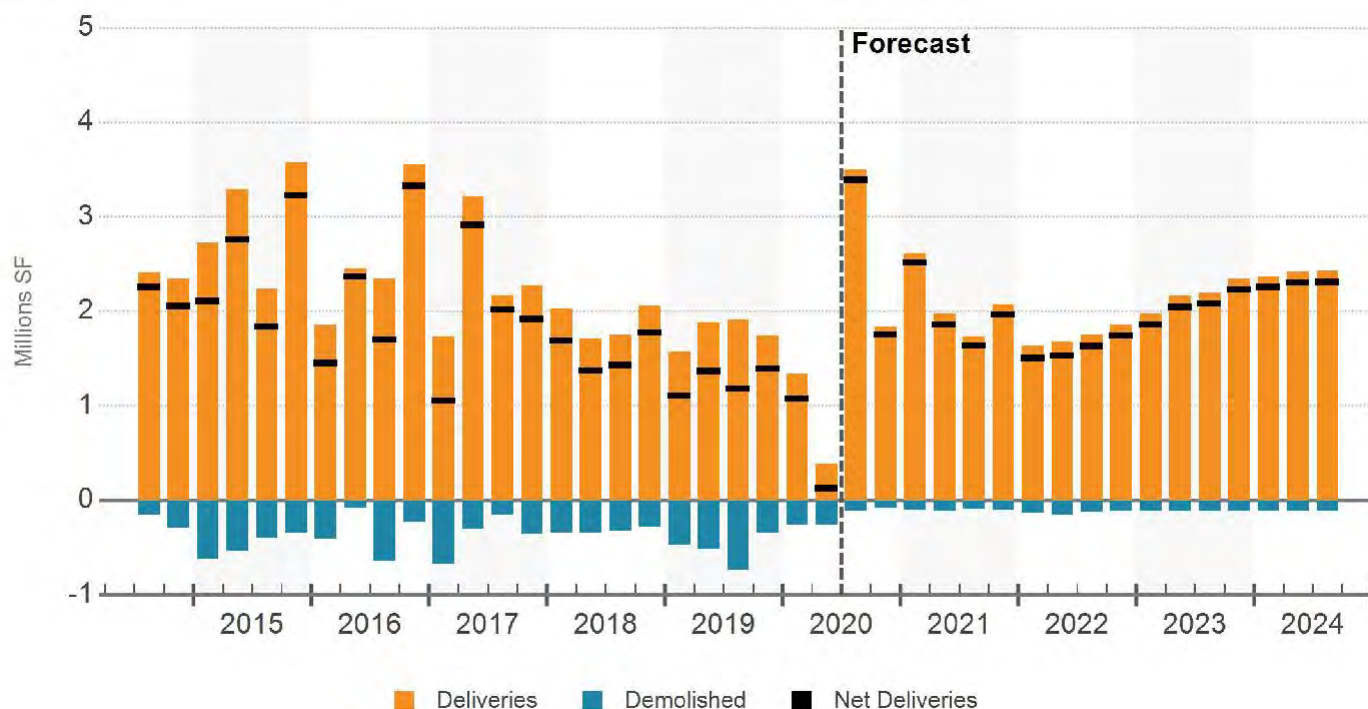
But prior to the current outbreak, construction had not dried up completely, 2019 and early 2020 brought further new construction starts, and there is currently a five-year high of more than 9 million SF underway across the country. Redevelopment and regeneration have also featured, with schemes such as the 1.5-million-SF regeneration project Edinburgh St James. Shopping parks continue to expand, and there is almost 300,000 SF of additional space being added to Fosse Shopping Centre in Leicester and more than 100,000 SF being

built at Glasgow's Crown Street Retail Park, underlining the polarised nature of the UK retail sector.

Most recent and ongoing retail construction is in the form of town centre regeneration like the Lexicon in Bracknell and Victoria Gate in Leeds. At Edinburgh St James, there will be more than 800,000 SF of shops anchored by John Lewis, 30 restaurants and a cinema along with a luxury hotel. This will replace the existing shopping centre, which was demolished in 2016. Old and underperforming centres have attracted redevelopment focus, as well, like Broadmarsh in Nottingham. But some plans have been delayed, like Whitgift in Croydon, or completely scrapped, like Hammerson's extension of Brent Cross.

In London, most new retail space is in the ground-floor units of residential developments. Leisure offers have become an important aspect of these mixed-use schemes, which aim to bring life, work and play into the same space. Developers hope to improve dwell time by increasing the leisure offer, but much will now depend on the length and severity of disruption, as owners and developers eye next best alternative use options for many underperforming or at-risk retail schemes.

DELIVERIES & DEMOLITIONS



Similar to the occupier side, retail investment in UK property is a diverse story, subsectors such as supermarkets continue to trade well, while shopping centres and high street deal volumes have suffered from reduced activity. Investment sales have been impacted negatively in the first half of 2020, the effects of the coronavirus outbreak, with turbulence in the occupier market continuing to generate headwinds in the second half of the year.

Negative press around the sector, multiple shop closures and the rising prominence of CVAs were already impacted trading of retail properties. The lockdown and subsequent fall in sales has accelerated volatile rents, which are falling in many markets as landlords face continued renegotiation and rental reductions. Sales volume has been declining for the past six years, with annual transactions totalling £9.3 billion in 2019, a significant reduction on the £14 billion exchanged in 2014, figures for 2020 are set to be even lower as the sector rebuilds.

While lower than the long-term average, around £7 billion was spent on retail assets in the UK in the past year. Very few shopping centres have traded in the last couple of years, but one exception was the under pressure intu's sale of a 50% stake in intu Derby to Cale Street Partners for £186.3 million in April 2019, intu have more recently collapsed into administration, impacting both intu Derby, Nottingham and the Trafford Centre in Manchester.

Supermarkets have continued to be the most attractive retail assets to investors recently and one of the largest deals in the UK this year was a 12-property Sainsbury's portfolio. The May deal was New York-based Realty Income REIT's entry to the UK commercial property market and first acquisition outside of the U.S. The REIT

acquired the 12 Sainsbury's superstores for £429 million from a joint venture between British Land and Sainsbury's, which leased the shops back for an average of 15 years.

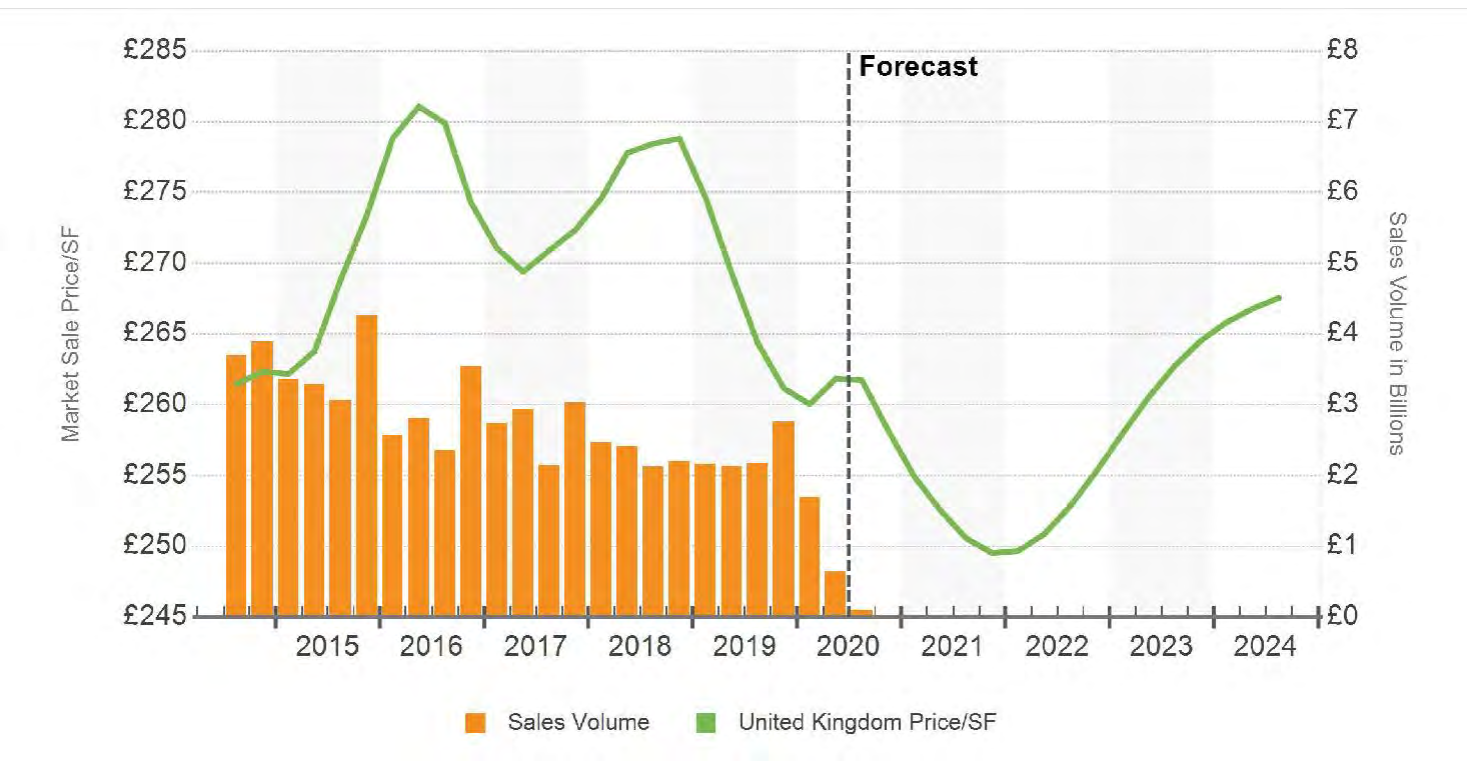
In March 2019, Hong Kong's "King of Retail" Lai Wing-To bought the Old Bond Street flagship Alexander McQueen and Tod's shops. The investor paid £152.5 million for the property, which also includes 23,000 SF of office space on the upper floors. The deal represented a 2.7% yield, indicative of the continued demand for prime units along the capital's most-walked streets.

While pricing has held up relatively well in prime centres and high streets prior to the pandemic, secondary centres have either stopped trading or have sold at discounts. Retail property yields remain have been loosening since mid-2018, while other sectors have seen further compression. Investors appetite for the relative security of supermarket investments have continued to compress yields, while those for higher risk high street and shopping centre assets have softened further.

Retailers have featured heavily in recent investment activity, with the sudden impact on revenues forcing several high-profile businesses in the sector to sell distribution and head office property assets to shore up balance sheets. Since lockdown began, Next, Ted Baker, Tops Tiles and Matalan are among those that have looked to raise capital via such sale-and-leaseback deals. More recently Waitrose completed a 5-store portfolio sale for over £60 million. The sale of retail property in coming quarters is expected to be predominantly supermarket investments or underperforming retail sites being acquired for repurposing and redevelopment.

Sales

SALES VOLUME & MARKET SALE PRICE PER SF



Economy

United Kingdom Retail

The UK economy is on the brink of slipping into its deepest recession for 300 years. The lockdown imposed in late March to combat the spread of the coronavirus has caused a sharp fall in economic activity. It resulted in an unprecedented 20.4% fall in GDP for the month of April, following a 6.9% drop in March as two decades of growth were wiped out in two months. Widespread declines were recorded across the services, production and construction sectors, with the retail and hospitality sectors particularly hard hit.

A raft of government measures have been introduced to support businesses, including the furloughing scheme (recently extended to October) and business rates relief, while the Bank of England has cut interest rates to a

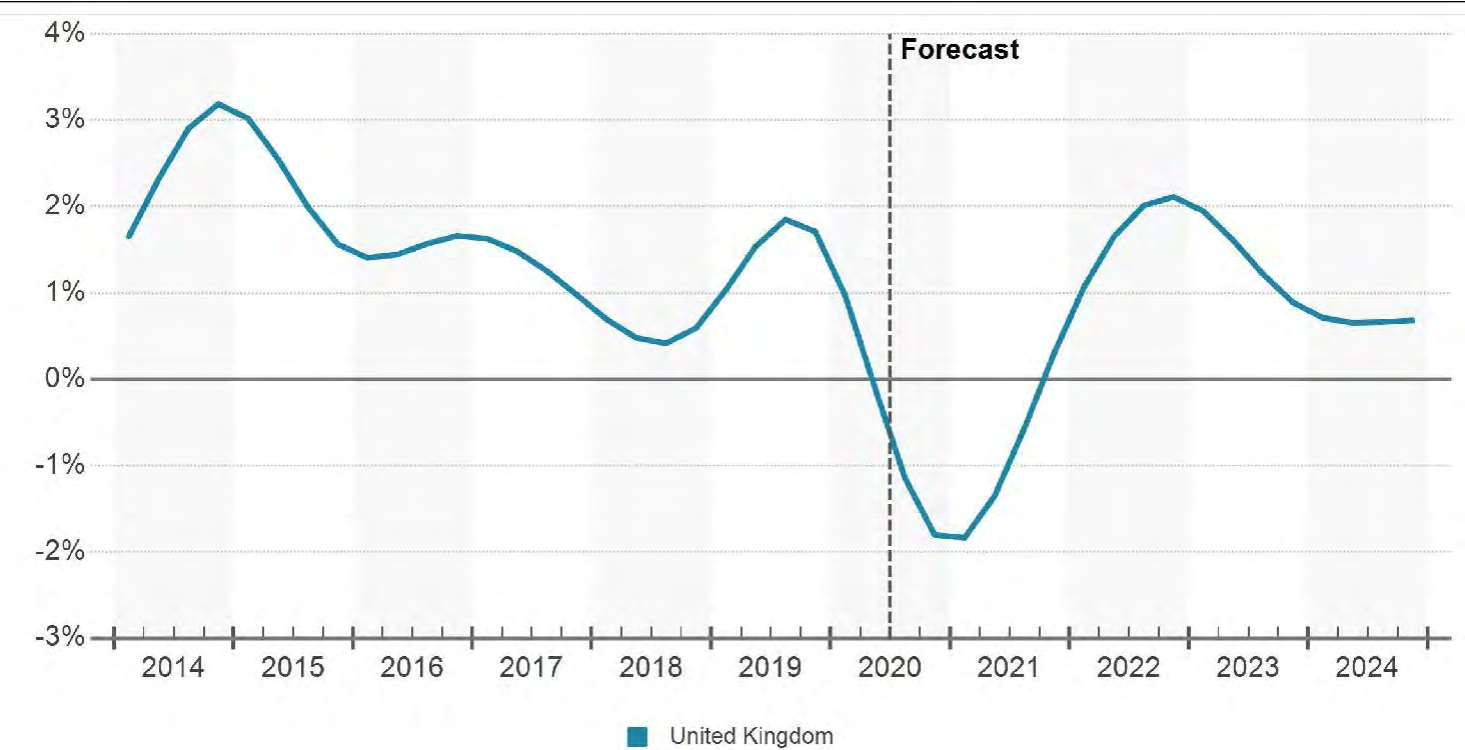
record low 0.1% and implemented a further £300 billion of quantitative easing. An easing of lockdown restrictions and improving business confidence should bring about a stronger GDP outturn in June, but it is likely to take two years for the economy to recover lost output. On 19th June, Oxford Economics slashed its 2020 UK GDP forecast to -10.8%, down from the 5.1% drop predicted in April. Unemployment has already risen from its pre-coronavirus low of circa 4%, with more than 600,000 jobs expected to be lost this year. On the plus side, Oxford Economics does expect a V-shaped recovery. A 13.7% rebound in GDP growth is forecast for 2021–22, with 850,000 jobs added, as a resumption of discretionary spending is supported by low oil prices and monetary and fiscal stimulus.

UNITED KINGDOM EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	Current Level		12 Month Change	10 Year Change	5 Year Forecast
	Jobs	LQ	UK	UK	UK
Manufacturing	2,672	1.0	-1.46%	0.31%	-1.37%
Transportation Warehouse Utilities	2,152	1.0	-1.00%	1.98%	0.40%
Retail Trade	4,897	1.0	-2.27%	0.10%	0.73%
Financial Activities	1,742	1.0	0.92%	0.79%	0.24%
Government	1,537	1.0	1.86%	-1.31%	0.08%
Natural Resources, Mining and Construction	457	1.0	-0.49%	-0.24%	-0.23%
Education and Health Services	7,502	1.0	1.86%	1.19%	0.67%
Professional and Business Services	6,265	1.0	0.66%	2.67%	1.25%
Information	1,534	1.0	2.35%	2.62%	1.08%
Leisure and Hospitality	3,320	1.0	-5.62%	1.71%	1.60%
Other Services	1,025	1.0	-0.35%	1.26%	0.88%
Total Employment	35,350	1.0	-0.53%	1.15%	0.69%

Source: Oxford Economics
LQ = Location Quotient

YEAR OVER YEAR JOB GROWTH



Source: Oxford Economics

Markets

United Kingdom Retail

MARKET INVENTORY

No.	Market	Inventory				12 Month Deliveries				Under Construction as % of Inventory			
		Bldgs	SF (000)	% UK	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
1	Aberdeen	1,874	10,664	0.8%	42	0	0	0%	-	1	7	0.1%	50
2	Berkshire & North Hamps...	4,657	30,478	2.2%	15	5	60	0.2%	25	8	81	0.3%	31
3	Birmingham	11,980	64,254	4.6%	3	11	112	0.2%	15	3	31	0%	41
4	Brighton	4,466	14,597	1.0%	34	6	67	0.5%	21	2	395	2.7%	4
5	Bristol	5,452	31,476	2.2%	13	2	47	0.1%	29	8	265	0.8%	10
6	Buckinghamshire	2,166	10,075	0.7%	46	5	54	0.5%	27	4	113	1.1%	20
7	Cambridge	1,470	6,435	0.5%	53	0	0	0%	-	3	22	0.3%	44
8	Cardiff	5,123	34,941	2.5%	10	8	134	0.4%	13	12	52	0.1%	36
9	Central Scotland	3,950	21,256	1.5%	22	7	201	0.9%	7	9	228	1.1%	13
10	Cheltenham & Gloucester	2,074	13,165	0.9%	39	2	5	0%	46	5	71	0.5%	33
11	Cheshire South	3,245	18,306	1.3%	28	1	18	0.1%	42	4	83	0.5%	30
12	Coventry	3,016	18,834	1.3%	27	2	9	0%	45	4	60	0.3%	34
13	Cumbria	2,007	10,466	0.7%	43	1	19	0.2%	41	5	104	1.0%	24
14	Derby	3,497	19,593	1.4%	25	7	149	0.8%	11	2	5	0%	51
15	Devon & Cornwall	5,719	30,588	2.2%	14	6	208	0.7%	6	6	87	0.3%	29
16	Edinburgh	4,568	26,681	1.9%	19	5	64	0.2%	22	7	941	3.5%	2
17	Essex	4,788	32,484	2.3%	12	4	94	0.3%	19	5	107	0.3%	23
18	Gatwick	1,103	7,646	0.5%	51	2	20	0.3%	40	1	8	0.1%	49
19	Glasgow	7,169	50,258	3.6%	5	14	411	0.8%	2	6	110	0.2%	21
20	Herefordshire & Worcest...	2,135	15,966	1.1%	31	3	29	0.2%	36	0	-	-	-
21	Hertfordshire	4,279	23,185	1.6%	21	3	44	0.2%	30	6	94	0.4%	27
22	Highlands & Islands	1,624	8,274	0.6%	50	4	32	0.4%	33	3	11	0.1%	47
23	Hull	3,433	19,370	1.4%	26	3	58	0.3%	26	3	114	0.6%	19
24	Kent	7,174	39,078	2.8%	7	11	298	0.8%	3	11	304	0.8%	8
25	Lancashire	6,154	28,490	2.0%	17	10	233	0.8%	4	13	144	0.5%	17
26	Leeds	7,058	51,098	3.6%	4	9	191	0.4%	8	13	754	1.5%	3
27	Leicester	3,872	20,302	1.4%	24	7	132	0.6%	14	3	323	1.6%	6
28	Lincoln	2,893	14,240	1.0%	37	7	49	0.3%	28	2	10	0.1%	48
29	Liverpool	6,551	36,797	2.6%	9	7	61	0.2%	24	12	335	0.9%	5
30	London	63,569	218,367	15.5%	1	45	469	0.2%	1	63	2,075	1.0%	1
31	Luton & Bedfordshire	1,951	10,279	0.7%	44	3	11	0.1%	43	4	96	0.9%	25
32	Manchester	12,784	73,311	5.2%	2	10	166	0.2%	10	12	315	0.4%	7
33	Milton Keynes	692	9,226	0.7%	49	4	26	0.3%	37	1	24	0.3%	43
34	Newcastle upon Tyne	6,026	38,233	2.7%	8	7	175	0.5%	9	6	72	0.2%	32
35	North Wales	2,576	12,638	0.9%	40	2	64	0.5%	23	2	52	0.4%	37
36	Northampton	2,205	13,762	1.0%	38	1	10	0.1%	44	2	37	0.3%	40
37	Norwich	2,237	16,534	1.2%	30	1	32	0.2%	34	7	90	0.5%	28
38	Nottingham	4,702	25,437	1.8%	20	3	37	0.1%	32	8	200	0.8%	15
39	Oxford	2,764	15,099	1.1%	32	2	98	0.6%	18	12	250	1.7%	11
40	Peterborough	1,450	10,070	0.7%	47	1	3	0%	47	2	48	0.5%	38
41	Sheffield	3,924	28,894	2.0%	16	13	211	0.7%	5	13	302	1.0%	9
42	Shropshire & Staffordshire	5,236	33,135	2.3%	11	7	140	0.4%	12	7	228	0.7%	14

Markets

United Kingdom Retail

MARKET INVENTORY

No.	Market	Inventory				12 Month Deliveries				Under Construction as % of Inventory			
		Bldgs	SF (000)	% UK	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
43	Somerset	1,864	10,181	0.7%	45	5	110	1.1%	16	5	110	1.1%	22
44	South Coast	9,075	50,211	3.6%	6	3	41	0.1%	31	7	125	0.2%	18
45	Southern Scotland	2,809	12,560	0.9%	41	0	0	0%	-	0	-	-	-
46	Suffolk	2,517	14,424	1.0%	36	2	22	0.2%	39	2	31	0.2%	42
47	Surrey	4,113	20,380	1.4%	23	3	100	0.5%	17	8	238	1.2%	12
48	Sussex East	1,531	7,426	0.5%	52	1	3	0%	48	1	22	0.3%	45
49	Swansea	2,559	14,484	1.0%	35	6	31	0.2%	35	2	11	0.1%	46
50	Swindon	2,311	14,769	1.0%	33	0	0	0%	-	2	45	0.3%	39
51	Tees Valley & Durham	4,620	27,346	1.9%	18	2	25	0.1%	38	10	148	0.5%	16
52	Warrington	1,451	9,636	0.7%	48	1	2	0%	49	3	95	1.0%	26
53	York	3,169	16,553	1.2%	29	5	77	0.5%	20	5	60	0.4%	35

Markets

United Kingdom Retail

MARKET CONSTRUCTION

	Market	Under Construction Inventory				Rank	Average Building Size		
									Rank
1	Aberdeen	1	7	0	0%	-	5,691	7,000	46
2	Berkshire & North Hamps...	8	81	36	44.3%	43	6,545	10,097	43
3	Birmingham	3	31	22	70.6%	34	5,363	10,361	42
4	Brighton	2	395	395	100%	1	3,269	197,517	1
5	Bristol	8	265	217	81.7%	27	5,773	33,140	6
6	Buckinghamshire	4	113	98	86.3%	23	4,651	28,365	11
7	Cambridge	3	22	0	0%	-	4,378	7,474	45
8	Cardiff	12	52	0	0.6%	47	6,820	4,363	49
9	Central Scotland	9	228	140	61.4%	38	5,381	25,334	16
10	Cheltenham & Gloucester	5	71	53	74.3%	31	6,348	14,284	37
11	Cheshire South	4	83	68	81.9%	26	5,641	20,858	26
12	Coventry	4	60	55	91.7%	21	6,245	15,071	34
13	Cumbria	5	104	88	85.0%	24	5,215	20,717	28
14	Derby	2	5	0	0%	-	5,603	2,519	51
15	Devon & Cornwall	6	87	81	93.9%	16	5,349	14,445	36
16	Edinburgh	7	941	931	99.0%	11	5,841	134,387	2
17	Essex	5	107	83	77.8%	29	6,785	21,351	25
18	Gatwick	1	8	0	0.5%	48	6,932	7,793	44
19	Glasgow	6	110	36	33.0%	45	7,010	18,397	30
20	Herefordshire & Worcest...	0	-	-	-	-	7,478	-	-
21	Hertfordshire	6	94	90	96.5%	13	5,418	15,630	32
22	Highlands & Islands	3	11	5	49.2%	41	5,095	3,720	50
23	Hull	3	114	114	100%	1	5,642	37,855	5
24	Kent	11	304	279	91.9%	20	5,447	27,629	13
25	Lancashire	13	144	67	46.8%	42	4,629	11,039	41
26	Leeds	13	754	699	92.7%	19	7,240	58,001	4
27	Leicester	3	323	301	93.3%	18	5,243	107,592	3
28	Lincoln	2	10	10	100%	1	4,922	5,170	48
29	Liverpool	12	335	225	67.1%	35	5,617	27,905	12
30	London	63	2,075	1,370	66.0%	36	3,435	32,930	7
31	Luton & Bedfordshire	4	96	91	94.9%	14	5,269	24,019	18
32	Manchester	12	315	287	91.1%	22	5,735	26,269	14
33	Milton Keynes	1	24	24	100%	1	13,333	23,831	20
34	Newcastle upon Tyne	6	72	40	55.0%	40	6,345	11,999	40
35	North Wales	2	52	52	100%	1	4,906	25,753	15
36	Northampton	2	37	36	98.3%	12	6,241	18,410	29
37	Norwich	7	90	85	94.6%	15	7,391	12,804	38
38	Nottingham	8	200	130	65.1%	37	5,410	24,986	17
39	Oxford	12	250	200	80.0%	28	5,463	20,831	27
40	Peterborough	2	48	48	100%	1	6,945	23,852	19
41	Sheffield	13	302	183	60.7%	39	7,363	23,221	21
42	Shropshire & Staffordshire	7	228	226	99.3%	10	6,328	32,561	8

Markets

United Kingdom Retail

MARKET CONSTRUCTION

	Market	Under Construction Inventory					Average Building Size		
						Rank			Rank
43	Somerset	5	110	91	83.1%	25	5,462	21,929	24
44	South Coast	7	125	117	93.6%	17	5,533	17,787	31
45	Southern Scotland	0	-	-	-	-	4,471	-	-
46	Suffolk	2	31	31	100%	1	5,730	15,432	33
47	Surrey	8	238	171	71.7%	33	4,955	29,780	10
48	Sussex East	1	22	22	100%	1	4,850	22,100	23
49	Swansea	2	11	5	39.6%	44	5,660	5,689	47
50	Swindon	2	45	45	100%	1	6,391	22,524	22
51	Tees Valley & Durham	10	148	113	76.5%	30	5,919	14,831	35
52	Warrington	3	95	13	13.2%	46	6,641	31,683	9
53	York	5	60	44	72.7%	32	5,223	12,049	39

Markets

United Kingdom Retail

MARKET RENT

No.	Market	Market Rent		12 Month Market Rent		QTD Annualised Market Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
1	Aberdeen	£24.19	19	0.4%	45	-0.6%	35
2	Berkshire & North Hamps...	£29.21	9	3.4%	9	0.1%	17
3	Birmingham	£22.98	23	3.8%	4	10.4%	1
4	Brighton	£27.30	13	1.1%	38	-3.3%	52
5	Bristol	£27.75	11	1.3%	34	0%	21
6	Buckinghamshire	£27.98	10	2.1%	27	-2.0%	46
7	Cambridge	£42.84	2	3.1%	15	-0.3%	28
8	Cardiff	£16.30	48	-0.3%	49	4.4%	12
9	Central Scotland	£18.57	41	0%	47	-0.7%	39
10	Cheltenham & Gloucester	£22.34	27	1.1%	37	-0.8%	40
11	Cheshire South	£25.92	14	0%	46	-3.1%	50
12	Coventry	£20.27	37	3.0%	18	9.2%	6
13	Cumbria	£15.51	51	-0.7%	52	-3.5%	53
14	Derby	£17.77	43	2.8%	21	8.4%	8
15	Devon & Cornwall	£21.22	34	1.2%	35	-0.4%	30
16	Edinburgh	£25.46	16	0.4%	44	-0.6%	32
17	Essex	£27.51	12	3.8%	3	0.3%	15
18	Gatwick	£29.62	7	3.3%	10	0%	19
19	Glasgow	£22.43	25	0.7%	41	-0.6%	37
20	Herefordshire & Worcest...	£19.99	38	3.5%	8	9.4%	2
21	Hertfordshire	£29.56	8	3.1%	14	-0.3%	29
22	Highlands & Islands	£20.78	36	-0.1%	48	-0.6%	33
23	Hull	£16.93	46	1.8%	30	-0.5%	31
24	Kent	£33.74	4	3.6%	6	0.4%	14
25	Lancashire	£17.48	44	-0.3%	50	-3.3%	51
26	Leeds	£20.94	35	2.0%	28	-0.3%	25
27	Leicester	£24.00	20	3.3%	11	9.4%	3
28	Lincoln	£16.30	49	2.5%	24	8.2%	9
29	Liverpool	£21.94	29	0.5%	42	-2.5%	48
30	London	£46.00	1	2.0%	29	-1.9%	45
31	Luton & Bedfordshire	£24.26	18	3.3%	12	-0.1%	24
32	Manchester	£22.36	26	0.8%	40	-2.4%	47
33	Milton Keynes	£30.18	6	5.0%	1	2.6%	13
34	Newcastle upon Tyne	£25.18	17	2.3%	25	0%	20
35	North Wales	£12.93	53	-1.0%	53	4.6%	10
36	Northampton	£19.43	39	3.6%	7	9.4%	4
37	Norwich	£21.94	30	3.1%	16	-0.3%	27
38	Nottingham	£21.42	33	2.8%	20	8.6%	7
39	Oxford	£32.22	5	2.6%	23	-1.2%	44
40	Peterborough	£22.31	28	3.6%	5	0.2%	16
41	Sheffield	£22.47	24	2.3%	26	-0.1%	23
42	Shropshire & Staffordshire	£17.08	45	3.2%	13	9.3%	5

Markets

United Kingdom Retail

MARKET RENT

No.	Market	Market Rent		12 Month Market Rent		QTD Annualised Market Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
43	Somerset	£16.25	50	0.9%	39	-0.9%	42
44	South Coast	£21.91	31	1.1%	36	-0.6%	34
45	Southern Scotland	£16.52	47	4.7%	2	0%	18
46	Suffolk	£21.77	32	2.8%	19	-0.7%	38
47	Surrey	£33.83	3	2.7%	22	-1.0%	43
48	Sussex East	£23.63	21	3.0%	17	-0.3%	26
49	Swansea	£15.41	52	-0.6%	51	4.6%	11
50	Swindon	£23.34	22	1.4%	33	-0.1%	22
51	Tees Valley & Durham	£18.01	42	1.6%	31	-0.6%	36
52	Warrington	£18.65	40	0.5%	43	-2.5%	49
53	York	£25.80	15	1.4%	32	-0.8%	41

Markets

United Kingdom Retail

MARKET VACANCY & NET ABSORPTION

	Market	Vacancy			12 Month Absorption			Construc. Ratio
				Rank				
1	Aberdeen	587,898	5.5%	53	(151,267)	-1.4%	50	-
2	Berkshire & North Hamps...	484,908	1.6%	7	(92,631)	-0.3%	46	-
3	Birmingham	1,351,550	2.1%	21	156,318	0.2%	10	0.1
4	Brighton	194,598	1.3%	3	3,715	0%	32	5.6
5	Bristol	495,303	1.6%	6	(100,546)	-0.3%	48	-
6	Buckinghamshire	187,699	1.9%	17	(3,647)	0%	34	-
7	Cambridge	106,015	1.6%	10	(38,115)	-0.6%	40	-
8	Cardiff	758,174	2.2%	23	26,391	0.1%	24	4.3
9	Central Scotland	1,008,204	4.7%	52	120,348	0.6%	11	0.6
10	Cheltenham & Gloucester	343,180	2.6%	36	14,690	0.1%	29	0.6
11	Cheshire South	413,394	2.3%	27	26,570	0.1%	23	0.7
12	Coventry	445,192	2.4%	33	(136)	0%	33	-
13	Cumbria	235,473	2.2%	26	62,830	0.6%	16	0.3
14	Derby	381,666	1.9%	18	187,281	1.0%	6	-
15	Devon & Cornwall	696,649	2.3%	29	82,646	0.3%	13	2.1
16	Edinburgh	715,841	2.7%	38	(139,000)	-0.5%	49	-
17	Essex	648,510	2.0%	19	25,707	0.1%	26	1.8
18	Gatwick	68,781	0.9%	1	11,399	0.1%	31	1.8
19	Glasgow	1,509,876	3.0%	45	199,976	0.4%	5	0.7
20	Herefordshire & Worcest...	361,322	2.3%	28	(6,842)	0%	35	-
21	Hertfordshire	383,328	1.7%	11	(67,873)	-0.3%	44	-
22	Highlands & Islands	272,818	3.3%	47	11,406	0.1%	30	2.8
23	Hull	568,748	2.9%	43	56,279	0.3%	18	0.8
24	Kent	982,738	2.5%	35	(201,472)	-0.5%	51	-
25	Lancashire	497,677	1.7%	14	327,125	1.1%	1	0.7
26	Leeds	886,744	1.7%	13	219,878	0.4%	3	0.2
27	Leicester	306,750	1.5%	5	170,459	0.8%	8	0.6
28	Lincoln	326,271	2.3%	30	51,387	0.4%	19	0.9
29	Liverpool	776,849	2.1%	22	35,342	0.1%	21	1.0
30	London	3,755,065	1.7%	12	(507,766)	-0.2%	53	-
31	Luton & Bedfordshire	125,627	1.2%	2	25,876	0.3%	25	-
32	Manchester	1,027,717	1.4%	4	278,441	0.4%	2	0.1
33	Milton Keynes	169,505	1.8%	16	22,821	0.2%	27	1.0
34	Newcastle upon Tyne	855,813	2.2%	25	116,249	0.3%	12	1.3
35	North Wales	341,111	2.7%	39	210,916	1.7%	4	0.3
36	Northampton	430,248	3.1%	46	(33,541)	-0.2%	39	-
37	Norwich	270,708	1.6%	9	(19,079)	-0.1%	38	-
38	Nottingham	746,932	2.9%	44	(93,664)	-0.4%	47	-
39	Oxford	353,891	2.3%	32	45,937	0.3%	20	0.9
40	Peterborough	383,835	3.8%	50	(70,702)	-0.7%	45	-
41	Sheffield	834,650	2.9%	42	180,163	0.6%	7	0.5
42	Shropshire & Staffordshire	866,460	2.6%	37	63,334	0.2%	15	1.6

Markets

United Kingdom Retail

MARKET VACANCY & NET ABSORPTION

	Market	Vacancy			12 Month Absorption			Construc. Ratio
				Rank				
43	Somerset	285,284	2.8%	40	60,053	0.6%	17	1.6
44	South Coast	1,152,967	2.3%	31	(203,603)	-0.4%	52	-
45	Southern Scotland	509,220	4.1%	51	32,216	0.3%	22	-
46	Suffolk	344,644	2.4%	34	(18,358)	-0.1%	37	-
47	Surrey	330,841	1.6%	8	65,185	0.3%	14	0
48	Sussex East	148,902	2.0%	20	(55,628)	-0.7%	42	-
49	Swansea	524,723	3.6%	49	(46,238)	-0.3%	41	-
50	Swindon	260,835	1.8%	15	(65,450)	-0.4%	43	-
51	Tees Valley & Durham	955,949	3.5%	48	167,864	0.6%	9	0.1
52	Warrington	277,925	2.9%	41	(6,995)	-0.1%	36	-
53	York	361,590	2.2%	24	19,786	0.1%	28	2.6

Supply & Demand Trends

United Kingdom Retail

OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	1,449,404,002	9,203,596	0.6%	9,273,583	0.6%	1.0
2023	1,440,200,406	8,207,791	0.6%	8,573,226	0.6%	1.0
2022	1,431,992,615	6,403,403	0.4%	7,314,947	0.5%	0.9
2021	1,425,589,212	7,973,044	0.6%	6,972,252	0.5%	1.1
2020	1,417,616,168	6,350,949	0.5%	(379,587)	0%	-
YTD	1,412,415,370	1,150,151	0.1%	(2,430,227)	-0.2%	-
2019	1,411,265,219	5,176,841	0.4%	8,973,094	0.6%	0.6
2018	1,406,088,378	6,278,441	0.4%	7,363,553	0.5%	0.9
2017	1,399,809,937	8,001,465	0.6%	8,230,532	0.6%	1.0
2016	1,391,808,472	8,862,718	0.6%	7,730,191	0.6%	1.1
2015	1,382,945,754	10,022,738	0.7%	13,912,099	1.0%	0.7
2014	1,372,923,016	8,673,996	0.6%	16,996,507	1.2%	0.5
2013	1,364,249,020	7,154,967	0.5%	33,428,831	2.5%	0.2
2012	1,357,094,053	8,347,080	0.6%	(615,473)	0%	-
2011	1,348,746,973	72,080,930	5.6%	(8,728,628)	-0.6%	-
2010	1,276,666,043	25,028,233	2.0%	4,137,297	0.3%	6.0
2009	1,251,637,810	-	-	3,417,315	0.3%	-

SHOPPING CENTRE SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	210,381,588	1,108,420	0.5%	1,163,748	0.6%	1.0
2023	209,273,168	961,100	0.5%	1,103,934	0.5%	0.9
2022	208,312,068	738,207	0.4%	1,226,940	0.6%	0.6
2021	207,573,861	1,988,246	1.0%	1,172,254	0.6%	1.7
2020	205,585,615	13,679	0%	(625,514)	-0.3%	-
YTD	205,571,936	0	0%	(473,107)	-0.2%	-
2019	205,571,936	207,388	0.1%	170,585	0.1%	1.2
2018	205,364,548	831,356	0.4%	1,702,867	0.8%	0.5
2017	204,533,192	768,734	0.4%	1,533,460	0.7%	0.5
2016	203,764,458	647,641	0.3%	544,946	0.3%	1.2
2015	203,116,817	1,494,085	0.7%	1,704,288	0.8%	0.9
2014	201,622,732	310,982	0.2%	844,571	0.4%	0.4
2013	201,311,750	791,115	0.4%	1,826,893	0.9%	0.4
2012	200,520,635	304,691	0.2%	(667,051)	-0.3%	-
2011	200,215,944	3,358,345	1.7%	2,403,487	1.2%	1.4
2010	196,857,599	1,158,208	0.6%	81,901	0%	14.1
2009	195,699,391	-	-	1,193,330	0.6%	-

Supply & Demand Trends

United Kingdom Retail

RETAIL PARK SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	173,506,041	957,682	0.6%	1,099,920	0.6%	0.9
2023	172,548,359	832,954	0.5%	1,022,207	0.6%	0.8
2022	171,715,405	647,290	0.4%	819,494	0.5%	0.8
2021	171,068,115	570,844	0.3%	748,603	0.4%	0.8
2020	170,497,271	723,707	0.4%	(841,454)	-0.5%	-
YTD	169,846,183	72,619	0%	(1,152,524)	-0.7%	-
2019	169,773,564	738,189	0.4%	1,680,351	1.0%	0.4
2018	169,035,375	1,052,913	0.6%	(386,914)	-0.2%	-
2017	167,982,462	1,628,523	1.0%	1,305,894	0.8%	1.2
2016	166,353,939	1,344,363	0.8%	1,125,425	0.7%	1.2
2015	165,009,576	2,353,954	1.4%	3,044,441	1.8%	0.8
2014	162,655,622	1,684,802	1.0%	3,143,090	1.9%	0.5
2013	160,970,820	1,550,322	1.0%	2,472,340	1.5%	0.6
2012	159,420,498	1,843,735	1.2%	1,873,412	1.2%	1.0
2011	157,576,763	2,663,686	1.7%	68,416	0%	38.9
2010	154,913,077	2,582,726	1.7%	1,319,061	0.9%	2.0
2009	152,330,351	-	-	1,352,053	0.9%	-

GENERAL RETAIL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	1,065,516,373	7,137,494	0.7%	7,009,915	0.7%	1.0
2023	1,058,378,879	6,413,737	0.6%	6,447,085	0.6%	1.0
2022	1,051,965,142	5,017,906	0.5%	5,268,513	0.5%	1.0
2021	1,046,947,236	5,413,954	0.5%	5,051,395	0.5%	1.1
2020	1,041,533,282	5,613,563	0.5%	1,087,381	0.1%	5.2
YTD	1,036,997,251	1,077,532	0.1%	(804,596)	-0.1%	-
2019	1,035,919,719	4,231,264	0.4%	7,122,158	0.7%	0.6
2018	1,031,688,455	4,394,172	0.4%	6,047,600	0.6%	0.7
2017	1,027,294,283	5,604,208	0.5%	5,391,178	0.5%	1.0
2016	1,021,690,075	6,870,714	0.7%	6,059,820	0.6%	1.1
2015	1,014,819,361	6,174,699	0.6%	9,163,370	0.9%	0.7
2014	1,008,644,662	6,678,212	0.7%	13,008,846	1.3%	0.5
2013	1,001,966,450	4,813,530	0.5%	29,129,598	2.9%	0.2
2012	997,152,920	6,198,654	0.6%	(1,821,834)	-0.2%	-
2011	990,954,266	66,058,899	7.1%	(11,200,531)	-1.1%	-
2010	924,895,367	21,287,299	2.4%	2,736,335	0.3%	7.8
2009	903,608,068	-	-	871,932	0.1%	-

Rent & Vacancy

OVERALL RENT & VACANCY

	Market Rent			Vacancy		
2024	£27.05	0.8%	2.7%	32,306,740	2.2%	-0.1%
2023	£26.85	1.7%	1.9%	32,890,143	2.3%	-0.1%
2022	£26.38	1.2%	0.2%	33,783,483	2.4%	-0.1%
2021	£26.08	-1.6%	-1.0%	35,125,311	2.5%	0%
2020	£26.49	0.6%	0.6%	34,408,844	2.4%	0.5%
YTD	£26.58	0.9%	0.9%	31,280,598	2.2%	0.3%
2019	£26.34	2.1%	0%	27,706,166	2.0%	-0.3%
2018	£25.79	-0.2%	-2.1%	31,592,509	2.2%	-0.1%
2017	£25.85	0.7%	-1.9%	32,726,967	2.3%	0%
2016	£25.68	0.8%	-2.5%	33,118,267	2.4%	0.1%
2015	£25.48	0.6%	-3.3%	32,004,070	2.3%	-0.3%
2014	£25.32	0.2%	-3.9%	35,968,953	2.6%	-0.6%
2013	£25.26	-0.5%	-4.1%	44,279,245	3.2%	-2.0%
2012	£25.38	2.3%	-3.6%	70,650,352	5.2%	0.6%
2011	£24.82	1.9%	-5.8%	61,750,699	4.6%	1.2%
2010	£24.36	1.2%	-7.5%	42,746,741	3.3%	0.6%
2009	£24.06	-	-8.7%	34,706,737	2.8%	-

SHOPPING CENTRE RENT & VACANCY

Year	Market Rent			Vacancy		
	Per SF	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2024	£42.98	0.7%	3.9%	5,694,021	2.7%	0%
2023	£42.69	1.7%	3.2%	5,751,929	2.7%	-0.1%
2022	£41.99	1.1%	1.5%	5,897,321	2.8%	-0.2%
2021	£41.55	-1.7%	0.4%	6,388,330	3.1%	0.4%
2020	£42.26	2.2%	2.2%	5,574,044	2.7%	0.3%
YTD	£42.34	2.4%	2.4%	5,403,890	2.6%	0.2%
2019	£41.36	3.9%	0%	4,930,783	2.4%	0%
2018	£39.79	-0.2%	-3.8%	4,893,980	2.4%	-0.4%
2017	£39.87	1.0%	-3.6%	5,763,720	2.8%	-0.4%
2016	£39.49	0.8%	-4.5%	6,520,211	3.2%	0%
2015	£39.18	0.4%	-5.3%	6,417,516	3.2%	-0.1%
2014	£39.04	0%	-5.6%	6,627,719	3.3%	-0.3%
2013	£39.05	-0.7%	-5.6%	7,161,308	3.6%	-0.5%
2012	£39.34	1.1%	-4.9%	8,195,757	4.1%	0.5%
2011	£38.92	1.4%	-5.9%	7,234,155	3.6%	0.1%
2010	£38.40	0.5%	-7.2%	6,856,296	3.5%	0.5%
2009	£38.21	-	-7.6%	5,779,989	3.0%	-

Rent & Vacancy

RETAIL PARK RENT & VACANCY

	Market Rent			Vacancy		
2024	£22.34	0.6%	3.3%	4,638,518	2.7%	-0.1%
2023	£22.20	1.6%	2.6%	4,787,421	2.8%	-0.1%
2022	£21.86	1.0%	1.0%	4,983,109	2.9%	-0.1%
2021	£21.65	-1.9%	0.1%	5,161,413	3.0%	-0.1%
2020	£22.07	2.0%	2.0%	5,343,945	3.1%	0.9%
YTD	£22.12	2.2%	2.2%	5,003,970	2.9%	0.7%
2019	£21.64	3.1%	0%	3,778,827	2.2%	-0.6%
2018	£21.00	-0.5%	-3.0%	4,725,123	2.8%	0.8%
2017	£21.11	0.7%	-2.5%	3,284,892	2.0%	0.1%
2016	£20.95	0.4%	-3.2%	3,068,605	1.8%	0.1%
2015	£20.87	0.1%	-3.6%	2,849,667	1.7%	-0.5%
2014	£20.84	-0.4%	-3.7%	3,570,424	2.2%	-0.9%
2013	£20.92	-0.9%	-3.3%	5,000,379	3.1%	-0.6%
2012	£21.11	1.1%	-2.5%	5,939,197	3.7%	-0.1%
2011	£20.87	1.2%	-3.6%	6,017,705	3.8%	0.7%
2010	£20.63	0.6%	-4.7%	4,829,408	3.1%	0.4%
2009	£20.51	-	-5.2%	4,077,158	2.7%	-

GENERAL RETAIL RENT & VACANCY

Year	Market Rent			Vacancy		
	Per SF	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2024	£24.67	0.8%	2.2%	21,974,201	2.1%	0%
2023	£24.46	1.8%	1.4%	22,350,793	2.1%	-0.1%
2022	£24.03	1.2%	-0.4%	22,903,053	2.2%	-0.1%
2021	£23.74	-1.5%	-1.6%	23,575,568	2.3%	0%
2020	£24.09	-0.2%	-0.2%	23,490,855	2.3%	0.4%
YTD	£24.18	0.2%	0.2%	20,872,738	2.0%	0.2%
2019	£24.13	1.4%	0%	18,996,556	1.8%	-0.3%
2018	£23.80	-0.2%	-1.4%	21,973,406	2.1%	-0.2%
2017	£23.85	0.6%	-1.2%	23,678,355	2.3%	0%
2016	£23.71	0.9%	-1.7%	23,529,451	2.3%	0.1%
2015	£23.51	0.8%	-2.6%	22,736,887	2.2%	-0.3%
2014	£23.34	0.4%	-3.3%	25,770,810	2.6%	-0.7%
2013	£23.24	-0.3%	-3.7%	32,117,558	3.2%	-2.5%
2012	£23.31	2.9%	-3.4%	56,515,398	5.7%	0.8%
2011	£22.66	2.2%	-6.1%	48,498,839	4.9%	1.5%
2010	£22.18	1.6%	-8.1%	31,061,037	3.4%	0.6%
2009	£21.83	-	-9.5%	24,849,590	2.8%	-

Sale Trends

United Kingdom Retail

OVERALL SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
							Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£268.28	116	6.7%
2023	-	-	-	-	-	-	£264.52	114	6.7%
2022	-	-	-	-	-	-	£255.32	110	6.8%
2021	-	-	-	-	-	-	£249.53	108	6.9%
2020	-	-	-	-	-	-	£258.22	111	6.8%
YTD	1,482	£2.4B	1.1%	£2,672,297	£215.86	7.5%	£263.47	114	6.7%
2019	5,434	£9.2B	3.4%	£2,616,245	£221.88	7.8%	£261.17	113	6.7%
2018	6,567	£9.2B	3.5%	£2,256,462	£252.02	7.5%	£278.78	120	6.3%
2017	7,039	£10.8B	4.1%	£2,072,112	£216.34	7.3%	£272.33	118	6.4%
2016	6,322	£11.3B	4.2%	£2,682,314	£239.97	7.4%	£274.28	118	6.5%
2015	6,283	£14B	4.9%	£3,314,924	£241.51	7.3%	£273.36	118	6.5%
2014	6,564	£14.1B	5.0%	£3,305,244	£238.91	7.8%	£262.35	113	6.7%
2013	5,399	£11.2B	4.2%	£3,225,256	£228.49	7.8%	£257.50	111	6.9%
2012	3,855	£6.7B	2.7%	£2,574,739	£225.22	7.6%	£255.66	110	6.9%
2011	3,568	£9.9B	3.3%	£3,226,773	£248.92	7.1%	£251.69	109	6.9%
2010	3,100	£8B	3.5%	£3,657,683	£233.91	6.7%	£262.36	113	6.5%
2009	2,024	£6.5B	2.8%	£4,315,465	£214.39	7.2%	£231.68	100	7.3%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

SHOPPING CENTRE SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Yield	Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£252.74	107	6.7%
2023	-	-	-	-	-	-	£249.33	105	6.7%
2022	-	-	-	-	-	-	£240.95	102	6.8%
2021	-	-	-	-	-	-	£235.76	99	6.9%
2020	-	-	-	-	-	-	£244.60	103	6.8%
YTD	26	£195M	0.7%	£11,457,596	£142.81	9.5%	£249.73	105	6.6%
2019	85	£857.9M	3.5%	£14,590,586	£123.40	12.0%	£246.08	104	6.7%
2018	140	£1.5B	6.0%	£13,682,984	£207.53	6.6%	£265.73	112	6.2%
2017	132	£1.4B	4.3%	£17,256,646	£169.20	9.9%	£263.11	111	6.3%
2016	143	£2.6B	5.6%	£33,037,416	£259.80	7.6%	£265.65	112	6.4%
2015	179	£4.4B	11.1%	£35,429,488	£207.53	7.6%	£265.35	112	6.4%
2014	198	£5.6B	13.1%	£37,881,660	£229.24	7.9%	£254.25	107	6.7%
2013	145	£3.8B	11.2%	£34,582,051	£186.39	8.8%	£249.75	105	6.8%
2012	77	£2.3B	5.6%	£44,939,753	£238.89	8.0%	£250.74	106	6.8%
2011	92	£4.5B	8.2%	£51,545,034	£292.42	8.1%	£247.96	105	6.7%
2010	79	£2.2B	7.8%	£41,037,202	£197.87	7.2%	£262.03	111	6.4%
2009	47	£2B	6.0%	£55,397,857	£194.48	8.0%	£236.98	100	7.0%

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(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

Sale Trends

United Kingdom Retail

RETAIL PARK SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
							Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£227.97	100	6.8%
2023	-	-	-	-	-	-	£225.26	98	6.8%
2022	-	-	-	-	-	-	£217.89	95	6.9%
2021	-	-	-	-	-	-	£213.46	93	7.1%
2020	-	-	-	-	-	-	£221.93	97	6.9%
YTD	53	£416M	1.4%	£9,043,741	£212.32	8.0%	£226.06	99	6.8%
2019	160	£1.5B	3.9%	£10,199,592	£242.08	7.4%	£224.04	98	6.8%
2018	187	£1.5B	4.1%	£10,520,978	£273.78	6.4%	£241.67	106	6.3%
2017	315	£2.6B	7.3%	£10,096,391	£249.65	7.3%	£241.47	105	6.4%
2016	290	£2.1B	6.9%	£8,134,752	£201.71	6.8%	£241.69	106	6.5%
2015	311	£3.3B	8.3%	£12,034,798	£254.38	6.5%	£243.56	106	6.5%
2014	187	£2.4B	5.6%	£14,702,395	£283.53	7.1%	£237.92	104	6.7%
2013	173	£1.7B	4.3%	£11,114,098	£254.88	7.0%	£233.85	102	6.9%
2012	119	£1B	3.3%	£10,013,076	£211.33	7.0%	£236.56	103	6.8%
2011	143	£1.6B	4.2%	£14,225,831	£272.05	6.5%	£236.05	103	6.8%
2010	137	£2.2B	5.2%	£19,062,180	£322.59	6.5%	£250.91	110	6.4%
2009	122	£1.8B	5.0%	£17,194,186	£252.50	7.9%	£229.04	100	7.1%

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(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

GENERAL RETAIL SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Yield	Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£277.90	120	6.7%
2023	-	-	-	-	-	-	£273.89	119	6.7%
2022	-	-	-	-	-	-	£264.23	114	6.8%
2021	-	-	-	-	-	-	£258.10	112	6.9%
2020	-	-	-	-	-	-	£266.80	115	6.8%
YTD	1,403	£1.8B	1.1%	£2,143,067	£229.23	7.5%	£272.26	118	6.6%
2019	5,189	£6.9B	3.3%	£2,080,226	£241.55	7.6%	£270.18	117	6.7%
2018	6,240	£6.2B	3.0%	£1,619,962	£260.14	7.6%	£287.39	124	6.3%
2017	6,592	£6.8B	3.5%	£1,386,368	£217.29	7.3%	£279.16	121	6.4%
2016	5,889	£6.5B	3.4%	£1,677,808	£247.25	7.5%	£281.28	122	6.5%
2015	5,793	£6.3B	3.1%	£1,625,932	£265.00	7.3%	£279.78	121	6.5%
2014	6,179	£6.1B	3.3%	£1,541,034	£233.40	7.8%	£267.92	116	6.8%
2013	5,081	£5.7B	2.8%	£1,757,331	£260.10	7.8%	£262.87	114	6.9%
2012	3,659	£3.3B	2.0%	£1,343,226	£220.81	7.6%	£259.73	112	6.9%
2011	3,333	£3.8B	2.2%	£1,315,871	£205.84	7.1%	£254.97	110	6.9%
2010	2,884	£3.5B	2.3%	£1,758,365	£220.81	6.6%	£264.29	114	6.6%
2009	1,855	£2.8B	1.8%	£2,029,899	£209.51	7.0%	£231.07	100	7.4%

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Industrial National Report

United Kingdom

PREPARED BY



John Simpson
Investment and Funding Manager



INDUSTRIAL NATIONAL REPORT

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12 Mo Deliveries in SF

35.5 M

12 Mo Net Absorption in SF

23.7 M

Vacancy Rate

3.2%

12 Mo Rent Growth

4.7%

As the coronavirus casts a major shadow over the global economy, the outlook for all commercial property sectors has deteriorated. However, the industrial sector is expected to fare comparatively well, given the long-term structural tailwinds underway long before the pandemic took hold.

In the months since the UK government imposed lockdown restrictions, online retail sales as a proportion of total retail sales soared above 30% (up from 20% in February and against a pre-pandemic two-year monthly average of around 19%). Although leasing has slowed down overall in recent weeks, food and online retailers and the healthcare sector (and its supply chain) have continued to acquire industrial space in response to the crisis.

In the months and years ahead, longer-term consumer behavioural change and the localisation of supply chains are expected to drive demand for logistics space, helping

to offset weakness in other segments. Upward pressure on vacancies is not expected in our baseline scenario, given the high levels of pre-leasing activity in many markets. Such dynamics are expected to benefit rental growth, which, although slowing, is expected to remain positive and comfortably above expectations for the office and retail sectors.

It is perhaps unsurprising, then, that investor appetite for industrial property remains strong, particularly for logistics. The coronavirus outbreak has brought the sector's defensive characteristics into sharp focus in recent weeks. Distribution warehouses let to resilient tenant types and last-mile hubs in supply-starved London are high on the agenda for investors looking to bolster or diversify portfolios. Pricing has remained resilient thus far, helped by property's relative value over other asset types, low borrowing costs and a lack of distress in the market currently.

KEY INDICATORS

Current Quarter	GIA (000)	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	2,037,012	4.0%	£6.66	8.3%	1,091,060	482,007	41,558,552
Specialised Industrial	749,835	1.3%	£6.62	3.0%	(1,044,811)	19,375	2,968,993
Light Industrial	257,853	1.9%	£9.29	5.2%	(37,521)	21,576	935,428
National	3,044,700	3.2%	£6.87	6.7%	8,728	522,958	45,462,973

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.2%	6.2%	3.6%	10.0%	2012 Q3	2.9%	2019 Q3
Net Absorption SF	23.7 M	31,347,843	32,867,402	76,006,444	2015 Q1	(21,170,141)	2009 Q4
Deliveries SF	35.5 M	26,333,436	41,756,130	45,689,428	2019 Q4	8,442,445	2013 Q4
Rent Growth	4.7%	3.2%	2.7%	6.5%	2017 Q4	-1.9%	2010 Q1
Sales Volume	£6.1 B	£5.5B	N/A	£8.7B	2018 Q4	£2B	2009 Q4

The coronavirus outbreak and its economic effects have introduced many new headwinds for industrial landlords in 2020. Factory shutdowns, falling consumer demand for some types of goods and supply chain disruption are among the factors impacting tenants' cash flows, and in some cases, their ability to pay rent. But whilst conditions are expected to soften in some segments of the market, the industrial sector is well positioned among the main commercial property sectors, boosted by structural tailwinds such as the shift to online retail, which has accelerated during the pandemic.

Perhaps unsurprisingly, Amazon has been very active of late. In June, CoStar News reported it had exchanged contracts to pre-let 2.3 million SF at Tritax Big Box REIT's Littlebrook development in Dartford. And in May, it purchased the former Pentavia Retail Park (86,000 SF) in London and leased a former Toys R Us store (51,000 SF) in Croydon, both of which will become last-mile hubs. The online retail giant has also been linked to a new build distribution facility in Glasgow and has warehouse openings in Durham, Doncaster, Mansfield and Milton Keynes in the pipeline.

The surge in demand for groceries has led to all of the big supermarkets securing additional temporary warehouse space through a mix of short-term leases, taking back unoccupied buildings, subleasing and utilising "grey space" of 3PL firms. Tesco's reoccupation of Tectonic 620 (620,000 SF) and Asda's short-term sublease of Eddie Stobart's 317,000-SF Mountpark Bardon depot are two of many examples. And with supply chains under pressure, some food retailers are now bringing forward expansion plans in anticipation of greater e-commerce penetration. One of the first in a likely series of such deals occurred in May when Marks & Spencer leased Logisor's MK360 (360,000 SF) in Milton Keynes to serve its M&S Food division.

The healthcare sector has also been a considerable demand driver since the crisis began. The NHS has reportedly occupied over 10 million SF of temporary warehousing, primarily for the storage and distribution of supplies, with demand subsequently filtering through to its supply chain. In May, safety and medical product manufacturer Beeswift agreed a 16-year lease on Hub 120 (120,000 SF) in Birmingham whilst Clipper Logistics occupied DIRFT 240 (240,000 SF) in Daventry to store and distribute personal protective equipment (PPE).

Further down the size scale, logistics firm Malcolm Group took 67,000 SF at Westway Park near Glasgow for the same purpose; whilst PPE manufacturer Alpha Solway acquired 35,000 SF in Dumfries in Southern Scotland.

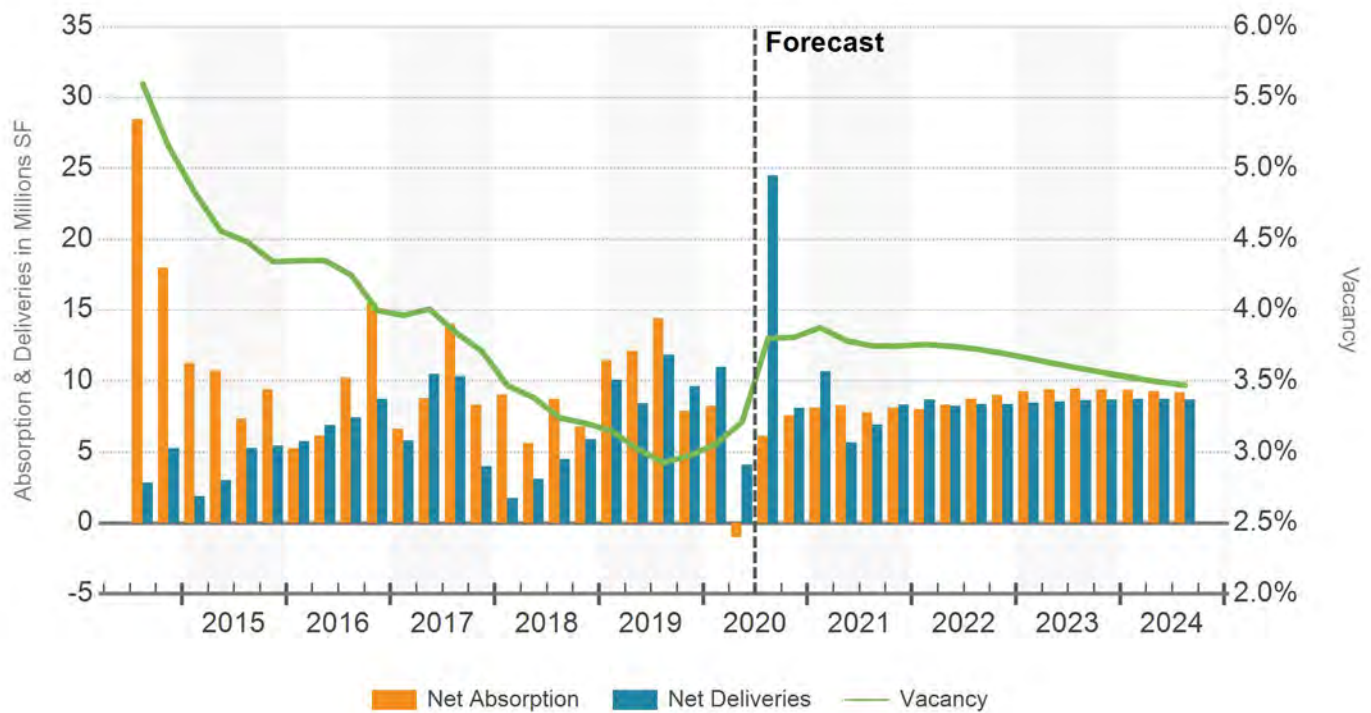
Other deals that have arisen from the effects of the pandemic include lettings to wholesaler and distributor Pricecheck, which doubled its South Yorkshire warehouse footprint to 378,000 SF after acquiring a former Maplin warehouse in Rotherham; logistics company Revolution Transport Services, which expanded its Warrington presence by 117,000 SF; and furniture retailer DFS, which took 150,000 SF at Logistics North in Bolton to store excess stock.

On a less positive note, recent events will likely hold back demand from the struggling manufacturing sector. Aerospace firm Meggitt, chemicals company Croda and engine maker Cummins, all of which are investing in sizeable new industrial facilities, have warned the coronavirus crisis will hurt growth. The automotive industry has been hit particularly hard, with factory output dropping to almost zero in April and May after plants were effectively mothballed. Carmakers restarted production in June but at reduced levels. Whilst the motor vehicle manufacturing industry accounts for a relatively small share of the UK economy (less than 1%) it is the country's biggest exporter with a circa 15% share of total exports.

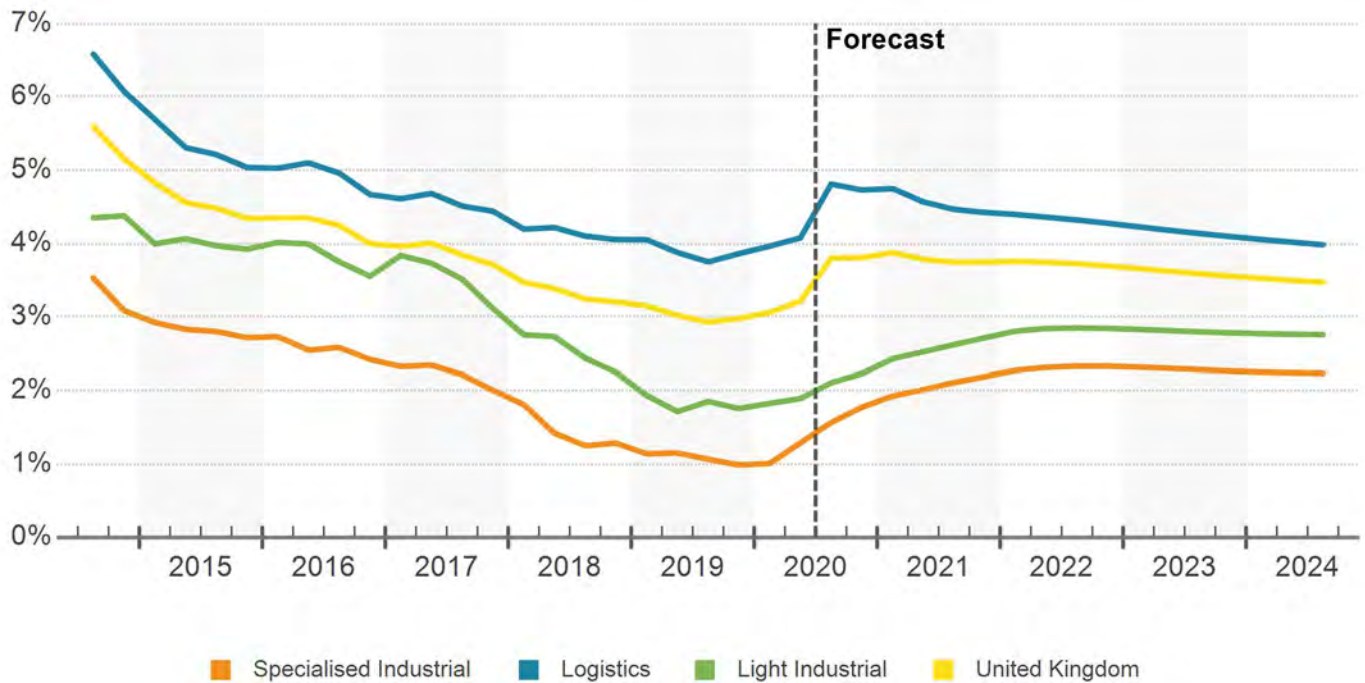
Small and medium-sized industrial occupiers seem particularly vulnerable to the effects of the pandemic, which will hit demand at multi-let estates and in smaller industrial properties. Vacancies in industrial buildings sized 10,000 SF or less edged up in early 2020 with further softening in this segment of the market likely to emerge in the coming months, particularly as the government winds down the Coronavirus Job Retention Scheme.

Whilst the outlook remains uncertain, our baseline scenario expects absorption to remain positive, aided by a series of large warehouse openings by online retailers and supermarkets as well as supply chain reconfiguration. With many construction projects being carried out on a build-to-suit basis and healthy pre-letting activity, the current pipeline is unlikely to put much upward pressure on vacancies.

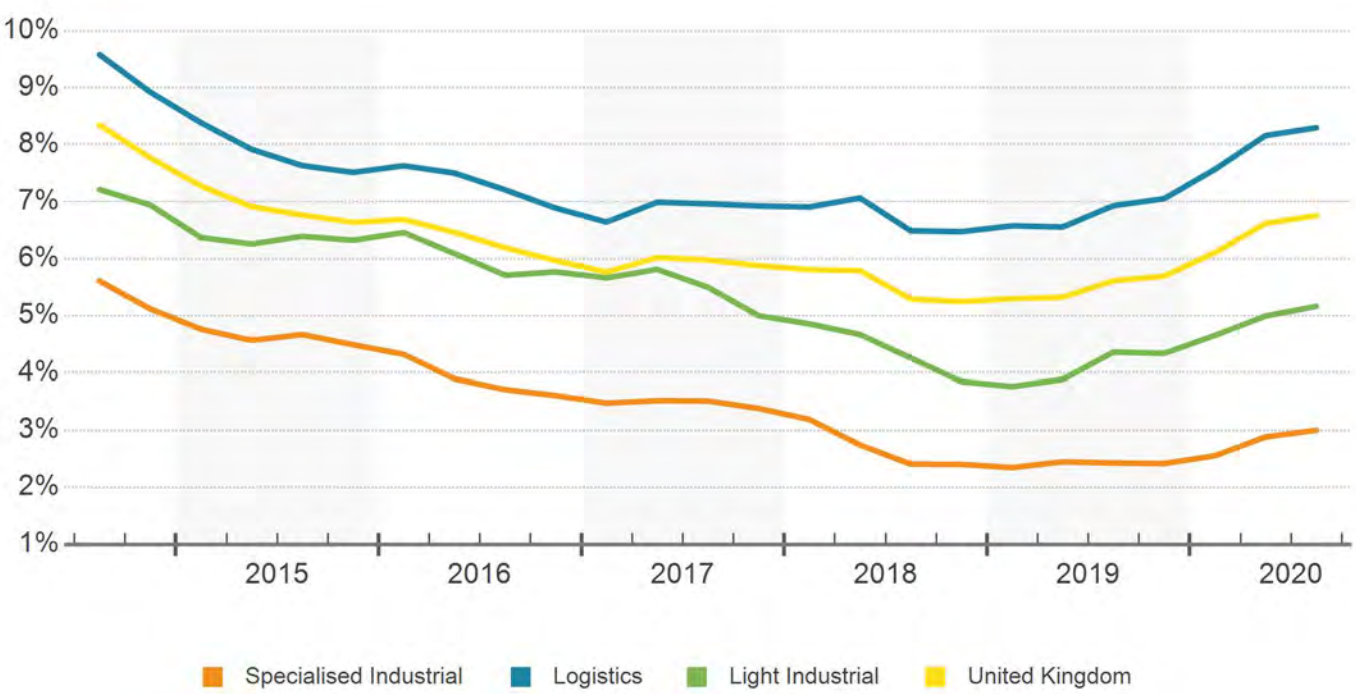
NET ABSORPTION, NET DELIVERIES & VACANCY



VACANCY RATE



AVAILABILITY RATE



Industrial rent growth is expected to fade through 2020 as the coronavirus outbreak hits the economy and puts the brakes on leasing. However, it is expected to remain positive under CoStar's baseline scenario, ending the year at 3.4%, comfortably above expectations for the office and retail sectors. In our moderate downside scenario, rental growth slows sharply this year, before rebounding strongly in the latter part of 2021. Whilst in our severe downside scenario, in which the effects of the pandemic are long-lasting and cause significant economic turmoil, industrial rents incur steep losses that extend into the second half of 2022. Given recent demand momentum and stability in our daily asking rent series, the baseline outlook is expected at this point.

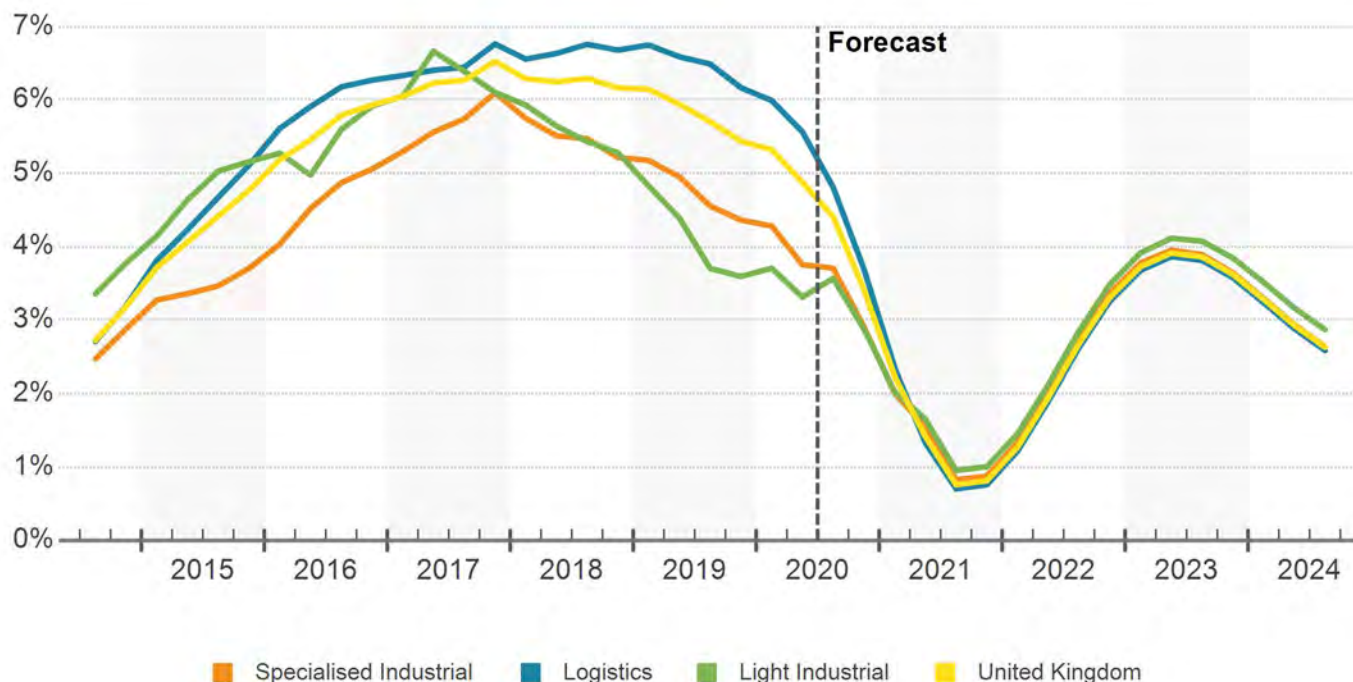
In spite of annual rental growth averaging 5.8% over the past three years, the pace of growth has not been evenly distributed, with rents in some markets powering ahead and others lagging behind. Industrial rents in London, Kent and Essex have benefited from a combination of proximity to major airports and ports and Brexit-related stockpiling. Milton Keynes has also fared well, aided by its position on the 'UK Growth Corridor' between Oxford and Cambridge as well as proximity to London and Birmingham. Rent growth has generally been healthy in markets located along the M1 motorway and around big

urban conurbations, driven partly by urban logistics. Conversely, more remote markets with smaller populations have seen weaker gains.

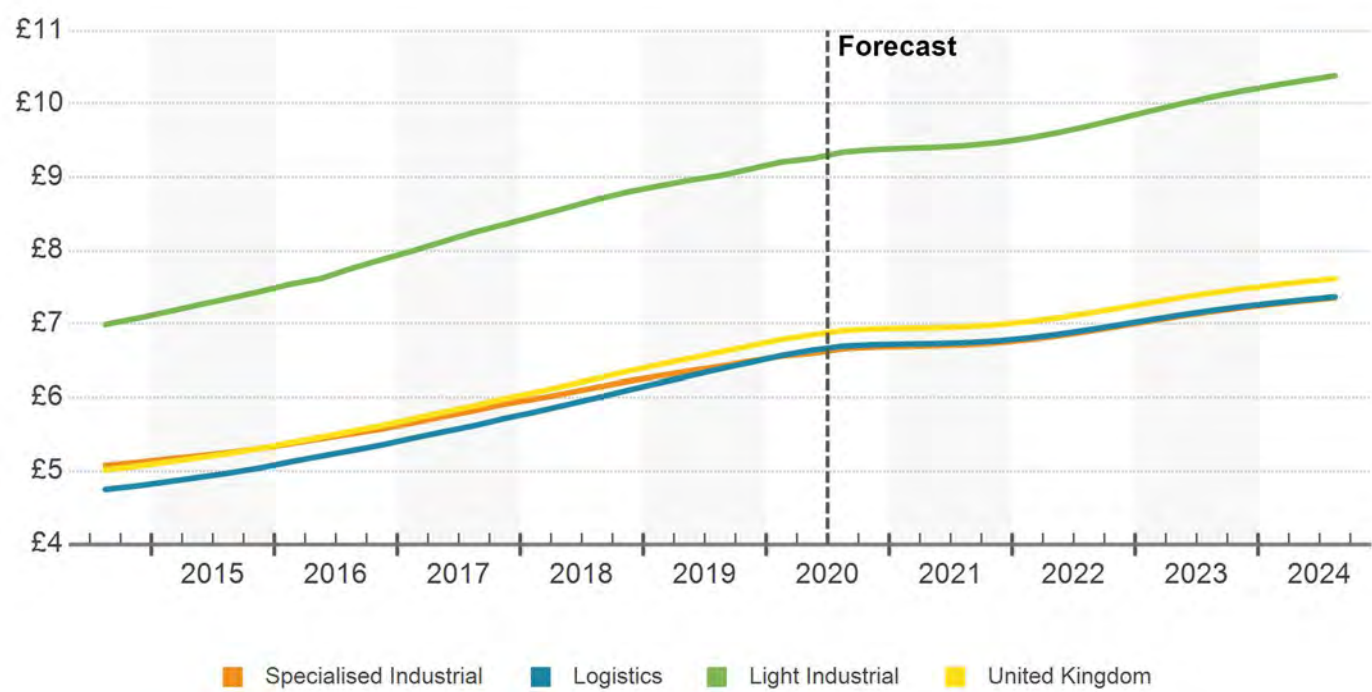
Growth in e-commerce and uncertainty over supply chains is expected to speed up demand for last-mile facilities. Inner-city and edge-of-city locations, where land values are higher and the pressure for competing uses are often significant, will likely drive up rents. Conversely, rental growth in secondary industrial estates could be negatively impacted as smaller local tenants collapse in the looming recession.

Anecdotal evidence suggests the industrial sector has performed better than the office and retail sectors for rent collection since the coronavirus crisis began. Institutional landlords with exposure to strong covenants will likely fare better than their smaller counterparts, however. Tritax Big Box REIT recently announced that it expects 96% of first-quarter rents to be collected by the end of May 2020 (though it is yet to confirm this as of mid-June). The firm's top five customers by income (as of April) were Amazon, Morrisons, Howdens, Co-op and Tesco, which together account for over one-third of its investment portfolio's rent roll.

MARKET RENT GROWTH (YOY)



MARKET RENT PER SQUARE FEET



With 47.6 million SF of net deliveries expected in 2020, completions this year are on track to eclipse the 40.0 million SF in 2019, which itself was a record year for new industrial supply post the financial crisis. As the new crisis unfolds, a supply-driven vacancy shock is not expected under our baseline scenario, largely thanks to high levels of pre-leasing in most industrial markets.

Whilst the rise of e-commerce and expectations of fast delivery times has fuelled the geographical diversification of warehouse construction, the Midlands remains a key focus due to its location and intermodal infrastructure. Leicester, Nottingham and Northampton have some of the biggest pipelines in the country, including distribution centres for Jaguar Land Rover, Amazon and Europa Worldwide.

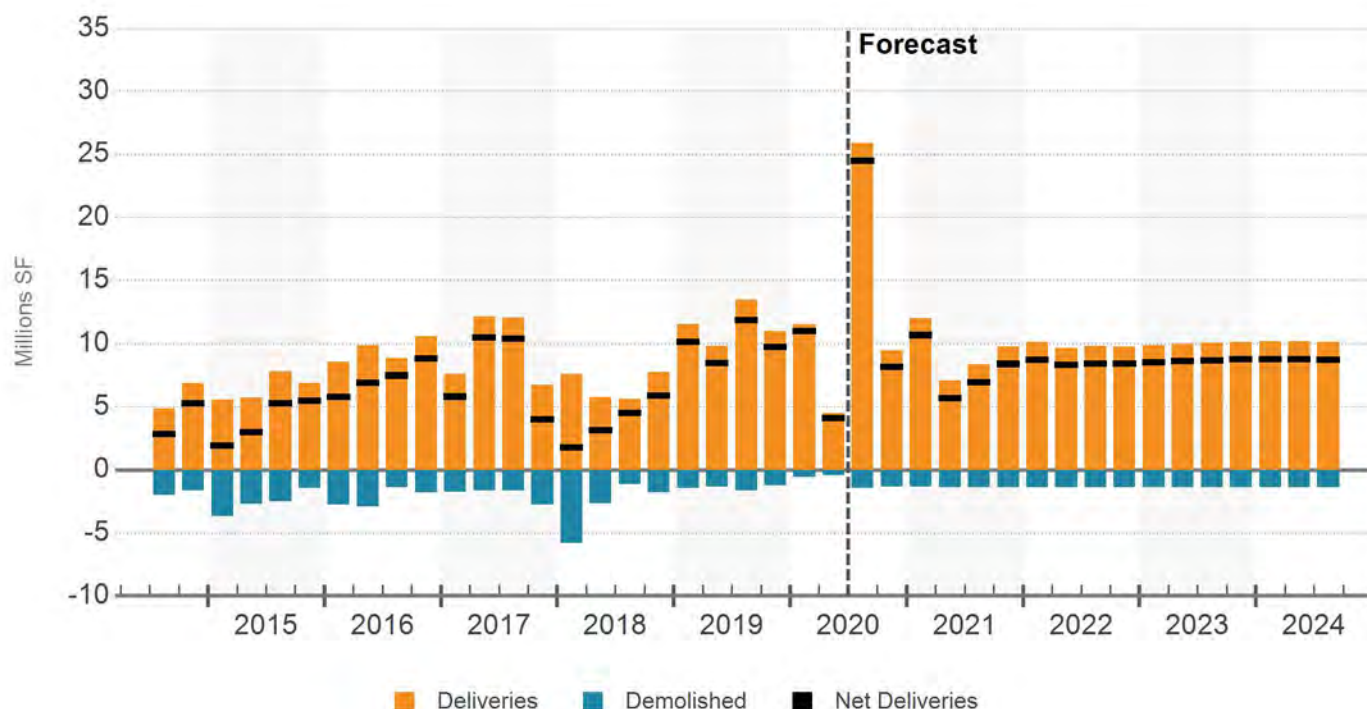
Encouragingly, new schemes continued to come forward during the first months of the coronavirus pandemic, underlining developer and lender confidence in the industrial sector's long-term demand characteristics. FirethornTrust's 325,000-SF logistics scheme in Milton Ham, Northampton and Chancerygate's 252,000-SF Novus scheme in Knutsford in the Cheshire South market are among the key projects with funding announced during the 'lockdown' period. The former is

being financed by a £22 million debt facility provided by Federated Hermes and the latter is being funded through an £11.3 million, 24-month development loan provided by Investec Structured Property Finance.

In recent weeks, CoStar News has reported on a string of proposed logistics schemes, including Gateway 14 (2.3 million SF) and Suffolk Park (2 million SF), both in Suffolk and Horizon29 in Derby (1.4 million SF). Meanwhile, a series of industrial and logistics developments have moved through the planning process as local and national governments look to boost economies out of the coronavirus-induced slump. Major industrial projects (with a value of £25 million or more) to progress since late March include 920,000 SF at Gateway45 in Leeds, 440,000 SF at Icon World Logistics Hub in Manchester and 380,000 SF at East Horndon Business Park in Essex.

One major logistics infrastructure project approved was the West Midlands Strategic Rail Freight Interchange, which includes up to 7.9 million SF of warehousing and could generate over £900 million of economic activity per year locally and through the national supply chain. The project in South Staffordshire has the potential to create over 8,500 new jobs, according to planning documents.

DELIVERIES & DEMOLITIONS



Investor sentiment towards the industrial sector remains intact, largely due to the defensive qualities of logistics. However, the onset of the coronavirus crisis has brought about a marked reduction in risk appetite, with most institutional owners expecting tenant defaults. Lenders are taking a more cautious approach to underwriting and finance has become harder to secure. Whilst transaction activity has begun to slow, conviction investors have pressed ahead with acquisitions where possible. Sterling's weakness against other currencies has proven advantageous for some buyers and could prompt an uptick in cross-border acquisitions once the current crisis abates.

Private equity has been particularly active of late. Blackstone and a handful of other firms had been building firepower in anticipation of a potential downturn and deployed significant amounts of capital in the latter part of 2019 and into early 2020. Blackstone has continued to acquire industrial property through the coronavirus crisis. In May, the US private equity giant followed up its recent acquisitions of Hansteen (£500 million), the Cara portfolio (£120 million) and Sands 10 industrial estate (£21 million) with the purchase of a portfolio of five last-mile assets in London for around £30 million. Blackstone acquired the properties totalling 138,000 SF from Compagnie du Parc, which plans to recycle the sale proceeds into light industrial and urban logistics in London.

Other investors are sharpening their focus towards London urban logistics too, encouraged by the market's supply-demand imbalance and supportive demographics. Meyer Bergman is in the process of identifying opportunities in and around the capital for its pan-European Crossbay platform, which is targeting a doubling of its assets under management to €1bn over the next 12 months. LondonMetric is another investor targeting London. In recent times it has pivoted away from retail warehouses and offices and is seeking to improve the "length, strength, quality and granularity of its income". Following a recent capital raise it acquired an urban logistics property in London and plans to acquire a London-focused sale-and-leaseback portfolio.

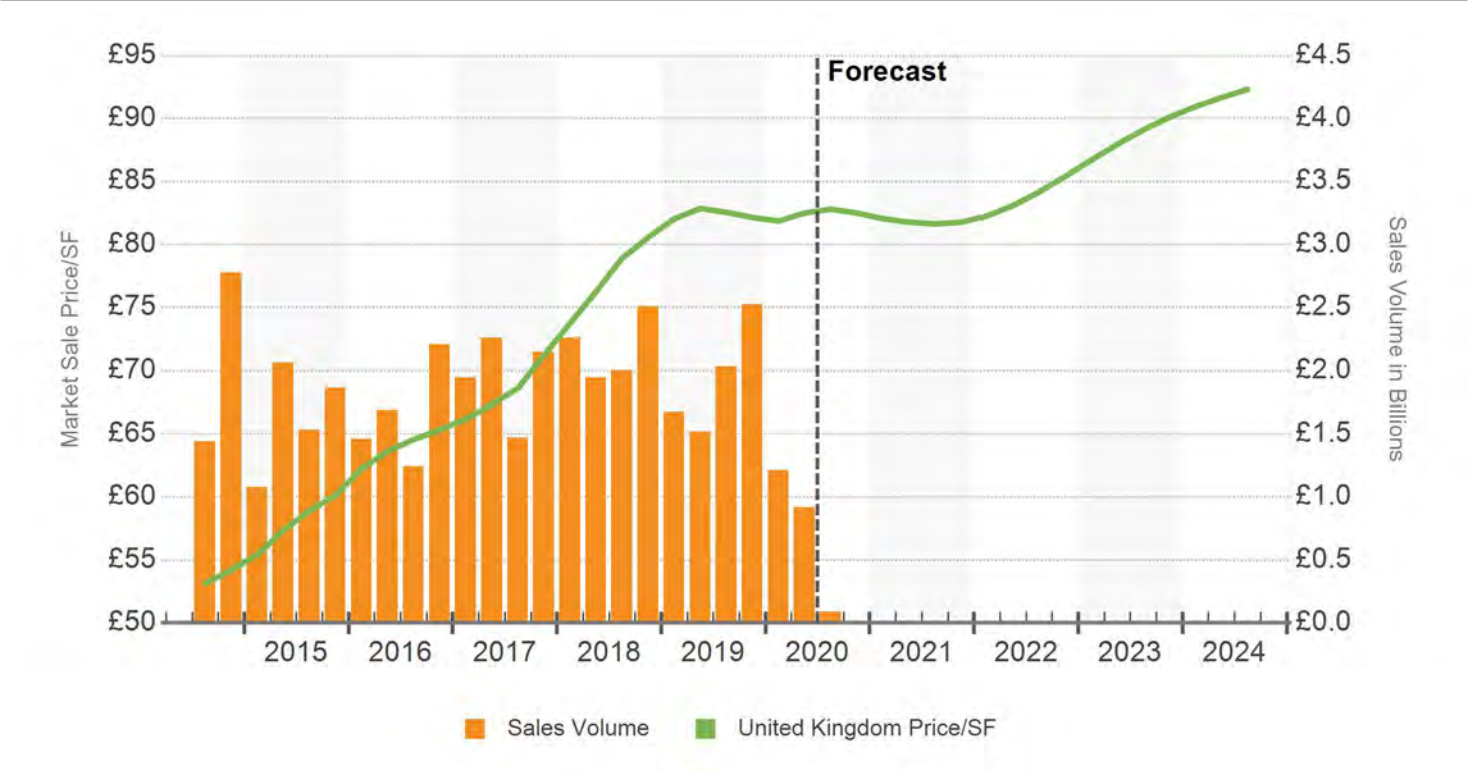
Sale-and-leasebacks have been another major theme recently. Such deals have mainly involved retailers looking to bolster cash reserves during the coronavirus crisis. One of the most noteworthy deals of this type was Next's sale-and-leaseback of three logistics warehouses in Yorkshire, totalling 1.8 million SF, to Aviva Investors' Lime Property Fund for £107 million. The fund targets investments that provide inflation-linked or fixed rental uplifts on leases of over 15 years, cross-sector, UK wide. Topps Tiles is another retailer that put its distribution centre up for sale during the pandemic. Even before the current crisis, retailers were exploring ways of improving their cash position. In early March, budget retailer B&M sold its Bedford distribution centre to German investor Deka for £153.8 million (a 4.5% yield) before leasing it back for a 20-year term.

While sale-and-leasebacks, and long-income plays more generally, have long been favoured for their defensive characteristics, the coronavirus will put such strategies to the test. Investor demand is likely to focus on assets let to tenants with robust balance sheets and where existing portfolios can be diversified.

Targeting defensive tenant types has been another popular strategy. Although logistics, on the whole, is relatively shielded from the current crisis, some occupiers' business models will inevitably fail. Some investors have therefore turned their attention to the acquisition of assets occupied by tenants involved in healthcare, essential goods and consumer staples. Following a recent capital raise, Urban Logistics REIT purchased nine assets and a development site for a total of £56.1 million, including an NHS distribution hub in Normanton for £12.9 million (a 5.2% yield).

In terms of pricing, industrial yields sit near historic lows, having remained relatively stable since 2018 after multiple years of compression. Yields in the industrial sector, like other commercial property sectors, still offer considerable relative value over bonds and equities. Our baseline outlook expects yields to remain fairly stable, with lower interest rates and a lack of forced or willing sellers lending support to prices.

SALES VOLUME & MARKET SALE PRICE PER SF



The UK economy is on the brink of slipping into its deepest recession for 300 years. The lockdown imposed in late March to combat the spread of the coronavirus has caused a sharp fall in economic activity. It resulted in an unprecedented 20.4% fall in GDP for the month of April, following a 6.9% drop in March as two decades of growth were wiped out in two months. Widespread declines were recorded across the services, production and construction sectors, with the retail and hospitality sectors particularly hard hit.

A raft of government measures have been introduced to support businesses, including the furloughing scheme (recently extended to October) and business rates relief, while the Bank of England has cut interest rates to a

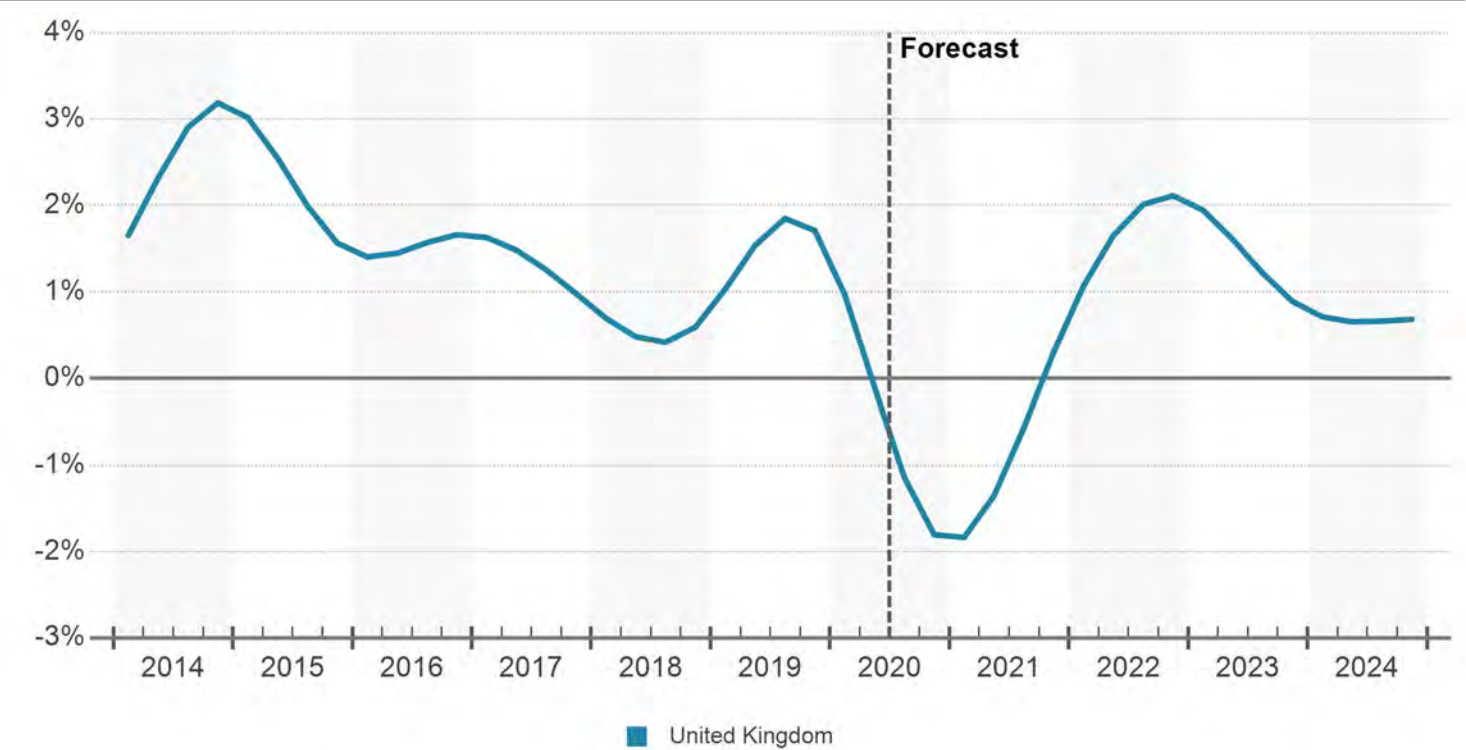
record low 0.1% and implemented a further £300 billion of quantitative easing. An easing of lockdown restrictions and improving business confidence should bring about a stronger GDP outturn in June, but it is likely to take two years for the economy to recover lost output. On 19th June, Oxford Economics slashed its 2020 UK GDP forecast to -10.8%, down from the 5.1% drop predicted in April. Unemployment has already risen from its pre-coronavirus low of circa 4%, with more than 600,000 jobs expected to be lost this year. On the plus side, Oxford Economics does expect a V-shaped recovery. A 13.7% rebound in GDP growth is forecast for 2021–22, with 850,000 jobs added, as a resumption of discretionary spending is supported by low oil prices and monetary and fiscal stimulus.

UNITED KINGDOM EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	Current Level		12 Month Change	10 Year Change	5 Year Forecast
	Jobs	LQ	UK	UK	UK
Manufacturing	2,672	1.0	-1.46%	0.31%	-1.37%
Transportation Warehouse Utilities	2,152	1.0	-1.00%	1.98%	0.40%
Retail Trade	4,897	1.0	-2.27%	0.10%	0.73%
Financial Activities	1,742	1.0	0.92%	0.79%	0.24%
Government	1,537	1.0	1.86%	-1.31%	0.08%
Natural Resources, Mining and Construction	457	1.0	-0.49%	-0.24%	-0.23%
Education and Health Services	7,502	1.0	1.86%	1.19%	0.67%
Professional and Business Services	6,265	1.0	0.66%	2.67%	1.25%
Information	1,534	1.0	2.35%	2.62%	1.08%
Leisure and Hospitality	3,320	1.0	-5.62%	1.71%	1.60%
Other Services	1,025	1.0	-0.35%	1.26%	0.88%
Total Employment	35,350	1.0	-0.53%	1.15%	0.69%

Source: Oxford Economics
LQ = Location Quotient

YEAR OVER YEAR JOB GROWTH



Source: Oxford Economics

MARKET INVENTORY

No.	Market	Inventory				12 Month Deliveries				Under Construction as % of Inventory			
		Bldgs	SF (000)	% UK	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
1	Aberdeen	1,372	24,557	0.8%	41	2	33	0.1%	47	5	180	0.7%	41
2	Berkshire & North Hamps...	2,357	53,229	1.7%	23	15	507	1.0%	23	16	1,101	2.1%	15
3	Birmingham	8,312	198,093	6.4%	2	17	1,090	0.6%	11	14	1,482	0.7%	9
4	Brighton	913	14,078	0.5%	49	3	20	0.1%	50	1	13	0.1%	50
5	Bristol	2,027	60,055	2.0%	21	13	518	0.9%	22	9	446	0.7%	31
6	Buckinghamshire	1,023	18,348	0.6%	47	7	354	1.9%	29	12	522	2.8%	28
7	Cambridge	608	12,939	0.4%	50	2	32	0.2%	48	11	358	2.8%	32
8	Cardiff	2,635	80,269	2.6%	11	7	289	0.4%	30	9	147	0.2%	43
9	Central Scotland	1,952	40,249	1.3%	29	4	94	0.2%	43	3	12	0%	51
10	Cheltenham & Gloucester	1,188	33,197	1.1%	35	6	393	1.2%	26	8	557	1.7%	25
11	Cheshire South	1,201	46,236	1.5%	26	13	1,746	3.8%	6	19	526	1.1%	27
12	Coventry	2,038	78,773	2.6%	13	21	1,710	2.2%	7	10	853	1.1%	21
13	Cumbria	791	19,544	0.6%	46	6	38	0.2%	46	2	15	0.1%	48
14	Derby	2,273	70,963	2.3%	16	11	600	0.8%	19	16	1,079	1.5%	17
15	Devon & Cornwall	2,550	41,630	1.4%	27	16	208	0.5%	34	9	271	0.7%	36
16	Edinburgh	1,910	40,582	1.3%	28	8	245	0.6%	31	6	92	0.2%	45
17	Essex	3,063	73,582	2.4%	15	20	1,158	1.6%	10	13	949	1.3%	19
18	Gatwick	724	14,535	0.5%	48	5	172	1.2%	38	9	311	2.1%	34
19	Glasgow	3,886	99,815	3.2%	6	12	781	0.8%	15	9	340	0.3%	33
20	Herefordshire & Worcest...	1,766	50,333	1.6%	24	9	406	0.8%	25	7	279	0.6%	35
21	Hertfordshire	1,915	48,098	1.6%	25	7	99	0.2%	41	4	215	0.4%	37
22	Hull	1,964	57,906	1.9%	22	5	236	0.4%	32	5	672	1.2%	23
23	Kent	2,694	61,745	2.0%	20	22	954	1.5%	13	17	603	1.0%	24
24	Lancashire	3,023	84,960	2.8%	10	14	184	0.2%	35	17	753	0.9%	22
25	Leeds	4,808	153,653	5.0%	4	22	2,208	1.4%	4	22	1,440	0.9%	11
26	Leicester	2,861	95,923	3.1%	8	24	4,193	4.4%	1	33	6,138	6.4%	1
27	Lincoln	1,402	32,993	1.1%	36	11	153	0.5%	39	11	211	0.6%	38
28	Liverpool	2,452	67,958	2.2%	17	14	659	1.0%	18	17	1,254	1.8%	14
29	London	10,599	208,336	6.8%	1	22	873	0.4%	14	23	1,256	0.6%	13
30	Luton & Bedfordshire	1,354	38,202	1.2%	31	18	1,657	4.3%	8	26	2,524	6.6%	3
31	Manchester	6,780	192,039	6.2%	3	15	698	0.4%	17	37	2,361	1.2%	4
32	Milton Keynes	577	31,357	1.0%	38	6	231	0.7%	33	3	556	1.8%	26
33	Newcastle upon Tyne	2,852	78,412	2.5%	14	7	597	0.8%	20	4	204	0.3%	39
34	North Wales	1,272	31,745	1.0%	37	7	181	0.6%	36	9	461	1.5%	30
35	Northampton	1,908	98,654	3.2%	7	13	2,546	2.6%	2	12	1,456	1.5%	10
36	Norwich	1,235	29,226	1.0%	40	2	13	0%	51	4	80	0.3%	46
37	Nottingham	2,352	63,247	2.1%	19	19	706	1.1%	16	21	3,309	5.2%	2
38	Oxford	1,348	36,726	1.2%	32	8	393	1.1%	27	14	1,093	3.0%	16
39	Peterborough	1,087	36,297	1.2%	34	5	1,057	2.9%	12	18	1,808	5.0%	7
40	Sheffield	2,513	91,206	3.0%	9	26	1,846	2.0%	5	29	2,234	2.4%	5
41	Shropshire & Staffordshire	3,630	122,152	4.0%	5	41	2,486	2.0%	3	48	1,309	1.1%	12
42	Somerset	1,048	20,983	0.7%	44	5	119	0.6%	40	5	176	0.8%	42

MARKET INVENTORY

No.	Market	Inventory				12 Month Deliveries				Under Construction as % of Inventory			
		Bldgs	SF (000)	% UK	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
43	South Coast	3,999	79,919	2.6%	12	22	591	0.7%	21	24	1,013	1.3%	18
44	Southern Scotland	1,156	19,611	0.6%	45	4	96	0.5%	42	2	125	0.6%	44
45	Suffolk	1,215	30,947	1.0%	39	7	88	0.3%	44	18	1,586	5.1%	8
46	Surrey	1,337	22,310	0.7%	43	3	180	0.8%	37	5	198	0.9%	40
47	Sussex East	480	6,722	0.2%	51	2	27	0.4%	49	6	49	0.7%	47
48	Swansea	714	24,144	0.8%	42	1	59	0.2%	45	2	14	0.1%	49
49	Swindon	1,196	38,659	1.3%	30	10	471	1.2%	24	13	481	1.2%	29
50	Tees Valley & Durham	2,129	63,803	2.1%	18	15	1,298	2.0%	9	2	2,103	3.3%	6
51	Warrington	1,037	36,579	1.2%	33	6	385	1.1%	28	7	866	2.4%	20

MARKET CONSTRUCTION

No.	Market	Under Construction Inventory					Average Building Size		
		Bldgs	SF (000)	Pre-Leased SF (000)	Pre-Leased %	Rank	All Existing	Under Constr	Rank
1	Aberdeen	5	180	94	52.1%	30	17,899	35,996	35
2	Berkshire & North Hamps...	16	1,101	564	51.3%	32	22,583	68,795	18
3	Birmingham	14	1,482	1,291	87.2%	8	23,832	105,824	8
4	Brighton	1	13	13	100%	1	15,420	12,527	47
5	Bristol	9	446	382	85.8%	9	29,628	49,523	27
6	Buckinghamshire	12	522	384	73.6%	19	17,935	43,509	29
7	Cambridge	11	358	134	37.4%	41	21,281	32,548	39
8	Cardiff	9	147	61	41.8%	37	30,462	16,282	45
9	Central Scotland	3	12	12	100%	1	20,619	3,936	51
10	Cheltenham & Gloucester	8	557	111	19.9%	47	27,944	69,605	17
11	Cheshire South	19	526	194	36.8%	42	38,498	27,686	41
12	Coventry	10	853	686	80.4%	14	38,652	85,344	12
13	Cumbria	2	15	15	100%	1	24,708	7,393	49
14	Derby	16	1,079	214	19.9%	48	31,220	67,431	19
15	Devon & Cornwall	9	271	189	69.5%	22	16,325	30,150	40
16	Edinburgh	6	92	43	46.2%	33	21,247	15,370	46
17	Essex	13	949	360	37.9%	40	24,023	73,023	16
18	Gatwick	9	311	162	52.2%	29	20,076	34,509	38
19	Glasgow	9	340	272	80.2%	15	25,686	37,735	33
20	Herefordshire & Worcest...	7	279	150	53.8%	27	28,501	39,916	31
21	Hertfordshire	4	215	82	38.3%	39	25,117	53,799	24
22	Hull	5	672	627	93.3%	7	29,484	134,342	5
23	Kent	17	603	233	38.7%	38	22,919	35,475	36
24	Lancashire	17	753	626	83.1%	12	28,104	44,311	28
25	Leeds	22	1,440	634	44.0%	34	31,958	65,450	20
26	Leicester	33	6,138	4,600	74.9%	17	33,528	186,014	2
27	Lincoln	11	211	118	55.7%	25	23,533	19,200	44
28	Liverpool	17	1,254	912	72.8%	20	27,715	73,749	15
29	London	23	1,256	324	25.8%	46	19,656	54,594	23
30	Luton & Bedfordshire	26	2,524	1,871	74.1%	18	28,214	97,072	10
31	Manchester	37	2,361	1,539	65.2%	23	28,324	63,799	21
32	Milton Keynes	3	556	244	43.8%	35	54,345	185,404	3
33	Newcastle upon Tyne	4	204	204	100%	1	27,494	50,892	26
34	North Wales	9	461	346	75.0%	16	24,957	51,250	25
35	Northampton	12	1,456	492	33.8%	43	51,706	121,310	7
36	Norwich	4	80	44	54.4%	26	23,665	20,071	43
37	Nottingham	21	3,309	2,303	69.6%	21	26,891	157,594	4
38	Oxford	14	1,093	340	31.1%	45	27,245	78,060	13
39	Peterborough	18	1,808	193	10.7%	49	33,392	100,457	9
40	Sheffield	29	2,234	150	6.7%	50	36,294	77,020	14
41	Shropshire & Staffordshire	48	1,309	673	51.4%	31	33,651	27,272	42
42	Somerset	5	176	150	85.3%	10	20,022	35,105	37

MARKET CONSTRUCTION

No.	Market	Under Construction Inventory					Average Building Size		
		Bldgs	SF (000)	Pre-Leased SF (000)	Pre-Leased %	Rank	All Existing	Under Constr	Rank
43	South Coast	24	1,013	430	42.5%	36	19,985	42,193	30
44	Southern Scotland	2	125	125	100%	1	16,965	62,253	22
45	Suffolk	18	1,586	1,277	80.5%	13	25,471	88,102	11
46	Surrey	5	198	66	33.4%	44	16,687	39,527	32
47	Sussex East	6	49	30	61.4%	24	14,004	8,116	48
48	Swansea	2	14	12	83.8%	11	33,816	7,128	50
49	Swindon	13	481	255	52.9%	28	32,324	36,993	34
50	Tees Valley & Durham	2	2,103	2,027	96.4%	6	29,969	1,051,360	1
51	Warrington	7	866	42	4.8%	51	35,274	123,726	6

MARKET RENT

No.	Market	Market Rent		12 Month Market Rent		QTD Annualised Market Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
1	Aberdeen	£8.38	11	3.6%	40	3.3%	37
2	Berkshire & North Hamps...	£11.25	3	4.8%	22	9.0%	1
3	Birmingham	£5.61	30	5.9%	7	6.0%	4
4	Brighton	£8.58	10	2.6%	48	4.2%	22
5	Bristol	£7.51	17	6.3%	3	3.4%	35
6	Buckinghamshire	£9.68	7	3.1%	44	3.7%	30
7	Cambridge	£7.95	15	4.9%	19	5.6%	7
8	Cardiff	£4.93	45	4.7%	25	3.9%	27
9	Central Scotland	£5.06	43	3.5%	42	5.2%	10
10	Cheltenham & Gloucester	£6.20	23	5.8%	8	3.0%	39
11	Cheshire South	£5.56	33	4.6%	28	2.9%	41
12	Coventry	£6.53	19	4.0%	33	6.4%	3
13	Cumbria	£4.96	44	4.0%	34	5.1%	13
14	Derby	£5.36	35	1.2%	51	4.9%	15
15	Devon & Cornwall	£6.24	21	2.9%	47	2.5%	45
16	Edinburgh	£6.05	26	4.6%	27	3.1%	38
17	Essex	£9.80	6	4.9%	20	3.7%	29
18	Gatwick	£10.96	4	4.5%	29	3.6%	32
19	Glasgow	£5.40	34	5.0%	16	5.3%	9
20	Herefordshire & Worcest...	£5.72	29	2.1%	50	4.1%	24
21	Hertfordshire	£10.51	5	5.7%	9	3.6%	31
22	Hull	£4.28	50	5.5%	11	-1.5%	49
23	Kent	£9.08	9	5.7%	10	5.1%	14
24	Lancashire	£5.16	40	4.9%	21	3.8%	28
25	Leeds	£5.31	36	6.2%	4	-1.4%	48
26	Leicester	£6.13	24	3.7%	39	4.3%	20
27	Lincoln	£4.47	49	3.9%	37	4.3%	21
28	Liverpool	£5.16	41	3.5%	41	3.4%	34
29	London	£15.17	1	4.9%	18	2.7%	44
30	Luton & Bedfordshire	£7.87	16	5.4%	12	5.6%	6
31	Manchester	£5.56	31	3.8%	38	2.8%	43
32	Milton Keynes	£8.23	12	6.5%	2	4.8%	18
33	Newcastle upon Tyne	£5.11	42	2.9%	46	-1.6%	50
34	North Wales	£4.90	46	3.0%	45	2.8%	42
35	Northampton	£6.23	22	5.2%	14	5.3%	8
36	Norwich	£5.30	37	4.6%	26	5.8%	5
37	Nottingham	£5.56	32	6.0%	6	5.1%	12
38	Oxford	£9.59	8	4.0%	35	4.1%	23
39	Peterborough	£6.04	27	3.1%	43	4.7%	19
40	Sheffield	£5.24	39	5.3%	13	-0.3%	47
41	Shropshire & Staffordshire	£5.27	38	4.8%	24	3.9%	26
42	Somerset	£5.99	28	5.1%	15	2.9%	40

MARKET RENT

No.	Market	Market Rent		12 Month Market Rent		QTD Annualised Market Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
43	South Coast	£8.21	13	4.1%	32	4.0%	25
44	Southern Scotland	£4.08	51	4.3%	30	7.3%	2
45	Suffolk	£6.37	20	5.0%	17	4.8%	16
46	Surrey	£13.09	2	4.2%	31	4.8%	17
47	Sussex East	£8.13	14	4.8%	23	5.2%	11
48	Swansea	£4.62	47	2.6%	49	3.6%	33
49	Swindon	£6.84	18	3.9%	36	3.4%	36
50	Tees Valley & Durham	£4.51	48	7.3%	1	-1.9%	51
51	Warrington	£6.11	25	6.1%	5	1.9%	46

MARKET VACANCY & NET ABSORPTION

No.	Market	Vacancy			12 Month Absorption			
		SF	Percent	Rank	SF	% of Inv	Rank	Construc. Ratio
1	Aberdeen	1,452,986	5.9%	51	129,622	0.5%	33	-
2	Berkshire & North Hamps...	1,779,220	3.3%	32	459,231	0.9%	22	0.9
3	Birmingham	5,247,537	2.6%	20	1,205,121	0.6%	9	0.8
4	Brighton	199,067	1.4%	3	20,386	0.1%	38	0.6
5	Bristol	2,946,766	4.9%	43	610,334	1.0%	19	0.6
6	Buckinghamshire	414,419	2.3%	13	235,362	1.3%	28	1.2
7	Cambridge	711,430	5.5%	47	172,951	1.3%	32	0.2
8	Cardiff	2,563,049	3.2%	28	212,189	0.3%	30	0.9
9	Central Scotland	2,351,959	5.8%	50	(1,064,685)	-2.6%	50	-
10	Cheltenham & Gloucester	609,475	1.8%	6	562,683	1.7%	20	0.7
11	Cheshire South	1,194,844	2.6%	19	1,328,432	2.9%	6	1.3
12	Coventry	3,746,219	4.8%	42	1,833,812	2.3%	5	0.9
13	Cumbria	263,656	1.3%	2	360,825	1.8%	25	0.1
14	Derby	1,696,817	2.4%	16	(887,224)	-1.3%	48	-
15	Devon & Cornwall	891,172	2.1%	11	(170,135)	-0.4%	43	-
16	Edinburgh	2,341,164	5.8%	48	(261,502)	-0.6%	46	-
17	Essex	1,598,733	2.2%	12	528,883	0.7%	21	1.4
18	Gatwick	442,697	3.0%	25	13,561	0.1%	39	9.6
19	Glasgow	4,077,125	4.1%	39	405,462	0.4%	23	1.8
20	Herefordshire & Worcest...	1,819,249	3.6%	35	197,731	0.4%	31	0.5
21	Hertfordshire	1,145,686	2.4%	15	(257,074)	-0.5%	45	-
22	Hull	1,024,985	1.8%	5	(3,921)	0%	40	-
23	Kent	1,270,143	2.1%	10	684,400	1.1%	18	0.6
24	Lancashire	2,114,855	2.5%	17	(159,852)	-0.2%	42	-
25	Leeds	3,919,311	2.6%	18	1,946,882	1.3%	4	0.5
26	Leicester	3,472,618	3.6%	36	2,864,889	3.0%	1	1.3
27	Lincoln	1,354,302	4.1%	40	(209,871)	-0.6%	44	-
28	Liverpool	3,646,468	5.4%	46	27,380	0%	36	12.8
29	London	5,914,346	2.8%	22	(934,739)	-0.4%	49	-
30	Luton & Bedfordshire	1,997,814	5.2%	45	909,223	2.4%	13	1.0
31	Manchester	3,528,505	1.8%	7	2,006,523	1.0%	3	0
32	Milton Keynes	582,486	1.9%	8	1,029,510	3.3%	10	0.1
33	Newcastle upon Tyne	2,556,241	3.3%	31	1,009,946	1.3%	11	0.5
34	North Wales	624,338	2.0%	9	335,121	1.1%	26	0.3
35	Northampton	3,877,354	3.9%	38	1,255,580	1.3%	8	1.3
36	Norwich	513,866	1.8%	4	26,608	0.1%	37	0.1
37	Nottingham	3,666,094	5.8%	49	(1,085,209)	-1.7%	51	-
38	Oxford	1,285,780	3.5%	33	877,661	2.4%	14	0.4
39	Peterborough	1,111,561	3.1%	26	736,253	2.0%	16	1.4
40	Sheffield	2,590,714	2.8%	23	873,968	1.0%	15	2.0
41	Shropshire & Staffordshire	4,386,557	3.6%	34	2,172,599	1.8%	2	1.1
42	Somerset	671,768	3.2%	29	128,886	0.6%	34	0.9

MARKET VACANCY & NET ABSORPTION

No.	Market	Vacancy			12 Month Absorption			
		SF	Percent	Rank	SF	% of Inv	Rank	Construc. Ratio
43	South Coast	2,252,811	2.8%	21	948,307	1.2%	12	0.2
44	Southern Scotland	744,976	3.8%	37	220,559	1.1%	29	0.2
45	Suffolk	1,003,427	3.2%	30	57,061	0.2%	35	0.6
46	Surrey	1,005,505	4.5%	41	(315,960)	-1.4%	47	-
47	Sussex East	195,402	2.9%	24	(30,362)	-0.5%	41	-
48	Swansea	220,665	0.9%	1	323,713	1.3%	27	-
49	Swindon	913,928	2.4%	14	376,663	1.0%	24	1.0
50	Tees Valley & Durham	2,000,231	3.1%	27	1,260,361	2.0%	7	0.3
51	Warrington	1,861,306	5.1%	44	690,246	1.9%	17	0.5

OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	3,212,639,702	34,777,481	1.1%	36,866,849	1.1%	0.9
2023	3,177,862,221	34,360,157	1.1%	37,499,290	1.2%	0.9
2022	3,143,502,064	33,699,481	1.1%	34,040,007	1.1%	1.0
2021	3,109,802,583	31,581,532	1.0%	32,378,708	1.0%	1.0
2020	3,078,221,051	47,278,507	1.6%	21,040,293	0.7%	2.2
YTD	3,044,700,391	13,757,847	0.5%	7,266,204	0.2%	1.9
2019	3,030,942,544	40,482,035	1.4%	45,862,806	1.5%	0.9
2018	2,990,460,509	16,184,749	0.5%	29,871,991	1.0%	0.5
2017	2,974,275,760	31,066,123	1.1%	37,610,345	1.3%	0.8
2016	2,943,209,637	29,321,657	1.0%	37,474,110	1.3%	0.8
2015	2,913,887,980	16,116,435	0.6%	38,462,610	1.3%	0.4
2014	2,897,771,545	8,209,414	0.3%	72,751,400	2.5%	0.1
2013	2,889,562,131	(703,237)	0%	62,181,422	2.2%	-
2012	2,890,265,368	14,903,214	0.5%	21,853,908	0.8%	0.7
2011	2,875,362,154	19,804,850	0.7%	(4,970,252)	-0.2%	-
2010	2,855,557,304	29,764,214	1.1%	13,074,904	0.5%	2.3
2009	2,825,793,090	-	-	(21,170,141)	-0.7%	-

SPECIALISED INDUSTRIAL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	760,599,040	2,192,008	0.3%	2,383,047	0.3%	0.9
2023	758,407,032	2,187,381	0.3%	2,612,759	0.3%	0.8
2022	756,219,651	2,112,060	0.3%	999,587	0.1%	2.1
2021	754,107,591	1,602,092	0.2%	(1,528,545)	-0.2%	-
2020	752,505,499	2,307,192	0.3%	(3,664,684)	-0.5%	-
YTD	749,835,278	(363,029)	0%	(2,371,412)	-0.3%	-
2019	750,198,307	795,737	0.1%	3,002,378	0.4%	0.3
2018	749,402,570	(841,545)	-0.1%	4,665,872	0.6%	-
2017	750,244,115	(139,467)	0%	2,888,909	0.4%	-
2016	750,383,582	151,784	0%	2,357,851	0.3%	0.1
2015	750,231,798	2,030,756	0.3%	4,651,746	0.6%	0.4
2014	748,201,042	(347,500)	0%	16,942,386	2.3%	-
2013	748,548,542	(287,793)	0%	15,436,020	2.1%	-
2012	748,836,335	3,501,487	0.5%	2,023,552	0.3%	1.7
2011	745,334,848	3,020,039	0.4%	(2,614,663)	-0.4%	-
2010	742,314,809	7,458,219	1.0%	4,440,885	0.6%	1.7
2009	734,856,590	-	-	(6,605,510)	-0.9%	-

LOGISTICS SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	2,190,866,116	31,865,279	1.5%	33,721,484	1.5%	0.9
2023	2,159,000,837	31,479,693	1.5%	34,054,978	1.6%	0.9
2022	2,127,521,144	30,829,618	1.5%	32,634,199	1.5%	0.9
2021	2,096,691,526	29,292,328	1.4%	34,484,147	1.6%	0.8
2020	2,067,399,198	44,496,828	2.2%	25,474,291	1.2%	1.7
YTD	2,037,011,961	14,109,591	0.7%	9,997,702	0.5%	1.4
2019	2,022,902,370	38,967,192	2.0%	40,913,336	2.0%	1.0
2018	1,983,935,178	17,088,643	0.9%	23,089,713	1.2%	0.7
2017	1,966,846,535	30,936,336	1.6%	33,365,868	1.7%	0.9
2016	1,935,910,199	28,824,910	1.5%	34,024,149	1.8%	0.8
2015	1,907,085,289	13,920,982	0.7%	32,544,277	1.7%	0.4
2014	1,893,164,307	7,711,686	0.4%	52,830,927	2.8%	0.1
2013	1,885,452,621	(532,617)	0%	40,214,946	2.1%	-
2012	1,885,985,238	10,417,997	0.6%	19,016,228	1.0%	0.5
2011	1,875,567,241	15,313,602	0.8%	(2,261,370)	-0.1%	-
2010	1,860,253,639	20,351,232	1.1%	7,453,482	0.4%	2.7
2009	1,839,902,407	-	-	(10,596,778)	-0.6%	-

LIGHT INDUSTRIAL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	261,174,546	720,194	0.3%	762,318	0.3%	0.9
2023	260,454,352	693,083	0.3%	831,553	0.3%	0.8
2022	259,761,269	757,803	0.3%	406,221	0.2%	1.9
2021	259,003,466	687,112	0.3%	(576,894)	-0.2%	-
2020	258,316,354	474,487	0.2%	(769,314)	-0.3%	-
YTD	257,853,152	11,285	0%	(360,086)	-0.1%	-
2019	257,841,867	719,106	0.3%	1,947,092	0.8%	0.4
2018	257,122,761	(62,349)	0%	2,116,406	0.8%	-
2017	257,185,110	269,254	0.1%	1,355,568	0.5%	0.2
2016	256,915,856	344,963	0.1%	1,092,110	0.4%	0.3
2015	256,570,893	164,697	0.1%	1,266,587	0.5%	0.1
2014	256,406,196	845,228	0.3%	2,978,087	1.2%	0.3
2013	255,560,968	117,173	0%	6,530,456	2.6%	0
2012	255,443,795	983,730	0.4%	814,128	0.3%	1.2
2011	254,460,065	1,471,209	0.6%	(94,219)	0%	-
2010	252,988,856	1,954,763	0.8%	1,180,537	0.5%	1.7
2009	251,034,093	-	-	(3,967,853)	-1.6%	-

OVERALL RENT & VACANCY

Year	Market Rent			Vacancy		
	Per SF	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2024	£7.66	2.4%	14.3%	110,686,490	3.4%	-0.1%
2023	£7.48	3.6%	11.6%	112,810,543	3.5%	-0.1%
2022	£7.22	3.3%	7.7%	115,969,263	3.7%	0%
2021	£6.99	0.8%	4.3%	116,278,486	3.7%	-0.1%
2020	£6.93	3.4%	3.4%	116,903,427	3.8%	0.8%
YTD	£6.87	2.6%	2.6%	96,623,818	3.2%	0.2%
2019	£6.70	5.4%	0%	90,052,654	3.0%	-0.2%
2018	£6.36	6.2%	-5.2%	95,825,076	3.2%	-0.5%
2017	£5.99	6.5%	-10.7%	110,388,412	3.7%	-0.3%
2016	£5.62	5.9%	-16.1%	117,647,969	4.0%	-0.3%
2015	£5.31	4.8%	-20.8%	126,496,715	4.3%	-0.8%
2014	£5.06	3.2%	-24.4%	149,297,489	5.2%	-2.3%
2013	£4.91	1.5%	-26.8%	213,958,479	7.4%	-2.2%
2012	£4.84	0.8%	-27.8%	276,780,194	9.6%	-0.3%
2011	£4.80	0%	-28.4%	283,976,517	9.9%	0.5%
2010	£4.80	-1.0%	-28.4%	267,380,538	9.4%	0.3%
2009	£4.85	-	-27.6%	256,551,173	9.1%	-

SPECIALISED INDUSTRIAL RENT & VACANCY

Year	Market Rent			Vacancy		
	Per SF	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2024	£7.40	2.4%	13.9%	16,966,862	2.2%	0%
2023	£7.22	3.6%	11.2%	17,177,552	2.3%	-0.1%
2022	£6.97	3.4%	7.3%	17,618,673	2.3%	0.1%
2021	£6.74	0.9%	3.8%	16,508,284	2.2%	0.4%
2020	£6.68	2.9%	2.9%	13,359,328	1.8%	0.8%
YTD	£6.62	2.0%	2.0%	9,420,273	1.3%	0.3%
2019	£6.49	4.4%	0%	7,416,548	1.0%	-0.3%
2018	£6.22	5.2%	-4.2%	9,632,601	1.3%	-0.7%
2017	£5.91	6.1%	-8.9%	15,041,797	2.0%	-0.4%
2016	£5.57	5.1%	-14.2%	18,157,368	2.4%	-0.3%
2015	£5.31	3.7%	-18.3%	20,380,094	2.7%	-0.4%
2014	£5.12	2.9%	-21.2%	23,078,106	3.1%	-2.3%
2013	£4.97	1.0%	-23.4%	40,369,786	5.4%	-2.1%
2012	£4.92	0.2%	-24.2%	56,092,459	7.5%	0.2%
2011	£4.91	-0.6%	-24.3%	54,614,524	7.3%	0.5%
2010	£4.94	-0.7%	-23.9%	50,904,005	6.9%	0.1%
2009	£4.98	-	-23.3%	49,327,951	6.7%	-

LOGISTICS RENT & VACANCY

Year	Market Rent			Vacancy		
	Per SF	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2024	£7.41	2.4%	14.4%	86,520,382	3.9%	-0.1%
2023	£7.24	3.6%	11.7%	88,389,800	4.1%	-0.2%
2022	£6.99	3.3%	7.9%	90,967,808	4.3%	-0.1%
2021	£6.77	0.8%	4.5%	92,740,858	4.4%	-0.3%
2020	£6.72	3.7%	3.7%	97,784,123	4.7%	0.9%
YTD	£6.66	2.9%	2.9%	82,299,927	4.0%	0.2%
2019	£6.48	6.2%	0%	78,103,859	3.9%	-0.2%
2018	£6.10	6.7%	-5.8%	80,414,162	4.1%	-0.4%
2017	£5.72	6.8%	-11.7%	87,338,283	4.4%	-0.2%
2016	£5.36	6.3%	-17.3%	90,358,607	4.7%	-0.4%
2015	£5.04	5.1%	-22.2%	96,052,473	5.0%	-1.0%
2014	£4.80	3.2%	-26.0%	114,995,085	6.1%	-2.4%
2013	£4.65	1.5%	-28.3%	160,231,527	8.5%	-2.2%
2012	£4.58	0.8%	-29.3%	200,911,374	10.7%	-0.5%
2011	£4.54	0%	-29.9%	209,605,594	11.2%	0.5%
2010	£4.54	-1.2%	-29.9%	198,003,949	10.6%	0.3%
2009	£4.60	-	-29.0%	189,524,864	10.3%	-

LIGHT INDUSTRIAL RENT & VACANCY

Year	Market Rent			Vacancy		
	Per SF	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2024	£10.45	2.7%	14.6%	7,199,246	2.8%	0%
2023	£10.18	3.8%	11.7%	7,243,191	2.8%	-0.1%
2022	£9.80	3.5%	7.5%	7,382,782	2.8%	0.1%
2021	£9.47	1.0%	3.9%	7,029,344	2.7%	0.5%
2020	£9.38	2.9%	2.9%	5,759,976	2.2%	0.5%
YTD	£9.29	1.9%	1.9%	4,903,618	1.9%	0.1%
2019	£9.11	3.6%	0%	4,532,247	1.8%	-0.5%
2018	£8.80	5.3%	-3.5%	5,778,313	2.2%	-0.9%
2017	£8.36	6.1%	-8.3%	8,008,332	3.1%	-0.4%
2016	£7.88	5.9%	-13.6%	9,131,994	3.6%	-0.4%
2015	£7.44	5.2%	-18.4%	10,064,148	3.9%	-0.5%
2014	£7.07	3.8%	-22.4%	11,224,298	4.4%	-0.8%
2013	£6.81	2.5%	-25.2%	13,357,166	5.2%	-2.5%
2012	£6.65	1.8%	-27.1%	19,776,361	7.7%	0%
2011	£6.53	0.8%	-28.4%	19,756,399	7.8%	0.5%
2010	£6.48	-0.3%	-29.0%	18,472,584	7.3%	0.3%
2009	£6.50	-	-28.7%	17,698,358	7.1%	-

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Yield	Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£92.90	222	7.6%
2023	-	-	-	-	-	-	£90.07	215	7.6%
2022	-	-	-	-	-	-	£85.38	204	7.7%
2021	-	-	-	-	-	-	£81.74	195	7.8%
2020	-	-	-	-	-	-	£82.48	197	7.7%
YTD	884	£2.2B	1.2%	£4,494,952	£84.26	6.8%	£82.69	198	7.5%
2019	3,419	£7.7B	5.7%	£3,592,274	£80.60	6.5%	£82.13	196	7.3%
2018	4,501	£8.7B	5.0%	£3,746,469	£75.30	6.5%	£80.54	193	6.8%
2017	4,785	£7.8B	4.8%	£2,981,683	£71.26	6.9%	£71.18	170	7.1%
2016	4,029	£6.6B	4.2%	£2,882,486	£64.94	7.3%	£65.30	156	7.2%
2015	5,051	£6.5B	5.0%	£2,688,874	£58.92	8.1%	£60.10	144	7.3%
2014	4,981	£7B	5.6%	£2,870,865	£58.71	8.0%	£54.18	130	7.8%
2013	3,891	£4.5B	3.9%	£2,329,684	£52.15	8.7%	£47.76	114	8.6%
2012	2,936	£3.5B	3.0%	£2,202,983	£55.35	9.3%	£42.33	101	9.5%
2011	2,638	£2.8B	3.1%	£1,406,294	£38.98	8.4%	£44.36	106	8.9%
2010	2,294	£2.4B	2.8%	£1,593,512	£41.45	8.4%	£44.15	106	9.0%
2009	1,598	£2B	2.1%	£1,925,683	£46.00	8.9%	£41.83	100	9.7%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

SPECIALISED INDUSTRIAL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Yield	Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£77.14	209	7.9%
2023	-	-	-	-	-	-	£74.79	203	7.9%
2022	-	-	-	-	-	-	£70.90	192	8.0%
2021	-	-	-	-	-	-	£67.87	184	8.1%
2020	-	-	-	-	-	-	£68.43	185	8.0%
YTD	216	£263.2M	1.0%	£2,149,094	£55.49	7.6%	£68.56	186	7.8%
2019	769	£909.4M	10.7%	£1,778,058	£58.53	6.8%	£68.50	185	7.5%
2018	1,100	£959M	3.0%	£1,907,394	£58.38	6.7%	£67.86	184	7.1%
2017	1,408	£913M	3.3%	£1,190,676	£47.90	7.0%	£60.62	164	7.3%
2016	1,159	£659.6M	2.7%	£978,298	£41.99	7.5%	£56.11	152	7.4%
2015	1,563	£673.8M	3.0%	£889,646	£43.55	9.1%	£51.86	140	7.5%
2014	1,480	£741.8M	3.0%	£981,285	£45.00	8.3%	£47.04	127	8.0%
2013	1,227	£402.6M	2.0%	£599,967	£38.88	8.8%	£41.84	113	8.7%
2012	869	£359M	1.4%	£745,930	£49.49	9.5%	£36.95	100	9.7%
2011	746	£376.4M	2.0%	£633,939	£28.13	8.3%	£38.88	105	9.1%
2010	691	£279.9M	2.1%	£594,901	£23.87	8.9%	£39.06	106	9.2%
2009	429	£127.8M	1.0%	£460,499	£26.78	9.7%	£36.93	100	9.9%

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(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

LOGISTICS SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Yield	Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£94.18	222	7.5%
2023	-	-	-	-	-	-	£91.36	216	7.5%
2022	-	-	-	-	-	-	£86.63	205	7.6%
2021	-	-	-	-	-	-	£82.97	196	7.7%
2020	-	-	-	-	-	-	£83.77	198	7.6%
YTD	574	£1.8B	1.3%	£5,538,772	£89.19	6.4%	£84.00	198	7.5%
2019	2,292	£6.3B	4.3%	£4,399,921	£83.79	6.4%	£83.40	197	7.2%
2018	2,879	£7.2B	5.8%	£4,590,966	£78.31	6.4%	£81.78	193	6.8%
2017	2,851	£6.3B	5.5%	£4,028,108	£74.73	6.9%	£72.32	171	7.0%
2016	2,378	£5.5B	4.8%	£4,055,269	£68.94	7.2%	£66.25	156	7.2%
2015	2,859	£5.3B	5.8%	£3,922,213	£61.20	7.8%	£60.97	144	7.3%
2014	2,874	£5.8B	6.8%	£4,022,919	£60.17	7.9%	£54.90	130	7.8%
2013	2,241	£3.8B	4.9%	£3,481,645	£53.08	8.6%	£48.34	114	8.5%
2012	1,666	£2.3B	3.7%	£2,479,057	£43.86	9.0%	£42.91	101	9.4%
2011	1,530	£2.3B	3.6%	£2,029,937	£42.43	8.3%	£45.01	106	8.9%
2010	1,326	£2B	3.2%	£2,336,600	£46.87	8.3%	£44.73	106	8.9%
2009	976	£1.7B	2.6%	£2,605,353	£44.87	8.8%	£42.34	100	9.7%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

LIGHT INDUSTRIAL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Yield	Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£128.28	247	7.3%
2023	-	-	-	-	-	-	£123.98	239	7.3%
2022	-	-	-	-	-	-	£117.19	226	7.4%
2021	-	-	-	-	-	-	£111.97	216	7.5%
2020	-	-	-	-	-	-	£112.77	217	7.4%
YTD	94	£182.3M	0.9%	£3,620,122	£107.00	7.3%	£113.01	218	7.3%
2019	358	£504.7M	2.4%	£2,446,079	£100.98	7.1%	£111.33	215	7.0%
2018	522	£575.8M	4.2%	£2,247,676	£75.54	7.3%	£107.18	207	6.6%
2017	526	£637.9M	3.7%	£2,108,345	£93.94	7.3%	£92.55	178	6.9%
2016	492	£445M	3.3%	£1,690,075	£71.64	7.2%	£84.26	162	7.0%
2015	629	£507.3M	4.6%	£1,634,570	£63.71	8.2%	£76.97	148	7.2%
2014	627	£544.7M	4.5%	£2,022,742	£69.74	8.4%	£69.02	133	7.6%
2013	423	£319.9M	2.7%	£1,744,150	£66.74	9.5%	£60.20	116	8.4%
2012	401	£896.8M	2.4%	£4,395,467	£194.87	11.4%	£53.15	102	9.3%
2011	362	£142.7M	2.3%	£507,816	£29.83	8.8%	£55.03	106	8.8%
2010	277	£124.1M	2.0%	£695,359	£34.81	8.0%	£54.18	104	8.9%
2009	193	£241.5M	1.2%	£1,729,999	£102.77	9.2%	£51.87	100	9.5%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.



United Kingdom

PREPARED BY



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Overview

United Kingdom Office

12 Mo Deliveries in SF

9.3 M

12 Mo Net Absorption in SF

6.8 M

Vacancy Rate

4.9%

12 Mo Rent Growth

0.9%

The full impact of the coronavirus crisis on the UK office sector remains unclear, but both leasing and transactional activity have slowed sharply since the lockdown began at the end of March. While restrictions are beginning to ease moving into the summer, many office workers will continue to work from home as firms of all sizes consider their future space requirements and working arrangements. CoStar has updated its Base Case scenario as well as the Moderate Downside and Severe Downside scenarios to reflect the current reality of an economic contraction and will continue to update forecasts as Oxford Economics releases updated economic guidance.

UK office landlords came into this crisis in a strong position. The national office vacancy rate was below 5% in March 2020, its lowest level in well over a decade following another bumper year for net absorption in 2019. All major markets enjoyed vacancy rates comfortably below their long-term averages. Indeed, of the 55 markets tracked by CoStar across the UK, only oil-dependent Aberdeen had a vacancy rate above its long-term average. Moreover, while construction levels were at a decade-high 30 million SF as the lockdown began, there was far less speculative construction underway than at the onset of the financial crisis.

The future for office demand is uncertain. Net absorption will be boosted by prior pre-leasing in the coming months, but the likes of Facebook, Morgan Stanley and Barclays have all signalled permanent moves to home-working, at least for some staff. CoStar's Base Case forecast for supply, demand and vacancy has the national vacancy rate increasing over the next few years in line with rising supply, although the furloughing scheme, reduced office density and the relatively strong rebound in jobs mean any increase should be gradual,

with vacancies remaining fairly low throughout the forecast. London vacancies will likely rise a bit more steeply, given that the capital accounts for more than half of construction underway nationally and by far the biggest speculative project to start since the lockdown (40 Leadenhall, 910,000 SF).

Despite low vacancy, rental growth across the country has slowed over the past few years, a pattern that is set to continue given the coronavirus hit to office demand. CoStar's new Base Case forecast has rent growth turning negative over the next 12 months for the first time in a decade, although only by around 1% or so. Rents then flatten off next year and grow by around 1% per year thereafter. The Severe Downside forecast, on the other hand—where vacancies rise steeply amid a big drop in office demand—has rents falling by more than 20% over the next couple of years, before a modest recovery thereafter. Supply-constrained markets with a strong TMT or professional services demand base and a more car- or cycle-based commuting culture are likely to fare best. The likes of Milton Keynes, Berkshire & North Hampshire and Cambridge—plus Big Six markets such as Manchester, Bristol and Leeds—each falls into this category.

Investment activity had been rebounding in the months prior to the coronavirus crisis, following a Brexit-induced slowdown last year, when volumes slumped to a seven-year low £22 billion. However, deal activity has all but dried up in recent months, as site visits became more difficult and investors adopted a wait-and-see approach. But lower interest rates and a lack of willing sellers should offer support to prices, at least for well-let, long-income properties. Indeed, the 4.3% yield on a recent deal in Edinburgh reflects enduringly robust demand for well-let regional assets.

Overview

United Kingdom Office

KEY INDICATORS

Current Quarter	NIA (000)	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	350,351	7.4%	£45.39	11.5%	918,089	745,933	25,566,918
3 Star	675,360	4.5%	£21.30	8.3%	(275,622)	185,390	3,920,143
1 & 2 Star	236,050	2.3%	£15.54	5.2%	5,055	74,595	297,190
National	1,261,760	4.9%	£27.28	8.6%	647,522	1,005,918	29,784,251

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-0.1%	7.7%	5.8%	9.8%	2012 Q3	4.8%	2020 Q1
Net Absorption SF	6.8 M	8,174,051	7,002,817	17,586,185	2019 Q2	(1,193,411)	2012 Q3
Deliveries SF	9.3 M	10,752,714	13,985,022	24,156,256	2009 Q4	5,274,259	2012 Q2
Rent Growth	0.9%	3.0%	0.6%	10.5%	2016 Q1	-4.1%	2010 Q1
Sales Volume	£16.7 B	£22B	N/A	£32.5B	2015 Q3	£10.2B	2009 Q4

Leasing

While the outlook for office demand is increasingly uncertain, UK office owners entered the coronavirus crisis in a strong position. The national office vacancy rate was below 5% as the lockdown began in late March, its lowest level this century thanks to two strong years of net absorption in 2018 and 2019, and a relatively modest development pipeline compared to the 2008 recession. CoStar's Base Case forecast for supply, demand and vacancy has the national vacancy rate increasing over the next few years in line with rising supply, although the furloughing scheme, reduced office density and the relatively strong rebound in jobs mean any increase should be gradual, with vacancies remaining fairly low throughout the forecast. London's vacancy rate will likely rise a bit more steeply, given the capital accounts for more than half of construction underway nationally and by far the biggest speculative project to start since the lockdown (40 Leadenhall, 910,000 SF). However, CoStar's downside scenario forecasts, which assume widespread and long-lasting economic turmoil, paint a bleaker picture for landlords. In the Severe Downside, national vacancies rise to 8% and do not peak until 2023.

Leasing has fallen away sharply over the past few months, as firms defer decisions and staff move to a working-from-home environment. The number of lettings fell by around 70% in 20Q2 compared with the same period last year. However, activity has not ground to a halt completely. More than 400 new leases have been signed since lockdown and the public sector has dominated so far, accounting for around 40% of office take-up in 20Q2. The largest deal was by the Home Office, which pre-let 330,000 SF at Croydon's Ruskin Square in April. Two more big public sector deals occurred in early June, when the Scottish government renewed its 82,000-SF lease in Glasgow and Barts Health NHS Trust took 48,000 SF in London's Docklands. Large deals by private sector firms include American law firm Covington & Burling pre-letting 86,000 SF at 22 Bishopsgate in the City of London and the Co-op and Eli Lilly each taking 42,000 SF in Manchester and Bracknell, respectively. But several large sublease spaces have been released onto the market, too. For example, Baillie Gifford placed its 60,000-SF office at Edinburgh's Mint building onto the market in early June.

The extent and speed at which office demand bounces back will depend on both government policy and corporate behaviour. Lockdown restrictions are gradually easing across the country, but many firms will likely keep

staff at home for an extended period, particularly in places like London that are more reliant on public transport for commuting. More companies are likely to follow the likes of Facebook and Morgan Stanley in shifting a high proportion of staff to home-working permanently. Other firms are reportedly exploring a 'hub and spoke' model, which could boost demand in suburban or small town locations in a reversal of recent trends.

The disruption comes after another bumper year for office demand across the UK in 2019, when employment growth exceeded expectations and business confidence remained robust despite Brexit uncertainty. Net absorption totalled around 13 million SF last year, down from 2018's cyclical high of more than 16 million SF but still comfortably above the 10-year average. Elevated demand last year was supported by some big moves in London, with tech giants Apple, Facebook and Google signing more big leases (the latter took a further 135,000 SF at Euston House in Noho in one of the biggest lettings of 2020 so far) and the TMT sector in general continuing to expand. And while WeWork leasing subsided following the collapse of its IPO in September 2019, other co-working providers like Knotel and the Boutique Workplace Company continued to take space. However, firms in this sector are likely to see their business models severely tested in the coming months as many individuals and corporates choose not to renew short-term license agreements.

Pre-letting was particularly prevalent in London last year, which should help to boost demand in the near term (current uncertainty notwithstanding). Prominent examples include BT pre-letting 330,000 SF at One Braham in the City Fringe (a move from 81 Newgate Street in St Paul's) and G Research and Apollo Global Management taking Derwent London's 1 Soho Place to fully leased three years ahead of the building's completion. Two significant pre-lets also occurred in 20Q1: law firm Linklaters took 290,000 SF at 20 Ropemaker and IPG Mediabrands pre-let 93,000 SF at 16 Old Bailey, both in the City.

Many regional markets were registering strong demand prior to the coronavirus crisis. Net absorption was positive in more than 40 of the 55 markets tracked by CoStar across the UK last year. The Big Six (Birmingham, Bristol, Edinburgh, Glasgow, Leeds and Manchester) all performed well. These markets continue to benefit from corporate and government relocations, as well as expansions by existing companies. Large deals in

Leasing

United Kingdom Office

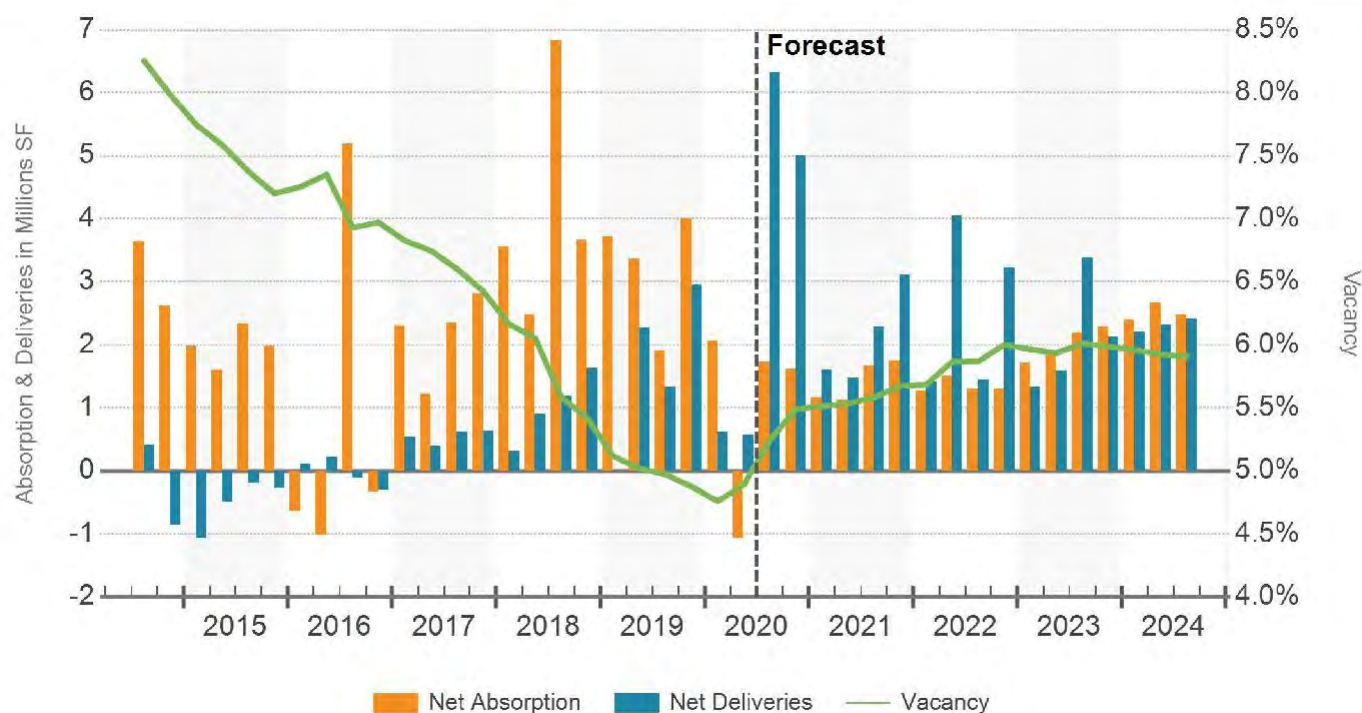
recent months include BT taking nearly 500,000 SF across two buildings in Birmingham and Bristol, Three Snowhill and the Assembly; Sky Betting & Gaming pre-letting 136,000 SF at 4 Wellington Place in Leeds; and WPP taking 82,000 SF at Enterprise City in Manchester. Meanwhile HMRC continues to move into new central campus schemes in the big cities at the expense of smaller offices elsewhere.

Outside of the Big Six, the so-called 'Brain Belt' cities of Cambridge and Oxford continued to attract demand from firms linked to the universities, with the likes of Milton Keynes and Cardiff also doing particularly well. Job growth should continue to be concentrated in London, the South East and major cities moving forwards. These areas benefit from a high concentration of business services and TMT sectors that are forecast to lead UK growth over the next decade, while also boasting youthful, highly educated populations. Oil-dependent

Aberdeen will continue to struggle, however, especially in light of the recent oil price falls. Aberdeen was the only UK market to have a vacancy rate above its long-term average when lockdown began in March 2020.

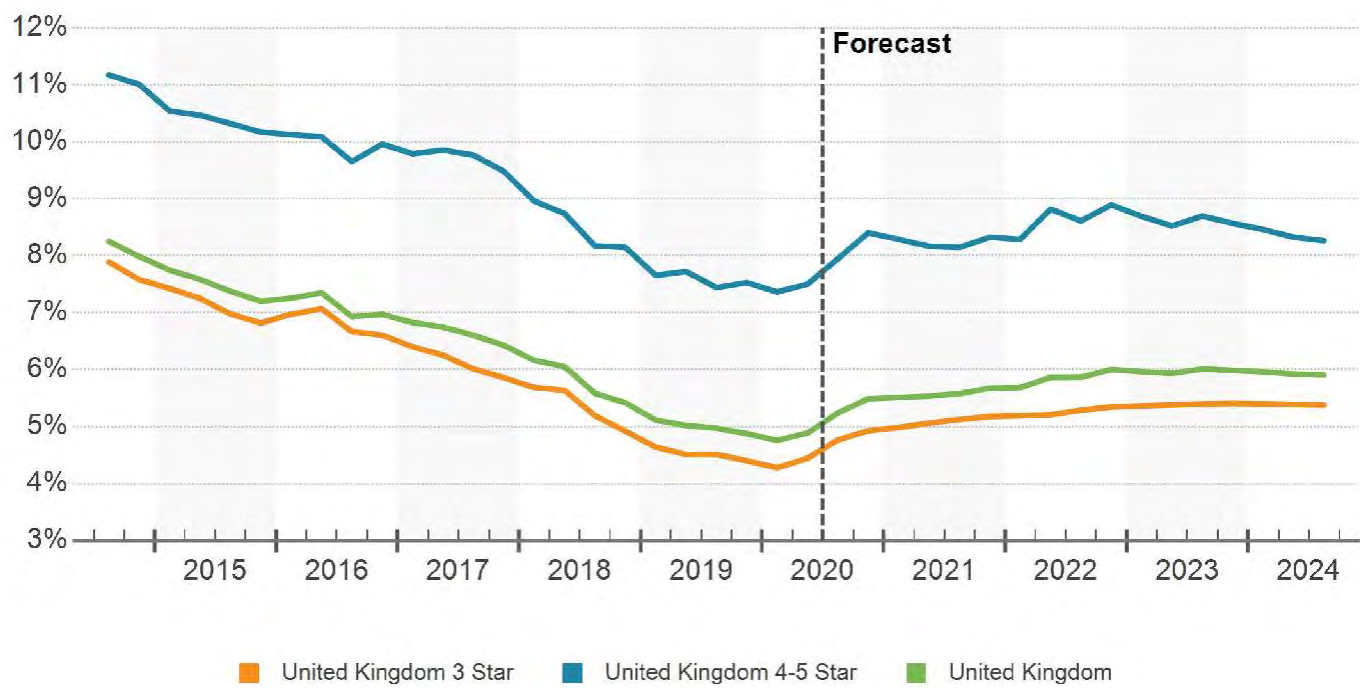
Developers have responded to healthy demand in many parts of the UK—at least, they were prior to the coronavirus outbreak. Around 30 million SF of office space was under construction as the crisis escalated in March 2020, more than half of which was in London. Manchester and Glasgow came next, with around 2 million SF being built in each. The national vacancy rate is likely to level off and then slowly increase in the face of new construction and more subdued demand. Vacancies should remain fairly low throughout the forecast as these twin dynamics play out, although there are of course clear downside risks surrounding the depth and extent to which the coronavirus impacts upon both jobs and future working practices.

NET ABSORPTION, NET DELIVERIES & VACANCY

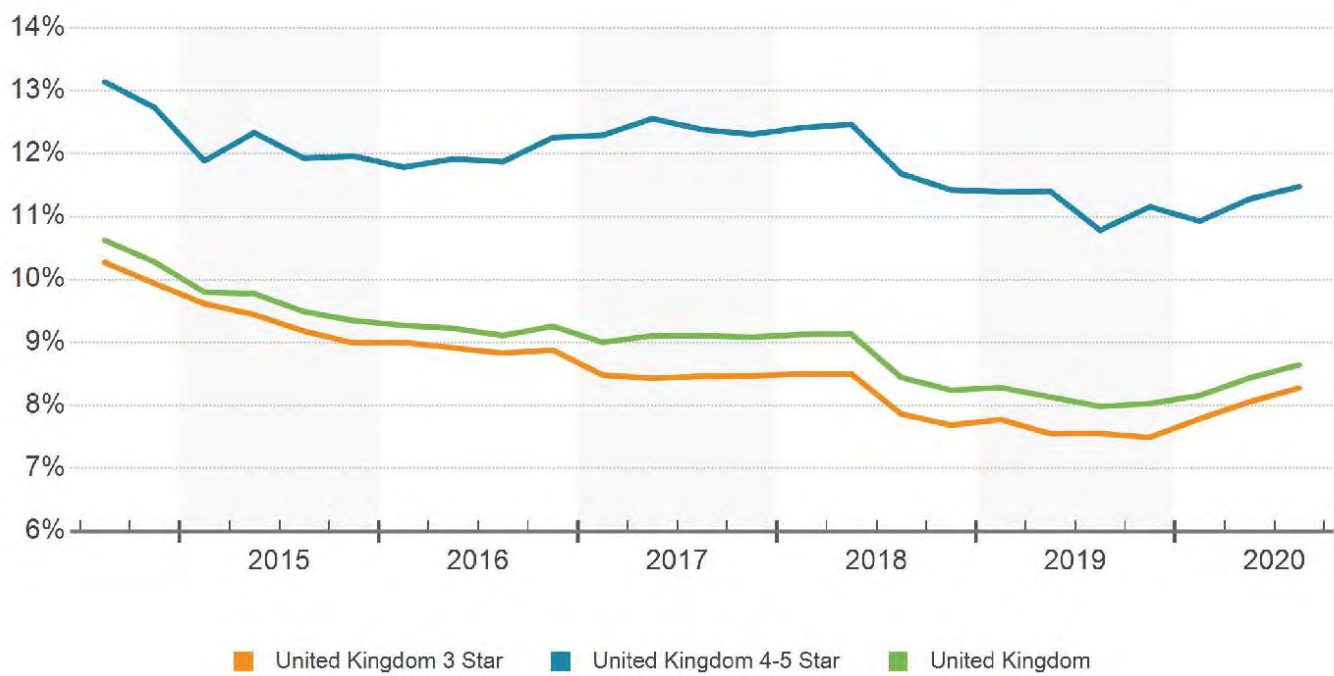


Leasing

VACANCY RATE



AVAILABILITY RATE



Rent

United Kingdom Office

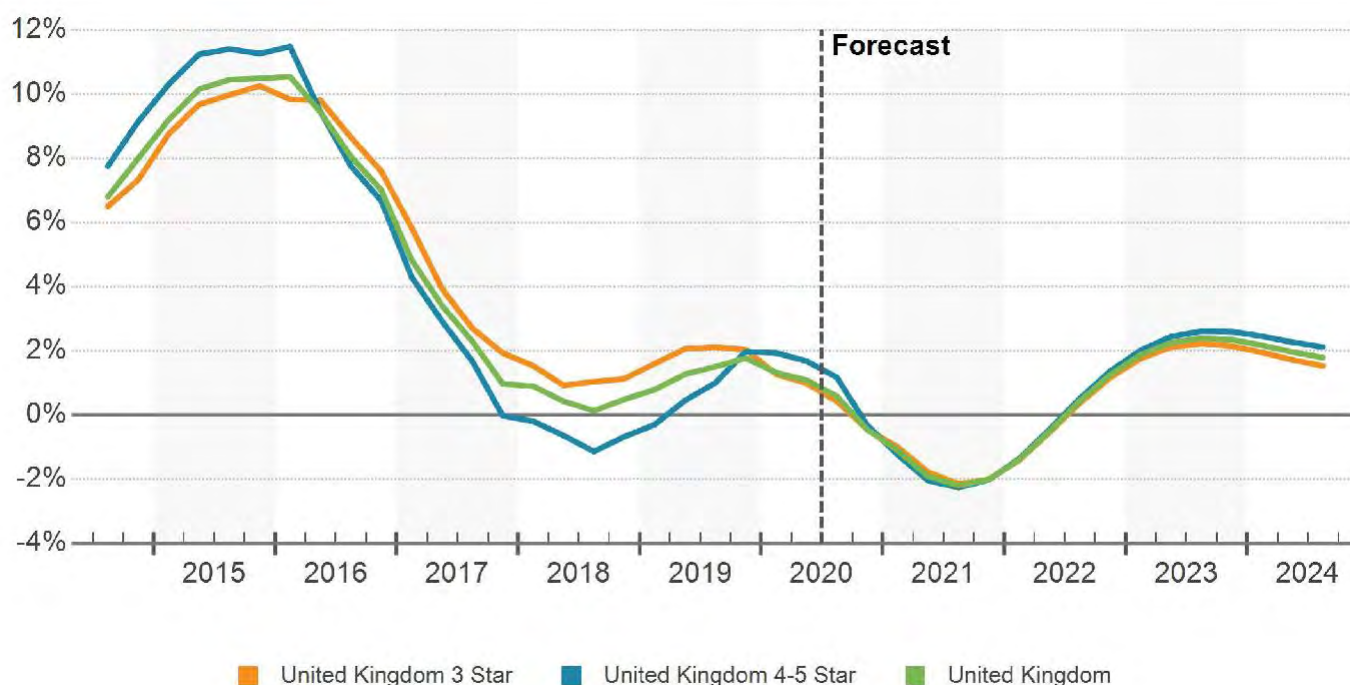
Despite falling vacancy, rent growth across the country has slowed over the past few years. Average office rents grew by nearly 2% in 2019, above the circa 0.5% growth recorded in 2018 but a far cry from the 11% annual growth recorded as recently as 16Q1. Looking ahead, low vacancy should offer some support to rents in the next few years even with likely weaker demand. CoStar's new Base Case forecast has rent growth turning negative over the next 12-18 months for the first time in a decade, although only by around 3% or so. Rents should then flatten off and grow by around 1% per year thereafter. Prime, 4 & 5 Star space should continue to outperform secondary, 3 Star space, although not by much. CoStar's downside scenario forecasts, on the other hand, anticipate deep rent losses. In the Severe Downside, rent losses total more than 20% over the next two years—worse than in the 2008–09 recession—and do not return to current levels for the remainder of the forecast. At the same time, this could present opportunities for stable firms to negotiate attractive deal terms for top-quality space.

The moderate revival in rent growth last year was largely driven by a turnaround in London, where rent growth turned mildly positive again following declines recorded during 2017–18. Rents were rising in more than half of London's 49 office submarkets as the outbreak struck, led by the likes of King's Cross & Euston and Covent

Garden. Some firms were willing to pay sky-high rents to secure space in certain submarkets last year, evidenced by the circa £250/SF rent paid by hedge fund Steadview Capital Management at 30 Berkeley Square in Mayfair. Rents continue to decline gently in some submarkets, though, such as Docklands Core and those on the fringes of Central London. Few rent observations have been recorded since the outbreak struck. Anecdotal evidence suggests that landlords are more willing to offer additional incentives than drop asking rents in the current climate, although that is likely to change as vacancies increase and more sublease space becomes available.

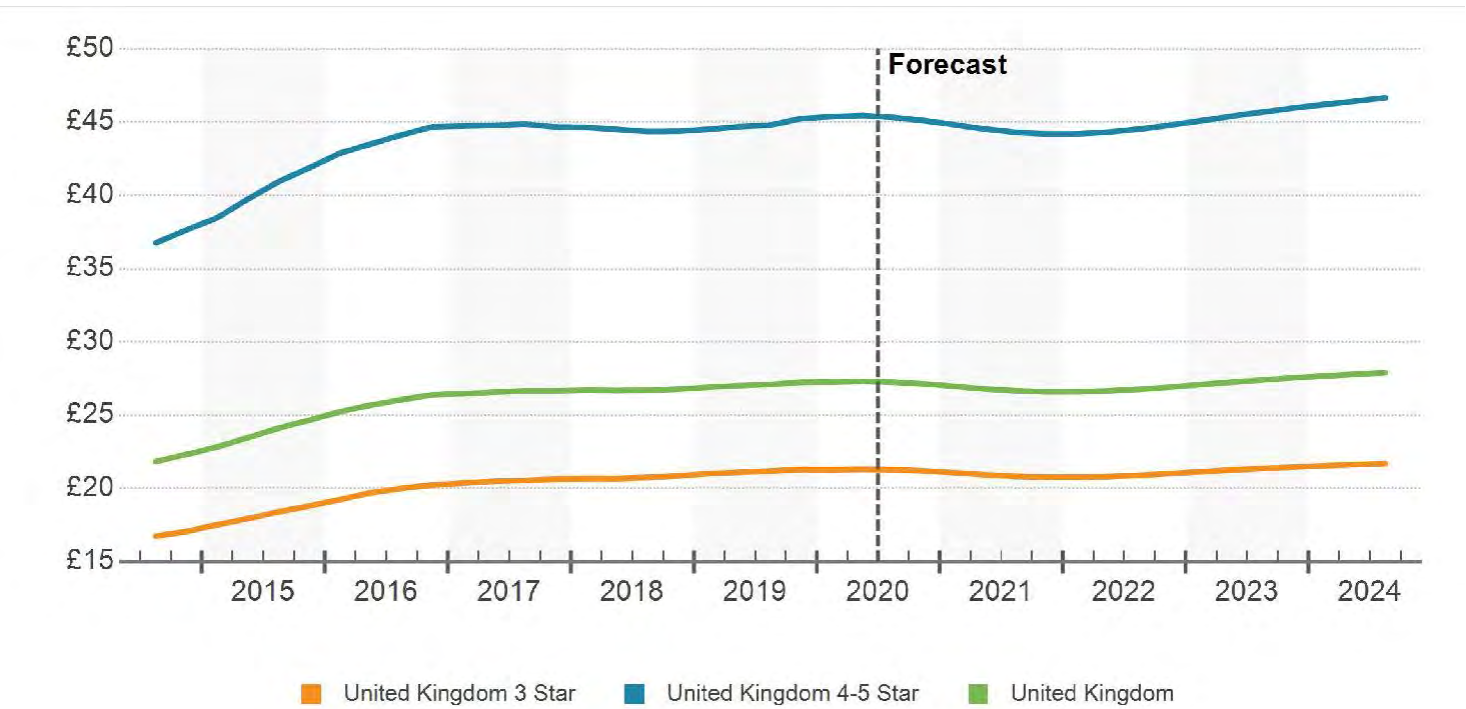
Outside London, the rental story varies by market, but growth has been more positive in general. Supply-constrained markets with strong demand have seen rents continue to grow strongly. Milton Keynes, Liverpool, Berkshire & North Hampshire and Big Six markets like Bristol, Leeds and Manchester have been the best performers over the past 12 months or so and should continue to lead the way moving forwards, too. At the other end of the spectrum sits Aberdeen, a market, similar to Houston in the U.S., whose performance largely rests on the price of oil. Rents are also falling in quieter, more peripheral markets like Suffolk, Cumbria and Central Scotland. Average rents are also declining gently in Cambridge, albeit following a period of soaring growth.

MARKET RENT GROWTH (YOY)



Rent

MARKET RENT PER SQUARE FEET



Developers have responded to strong demand and rising rents in many parts of the UK over the past couple of years. Around 30 million SF office space was under construction at the onset of the crisis in March 2020, the most since 2008. More than half of the new supply is in London, with a clutch of 500,000-plus-SF buildings underway in the City and Midtown. This has prompted some concerns about possible oversupply in the future, especially in the City, as although around half of the new supply has been pre-let, often firms are just swapping one building for another. Following London is Manchester, Birmingham and Glasgow, with around 2 million SF underway in each. Few new projects are likely to begin in the near term, in light of the coronavirus outbreak, although 40 Leadenhall in London was one notable exception (the 910,000-SF building commenced construction on a speculative basis in April 2020). While some projects are likely to be delayed and construction could be lighter than currently forecast, 2020 and 2021 are still likely to be the biggest years for new deliveries since 2010, following a similarly strong 2019.

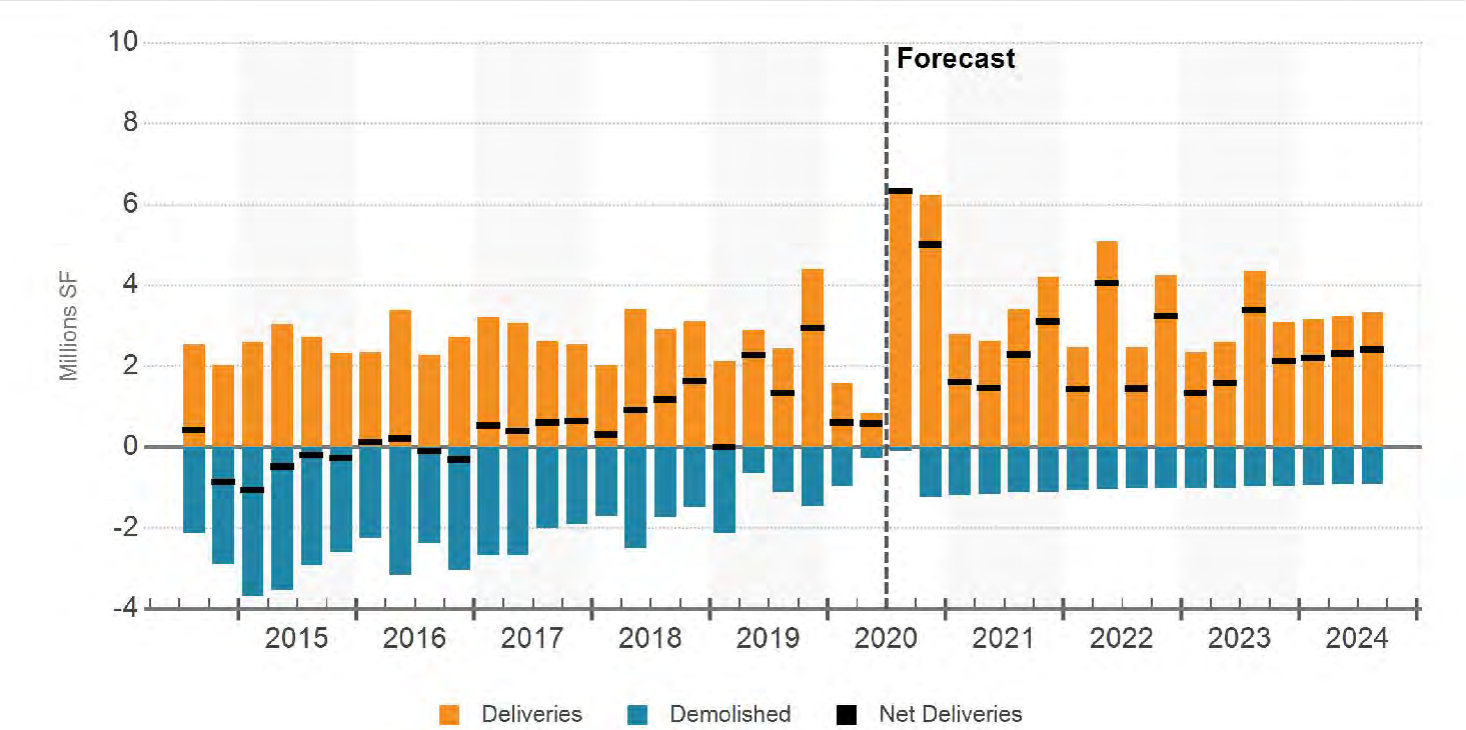
The largest scheme underway is 22 Bishopsgate in the City, totalling 1.4 million SF. It is set to complete during 20Q3, and while it has secured some pre-lets recently, more than 500,000 SF remains largely unlet. Construction began in 2019 on the nearby 8 Bishopsgate, which totals just under 800,000 SF and is being built speculatively. Developers are also increasingly active in the West End, where constructions starts reached a 17-year high last year. Large speculative schemes include Paddington Square (438,000 SF) and Nova East in Victoria (265,000 SF). In

King's Cross, Google's long-planned 1-million-SF 'landscaper' scheme will complete in 2022.

The largest scheme underway outside of London is the new Barclays campus in Glasgow. Barclays pre-let the 470,000-SF campus in 2018 in one of the biggest deals ever recorded in Scotland, although recent reports suggest the amount of office space could be scaled back given recent announcements about home-working. Another big scheme in the regions is Circle Square in Manchester's Piccadilly, where 500,000 SF will soon deliver across two buildings, most of it speculative. Other big regional cities also have heightened levels of construction, thanks in part to big regeneration, place-making and infrastructure-led projects such as HS2, along with HMRC requirements for new regional centres. HMRC has preleased numerous large regional developments, including the 240,000-SF 3 Arena Central in Birmingham, the 400,000-SF 7-8 Wellington Place in Leeds and the 115,000-SF 3 Glass Wharf building underway in Bristol's Temple Quarter Enterprise Zone. Many of these projects were set to complete this year, although they could now be delayed.

Very little is being built outside of the major market CBDs, in keeping with the pattern throughout the past decade. Owners have been taking advantage of permitted development rights and converting empty office buildings into alternative uses, which has meant that many markets have actually lost office stock on a net basis in recent years. This trend is likely to continue, further squeezing office vacancy in many towns and cities even in the absence of much demand.

DELIVERIES & DEMOLITIONS



Office investment fell to a seven-year low in 2019, as Brexit and wider political uncertainty acted as a drag on activity, but had been picking up in the months leading up to the coronavirus crisis. December's decisive general election result unlocked a wave of large deals over the winter, but the crisis and government-imposed lockdown have curbed that momentum significantly. Volumes slumped to a decade low in 20Q2 as site visits became extremely challenging and investors adopted a 'wait-and-see' approach. The circa £1 billion spent on UK offices in 20Q2 was about a quarter of the long-term quarterly average. Lower interest rates, the relative lack of debt in the market versus 2008 and a lack of willing sellers should offer support to prices in the coming months. Indeed, CoStar has recorded a big drop in the number of office properties listed for sale since the crisis began, with just 80 office properties brought to market in May, the lowest monthly total for more than six years. However, office prices are expected to fall over the next couple of years. Value losses range from about 4% in the Base Case scenario to more than 40% in the Severe Downsides scenario, in which vacancies rise sharply, rents drop by more than 20% and average yields jump upward.

Few deals have occurred since the coronavirus began, but the market has not dried up completely. The few active investors have been focusing on safe, well-let assets, reflecting the 'risk-off' mentality among investors. Among few noteworthy deals was the £130 million acquisition of 20 Farringdon Street by a consortium led by Hong Kong's Tenacity Group in June. The building is located close to Farringdon's new Crossrail station and was sold by developer HB Reavis in a sale-and-leaseback transaction, a popular type of deal in the current climate. Other prominent 20Q2 deals include LCN's £22.2 million purchase of Sapphire Court in Coventry and German investor KanAm's £31 million acquisition of a building on St Andrew Square in Edinburgh. Both were long-income plays, with the 4.3% yield on the Edinburgh deal reflecting enduringly robust demand for well-let regional assets.

Investment activity is likely to remain depressed throughout the year. However, there have been tentative signs of a pick-up over the summer, especially in London. Following an extremely quiet 20Q2, two noteworthy deals in the West End hinted at a revival in demand in the UK's most expensive office market. In the largest, Singapore's Sun Venture exchanged contracts to

buy 1 New Oxford Street from Nuveen Real Estate for a price thought to be close to £180 million. Another noteworthy deal occurred in Mayfair, where Trinova Real Estate completed an off-market acquisition of 103 Mount Street for circa £78 million, a 4% yield. Equity-fuelled, off-market transactions are likely to be a key feature of investment in the second half of the year, with vendors reluctant to openly market properties in the current, uncertain climate.

South East business parks and London offices had been garnering most attention prior to the coronavirus-induced slowdown. Three big business park purchases were made in the first two months of 2020, each involving Asian buyers. Arlington Business Park in Reading was acquired by Singapore's CapitaLand for £129 million; Bedford Lakes Business Park in Feltham was bought by Singapore's Frasers Property for £135 million; and Stanhope (with Asian equity backing) bought Building 7, Chiswick Park, from Blackstone for £312 million, off an initial guide price of £300 million. In Central London, Alban Gate, Premier Place and (part of) the Holborn Links estate each traded for in excess of £250 million in February and March 2020 at prices that suggested competitive bidding. The regions had been quieter, but the expectations that many market participants were harbouring of a busier 2020 have now clearly been dashed.

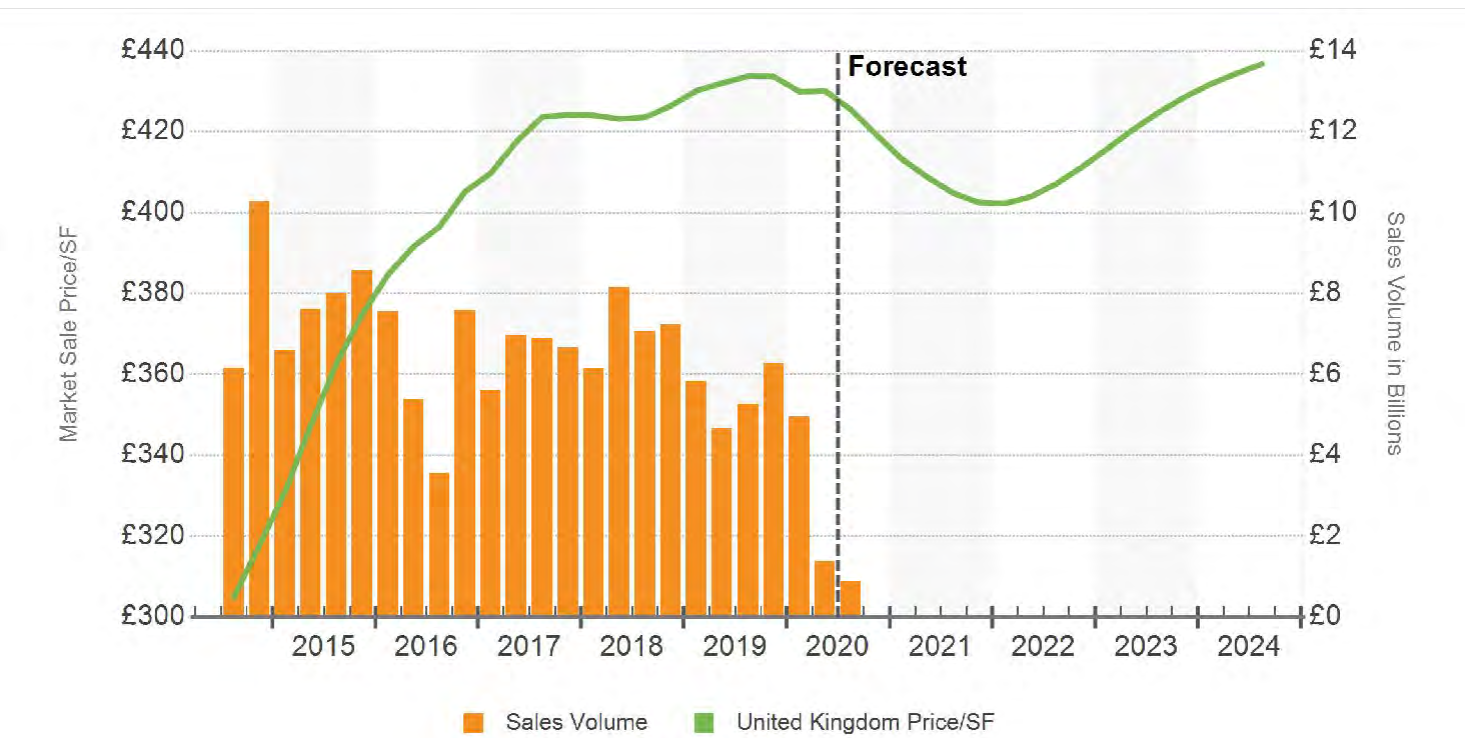
London, as always, stood head and shoulders above all other UK markets in terms of overall volume in 2019. However, London was the one of the main reasons behind the slowdown in national investment, with Brexit uncertainty and slowing inflows from Asia dampening trading, particularly at the larger end. Net investment by Asian investors fell below £1 billion for the first time in a decade in 2019. An increase in net investment by UK and North American investors last year did not quite pick up the slack.

Volumes were also sluggish in the regions in 2019, with Manchester having a particularly quiet year. South East offices remained fairly popular, though, with volumes in Hertfordshire and Surrey bolstered by two big business park purchases by American investors. Leeds was the standout market within the Big Six. Legal & General's purchase of Quarry House and 7-8 Wellington Place added £457 million in 19Q3. Both buildings were let on long leases to the UK government.

Sales

United Kingdom Office

SALES VOLUME & MARKET SALE PRICE PER SF



Economy

United Kingdom Office

The UK economy is on the brink of slipping into its deepest recession for 300 years. The lockdown imposed in late March to combat the spread of the coronavirus has caused a sharp fall in economic activity. It resulted in an unprecedented 20.4% fall in GDP for the month of April, following a 6.9% drop in March as two decades of growth were wiped out in two months. Widespread declines were recorded across the services, production and construction sectors, with the retail and hospitality sectors particularly hard hit.

A raft of government measures have been introduced to support businesses, including the furloughing scheme (recently extended to October) and business rates relief, while the Bank of England has cut interest rates to a

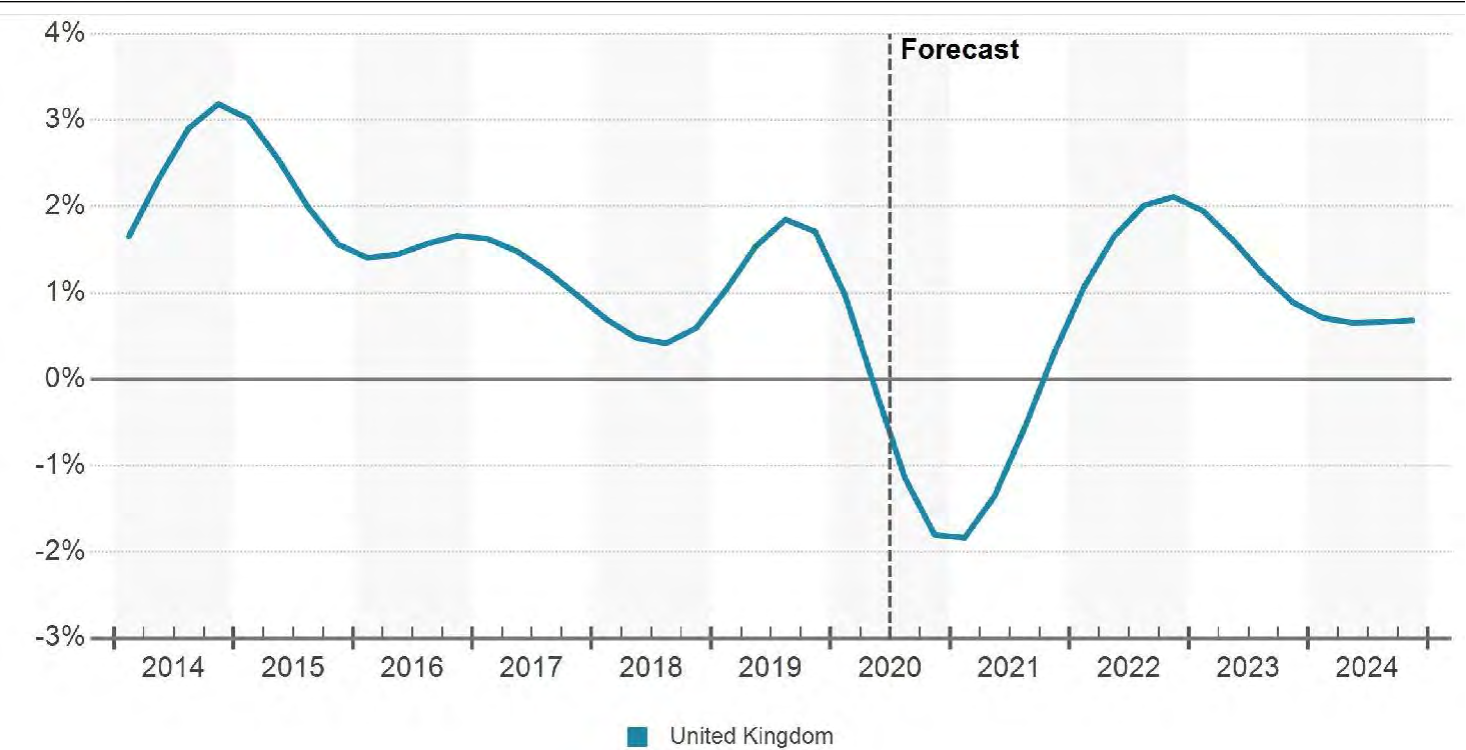
record low 0.1% and implemented a further £300 billion of quantitative easing. An easing of lockdown restrictions and improving business confidence should bring about a stronger GDP outturn in June, but it is likely to take two years for the economy to recover lost output. On 19th June, Oxford Economics slashed its 2020 UK GDP forecast to -10.8%, down from the 5.1% drop predicted in April. Unemployment has already risen from its pre-coronavirus low of circa 4%, with more than 600,000 jobs expected to be lost this year. On the plus side, Oxford Economics does expect a V-shaped recovery. A 13.7% rebound in GDP growth is forecast for 2021–22, with 850,000 jobs added, as a resumption of discretionary spending is supported by low oil prices and monetary and fiscal stimulus.

UNITED KINGDOM EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	Current Level		12 Month Change	10 Year Change	5 Year Forecast
	Jobs	LQ	UK	UK	UK
Manufacturing	2,672	1.0	-1.46%	0.31%	-1.37%
Transportation Warehouse Utilities	2,152	1.0	-1.00%	1.98%	0.40%
Retail Trade	4,897	1.0	-2.27%	0.10%	0.73%
Financial Activities	1,742	1.0	0.92%	0.79%	0.24%
Government	1,537	1.0	1.86%	-1.31%	0.08%
Natural Resources, Mining and Construction	457	1.0	-0.49%	-0.24%	-0.23%
Education and Health Services	7,502	1.0	1.86%	1.19%	0.67%
Professional and Business Services	6,265	1.0	0.66%	2.67%	1.25%
Information	1,534	1.0	2.35%	2.62%	1.08%
Leisure and Hospitality	3,320	1.0	-5.62%	1.71%	1.60%
Other Services	1,025	1.0	-0.35%	1.26%	0.88%
Total Employment	35,350	1.0	-0.53%	1.15%	0.69%

Source: Oxford Economics
LQ = Location Quotient

YEAR OVER YEAR JOB GROWTH



Source: Oxford Economics

Markets

United Kingdom Office

MARKET INVENTORY

No.	Market	Inventory				12 Month Deliveries				Under Construction as % of Inventory			
		Bldgs	SF (000)	% UK	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
1	Aberdeen	1,078	13,712	1.1%	25	1	5	0%	40	0	-	-	-
2	Berkshire & North Hamps...	2,968	44,688	3.5%	5	4	115	0.3%	16	9	528	1.2%	8
3	Birmingham	3,525	48,562	3.8%	3	3	414	0.9%	4	9	1,202	2.5%	4
4	Brighton	1,163	8,394	0.7%	40	1	3	0%	44	6	359	4.3%	12
5	Bristol	2,156	26,711	2.1%	10	2	4	0%	41	8	579	2.2%	6
6	Buckinghamshire	1,262	10,489	0.8%	31	1	8	0.1%	38	1	23	0.2%	38
7	Cambridge	905	12,565	1.0%	27	5	122	1.0%	15	3	202	1.6%	23
8	Cardiff	1,943	23,323	1.8%	13	2	284	1.2%	6	17	530	2.3%	7
9	Central Scotland	1,102	10,742	0.9%	30	2	28	0.3%	28	0	-	-	-
10	Cheltenham & Gloucester	1,099	9,935	0.8%	33	2	77	0.8%	20	1	33	0.3%	37
11	Cheshire South	1,448	12,024	1.0%	28	3	191	1.6%	8	3	127	1.1%	28
12	Coventry	1,723	17,456	1.4%	19	3	11	0.1%	34	3	93	0.5%	31
13	Cumbria	615	4,397	0.3%	50	1	75	1.7%	22	0	-	-	-
14	Derby	1,376	10,830	0.9%	29	1	50	0.5%	27	3	86	0.8%	33
15	Devon & Cornwall	1,958	14,834	1.2%	23	3	169	1.1%	9	5	279	1.9%	18
16	Edinburgh	2,130	27,450	2.2%	9	8	237	0.9%	7	6	298	1.1%	15
17	Essex	2,256	19,685	1.6%	17	2	20	0.1%	32	16	330	1.7%	13
18	Gatwick	796	9,301	0.7%	36	1	10	0.1%	35	1	11	0.1%	40
19	Glasgow	2,445	39,884	3.2%	6	1	6	0%	39	9	1,465	3.7%	3
20	Herefordshire & Worcest...	1,204	8,147	0.6%	43	0	0	0%	-	1	5	0.1%	41
21	Hertfordshire	2,112	23,721	1.9%	12	2	4	0%	42	8	435	1.8%	11
22	Hull	1,046	7,540	0.6%	45	1	51	0.7%	26	2	81	1.1%	34
23	Kent	2,560	19,917	1.6%	16	5	98	0.5%	17	13	180	0.9%	25
24	Lancashire	2,068	16,801	1.3%	21	3	76	0.5%	21	3	54	0.3%	36
25	Leeds	3,801	47,456	3.8%	4	3	444	0.9%	3	9	704	1.5%	5
26	Leicester	1,640	15,628	1.2%	22	6	88	0.6%	19	8	265	1.7%	20
27	Lincoln	965	5,490	0.4%	47	1	2	0%	45	1	4	0.1%	42
28	Liverpool	1,567	21,137	1.7%	15	0	0	0%	-	3	256	1.2%	22
29	London	22,020	398,393	31.6%	1	62	4,419	1.1%	1	126	16,034	4.0%	1
30	Luton & Bedfordshire	897	9,017	0.7%	38	1	3	0%	43	4	268	3.0%	19
31	Manchester	4,684	61,787	4.9%	2	8	783	1.3%	2	16	2,178	3.5%	2
32	Milton Keynes	462	9,435	0.7%	35	2	144	1.5%	12	3	507	5.4%	10
33	Newcastle upon Tyne	1,909	25,155	2.0%	11	3	158	0.6%	10	1	21	0.1%	39
34	North Wales	806	5,382	0.4%	48	0	0	0%	-	1	4	0.1%	43
35	Northampton	1,181	9,602	0.8%	34	1	9	0.1%	36	4	91	1.0%	32
36	Norwich	805	8,272	0.7%	41	1	64	0.8%	23	0	-	-	-
37	Nottingham	1,783	18,617	1.5%	18	3	155	0.8%	11	5	526	2.8%	9
38	Oxford	1,560	14,018	1.1%	24	3	24	0.2%	30	9	283	2.0%	16
39	Peterborough	778	7,704	0.6%	44	0	0	0%	-	0	-	-	-
40	Sheffield	1,632	21,798	1.7%	14	4	389	1.8%	5	6	318	1.5%	14
41	Shropshire & Staffordshire	2,281	16,863	1.3%	20	1	59	0.4%	24	0	-	-	-
42	Somerset	743	4,232	0.3%	51	0	0	0%	-	0	-	-	-

Markets

United Kingdom Office

MARKET INVENTORY

No.	Market	Inventory				12 Month Deliveries				Under Construction as % of Inventory			
		Bldgs	SF (000)	% UK	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
43	South Coast	3,303	30,833	2.4%	7	7	95	0.3%	18	11	282	0.9%	17
44	Southern Scotland	768	4,446	0.4%	49	1	12	0.3%	33	3	108	2.4%	29
45	Suffolk	1,063	8,712	0.7%	39	4	58	0.7%	25	0	-	-	-
46	Surrey	2,596	27,888	2.2%	8	4	136	0.5%	13	4	142	0.5%	27
47	Sussex East	464	2,713	0.2%	52	1	26	0.9%	29	3	59	2.2%	35
48	Swansea	729	5,861	0.5%	46	2	2	0%	46	2	143	2.4%	26
49	Swindon	1,013	10,232	0.8%	32	1	9	0.1%	37	0	-	-	-
50	Tees Valley & Durham	1,185	12,565	1.0%	26	4	133	1.1%	14	4	260	2.1%	21
51	Warrington	775	9,210	0.7%	37	0	0	0%	-	3	188	2.0%	24
52	York	1,182	8,255	0.7%	42	1	21	0.2%	31	3	94	1.1%	30

Markets

United Kingdom Office
MARKET CONSTRUCTION

	Market	Under Construction Inventory					Average Building Size		
						Rank			Rank
1	Aberdeen	0	-	-	-	-	12,720	-	-
2	Berkshire & North Hamps...	9	528	177	33.5%	39	15,057	58,643	16
3	Birmingham	9	1,202	640	53.2%	33	13,777	133,605	4
4	Brighton	6	359	142	39.6%	38	7,218	59,808	15
5	Bristol	8	579	341	58.9%	30	12,389	72,327	9
6	Buckinghamshire	1	23	23	100%	1	8,311	22,950	33
7	Cambridge	3	202	200	99.0%	12	13,884	67,333	11
8	Cardiff	17	530	309	58.4%	31	12,004	31,188	29
9	Central Scotland	0	-	-	-	-	9,748	-	-
10	Cheltenham & Gloucester	1	33	0	0%	-	9,040	32,734	26
11	Cheshire South	3	127	127	100%	1	8,304	42,344	21
12	Coventry	3	93	87	93.5%	14	10,131	31,126	30
13	Cumbria	0	-	-	-	-	7,150	-	-
14	Derby	3	86	51	59.5%	29	7,870	28,744	31
15	Devon & Cornwall	5	279	213	76.2%	23	7,576	55,850	17
16	Edinburgh	6	298	188	63.1%	27	12,887	49,650	20
17	Essex	16	330	132	40.1%	36	8,726	20,620	36
18	Gatwick	1	11	11	100%	1	11,684	10,978	40
19	Glasgow	9	1,465	1,191	81.3%	20	16,313	162,748	2
20	Herefordshire & Worcest...	1	5	5	100%	1	6,767	4,700	41
21	Hertfordshire	8	435	335	77.0%	21	11,232	54,359	18
22	Hull	2	81	80	99.1%	11	7,209	40,489	22
23	Kent	13	180	155	86.2%	18	7,780	13,857	39
24	Lancashire	3	54	33	61.0%	28	8,124	18,125	38
25	Leeds	9	704	213	30.3%	40	12,485	78,231	8
26	Leicester	8	265	61	22.8%	42	9,529	33,139	25
27	Lincoln	1	4	4	100%	1	5,690	3,987	42
28	Liverpool	3	256	162	63.3%	26	13,489	85,391	7
29	London	126	16,034	10,433	65.1%	25	18,092	127,251	5
30	Luton & Bedfordshire	4	268	268	100%	1	10,052	66,925	12
31	Manchester	16	2,178	1,660	76.2%	22	13,191	136,124	3
32	Milton Keynes	3	507	457	90.2%	17	20,423	168,969	1
33	Newcastle upon Tyne	1	21	21	100%	1	13,177	21,000	35
34	North Wales	1	4	4	100%	1	6,678	3,520	43
35	Northampton	4	91	91	100%	1	8,131	22,806	34
36	Norwich	0	-	-	-	-	10,276	-	-
37	Nottingham	5	526	497	94.6%	13	10,441	105,156	6
38	Oxford	9	283	134	47.3%	34	8,986	31,427	27
39	Peterborough	0	-	-	-	-	9,902	-	-
40	Sheffield	6	318	274	86.0%	19	13,356	53,079	19
41	Shropshire & Staffordshire	0	-	-	-	-	7,393	-	-
42	Somerset	0	-	-	-	-	5,696	-	-

Markets

United Kingdom Office
MARKET CONSTRUCTION

	Market	Under Construction Inventory					Average Building Size		
						Rank			Rank
43	South Coast	11	282	82	29.1%	41	9,335	25,639	32
44	Southern Scotland	3	108	62	57.3%	32	5,789	35,938	23
45	Suffolk	0	-	-	-	-	8,196	-	-
46	Surrey	4	142	57	40.0%	37	10,743	35,462	24
47	Sussex East	3	59	59	100%	1	5,846	19,529	37
48	Swansea	2	143	131	91.6%	15	8,040	71,388	10
49	Swindon	0	-	-	-	-	10,101	-	-
50	Tees Valley & Durham	4	260	192	73.8%	24	10,604	65,052	13
51	Warrington	3	188	170	90.3%	16	11,883	62,681	14
52	York	3	94	39	41.4%	35	6,984	31,364	28

Markets

United Kingdom Office

MARKET RENT

No.	Market	Market Rent		12 Month Market Rent		QTD Annualised Market Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
1	Aberdeen	£18.04	13	-2.3%	49	0.7%	30
2	Berkshire & North Hamps...	£23.78	4	3.3%	12	-6.8%	52
3	Birmingham	£16.78	17	2.8%	16	-0.6%	37
4	Brighton	£21.88	6	-0.2%	35	-1.4%	45
5	Bristol	£21.85	7	3.1%	13	3.1%	6
6	Buckinghamshire	£21.46	8	4.5%	6	1.1%	25
7	Cambridge	£26.14	2	-1.4%	46	3.5%	4
8	Cardiff	£13.77	30	-1.1%	44	-0.1%	32
9	Central Scotland	£10.25	50	-2.5%	50	1.9%	15
10	Cheltenham & Gloucester	£14.71	22	3.4%	10	0.9%	27
11	Cheshire South	£14.88	21	0.9%	24	-0.9%	40
12	Coventry	£14.07	25	-0.4%	37	-0.3%	35
13	Cumbria	£10.21	51	1.2%	22	1.2%	24
14	Derby	£12.13	37	-0.1%	33	2.6%	10
15	Devon & Cornwall	£12.39	35	-0.2%	34	-2.2%	47
16	Edinburgh	£17.89	15	-0.6%	39	-2.9%	50
17	Essex	£17.93	14	4.1%	7	2.4%	11
18	Gatwick	£19.21	11	-1.3%	45	-0.1%	33
19	Glasgow	£15.30	19	1.9%	20	0.9%	28
20	Herefordshire & Worcest...	£12.03	40	4.0%	8	-3.1%	51
21	Hertfordshire	£22.10	5	-1.0%	42	1.4%	18
22	Hull	£10.64	46	2.0%	19	2.1%	13
23	Kent	£17.53	16	0.3%	29	-0.4%	36
24	Lancashire	£11.26	41	-0.1%	32	-1.3%	44
25	Leeds	£15.10	20	3.0%	14	1.5%	17
26	Leicester	£12.19	36	1.8%	21	1.2%	21
27	Lincoln	£9.97	52	0.3%	28	-1.3%	43
28	Liverpool	£13.97	27	4.7%	5	-1.2%	42
29	London	£50.18	1	0.2%	30	-1.5%	46
30	Luton & Bedfordshire	£13.91	28	-1.0%	43	-0.1%	34
31	Manchester	£19.20	12	6.2%	3	2.7%	7
32	Milton Keynes	£20.29	10	8.3%	1	2.6%	8
33	Newcastle upon Tyne	£13.14	33	3.0%	15	0.8%	29
34	North Wales	£10.89	43	-0.6%	38	-2.8%	49
35	Northampton	£13.12	34	0.7%	26	-0.9%	38
36	Norwich	£12.03	39	2.5%	17	-2.2%	48
37	Nottingham	£13.40	32	3.8%	9	0.4%	31
38	Oxford	£21.14	9	5.6%	4	1.3%	20
39	Peterborough	£13.65	31	-1.8%	47	3.3%	5
40	Sheffield	£12.12	38	0.9%	25	1.2%	23
41	Shropshire & Staffordshire	£10.46	49	-0.4%	36	2.1%	12
42	Somerset	£11.18	42	1.1%	23	6.1%	2

Markets

United Kingdom Office

MARKET RENT

No.	Market	Market Rent		12 Month Market Rent		QTD Annualised Market Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
43	South Coast	£15.61	18	-0.7%	41	1.4%	19
44	Southern Scotland	£10.62	47	-2.7%	51	1.8%	16
45	Suffolk	£10.89	44	-3.1%	52	5.2%	3
46	Surrey	£25.88	3	0%	31	2.6%	9
47	Sussex East	£13.80	29	-2.0%	48	-1.2%	41
48	Swansea	£10.47	48	-0.7%	40	2.0%	14
49	Swindon	£14.38	23	6.9%	2	-0.9%	39
50	Tees Valley & Durham	£10.82	45	2.1%	18	13.7%	1
51	Warrington	£14.24	24	0.6%	27	1.0%	26
52	York	£14.04	26	3.3%	11	1.2%	22

Markets

United Kingdom Office

MARKET VACANCY & NET ABSORPTION

	Market	Vacancy			12 Month Absorption			Construc. Ratio
				Rank				
1	Aberdeen	1,733,425	12.6%	52	170,767	1.2%	14	0
2	Berkshire & North Hamps...	3,801,831	8.5%	51	9,205	0%	37	2.9
3	Birmingham	2,722,207	5.6%	43	588,786	1.2%	4	-
4	Brighton	152,862	1.8%	2	22,388	0.3%	33	-
5	Bristol	1,047,970	3.9%	28	(57,360)	-0.2%	45	-
6	Buckinghamshire	254,921	2.4%	7	50,021	0.5%	25	-
7	Cambridge	455,626	3.6%	22	68,687	0.5%	21	1.6
8	Cardiff	1,147,140	4.9%	35	289,418	1.2%	6	0.7
9	Central Scotland	607,632	5.7%	44	68,301	0.6%	22	-
10	Cheltenham & Gloucester	281,342	2.8%	14	137,804	1.4%	17	0.6
11	Cheshire South	665,057	5.5%	41	82,957	0.7%	20	1.8
12	Coventry	668,086	3.8%	26	277	0%	39	-
13	Cumbria	120,122	2.7%	13	88,102	2.0%	19	0.8
14	Derby	399,317	3.7%	24	155,994	1.4%	15	0.3
15	Devon & Cornwall	351,993	2.4%	6	39,650	0.3%	29	1.2
16	Edinburgh	1,486,369	5.4%	39	266,643	1.0%	7	0.4
17	Essex	525,996	2.7%	12	(110,983)	-0.6%	52	-
18	Gatwick	500,823	5.4%	38	(25,820)	-0.3%	44	-
19	Glasgow	2,984,068	7.5%	49	24,147	0.1%	32	-
20	Herefordshire & Worcest...	255,578	3.1%	15	(5,318)	-0.1%	40	-
21	Hertfordshire	595,724	2.5%	9	46,637	0.2%	27	0.1
22	Hull	305,059	4.0%	29	5,157	0.1%	38	4.0
23	Kent	502,374	2.5%	10	(70,334)	-0.4%	47	-
24	Lancashire	543,241	3.2%	18	371,431	2.2%	5	0.2
25	Leeds	1,608,277	3.4%	19	1,044,463	2.2%	2	0.3
26	Leicester	308,743	2.0%	3	36,537	0.2%	31	0.5
27	Lincoln	187,761	3.4%	21	(8,763)	-0.2%	41	-
28	Liverpool	1,167,515	5.5%	40	37,763	0.2%	30	-
29	London	20,540,215	5.2%	37	1,119,795	0.3%	1	2.5
30	Luton & Bedfordshire	286,861	3.2%	17	(25,007)	-0.3%	43	-
31	Manchester	3,453,818	5.6%	42	914,955	1.5%	3	0.8
32	Milton Keynes	424,782	4.5%	32	(95,880)	-1.0%	51	-
33	Newcastle upon Tyne	1,817,443	7.2%	48	194,960	0.8%	12	0.8
34	North Wales	198,555	3.7%	25	12,540	0.2%	36	-
35	Northampton	302,978	3.2%	16	107,100	1.1%	18	0.1
36	Norwich	136,696	1.7%	1	63,819	0.8%	23	1.0
37	Nottingham	722,163	3.9%	27	(93,509)	-0.5%	50	-
38	Oxford	351,541	2.5%	8	141,481	1.0%	16	-
39	Peterborough	444,658	5.8%	45	(72,358)	-0.9%	49	-
40	Sheffield	1,086,953	5.0%	36	260,246	1.2%	9	0.9
41	Shropshire & Staffordshire	576,543	3.4%	20	227,289	1.3%	10	0.3
42	Somerset	110,429	2.6%	11	45,693	1.1%	28	-

Markets

United Kingdom Office

MARKET VACANCY & NET ABSORPTION

	Market	Vacancy			12 Month Absorption			Construc. Ratio
				Rank				
43	South Coast	1,311,625	4.3%	30	265,755	0.9%	8	0
44	Southern Scotland	275,899	6.2%	46	21,190	0.5%	34	-
45	Suffolk	206,130	2.4%	5	200,179	2.3%	11	0.2
46	Surrey	1,834,275	6.6%	47	(71,502)	-0.3%	48	-
47	Sussex East	121,454	4.5%	31	(62,307)	-2.3%	46	-
48	Swansea	273,376	4.7%	34	16,247	0.3%	35	-
49	Swindon	476,178	4.7%	33	(19,918)	-0.2%	42	-
50	Tees Valley & Durham	1,055,234	8.4%	50	188,353	1.5%	13	0.6
51	Warrington	335,836	3.6%	23	56,061	0.6%	24	-
52	York	180,035	2.2%	4	47,703	0.6%	26	0.4

Supply & Demand Trends

United Kingdom Office

OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	1,308,976,140	9,794,156	0.8%	10,074,492	0.8%	1.0
2023	1,299,181,984	8,434,587	0.7%	8,077,800	0.6%	1.0
2022	1,290,747,397	10,145,847	0.8%	5,371,413	0.4%	1.9
2021	1,280,601,550	8,470,699	0.7%	5,720,635	0.4%	1.5
2020	1,272,130,851	12,561,718	1.0%	4,320,592	0.3%	2.9
YTD	1,261,760,470	2,191,337	0.2%	1,629,749	0.1%	1.3
2019	1,259,569,133	6,661,165	0.5%	12,990,116	1.0%	0.5
2018	1,252,907,968	4,049,501	0.3%	16,535,644	1.3%	0.2
2017	1,248,858,467	2,190,003	0.2%	8,677,541	0.7%	0.3
2016	1,246,668,464	(68,686)	0%	3,203,365	0.3%	-
2015	1,246,737,150	(1,854,896)	-0.1%	7,912,532	0.6%	-
2014	1,248,592,046	(953,815)	-0.1%	11,997,230	1.0%	-
2013	1,249,545,861	1,946,073	0.2%	10,266,396	0.8%	0.2
2012	1,247,599,788	2,309,541	0.2%	263,018	0%	8.8
2011	1,245,290,247	8,038,858	0.6%	(344,956)	0%	-
2010	1,237,251,389	12,879,314	1.1%	12,720,523	1.0%	1.0
2009	1,224,372,075	-	-	6,081,747	0.5%	-

4 & 5 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	409,149,390	12,911,358	3.3%	12,920,961	3.2%	1.0
2023	396,238,032	11,915,840	3.1%	12,020,217	3.0%	1.0
2022	384,322,192	13,479,761	3.6%	10,106,850	2.6%	1.3
2021	370,842,431	11,547,268	3.2%	10,893,904	2.9%	1.1
2020	359,295,163	11,453,507	3.3%	7,590,847	2.1%	1.5
YTD	350,350,670	2,509,014	0.7%	2,606,675	0.7%	1.0
2019	347,841,656	9,039,314	2.7%	10,477,594	3.0%	0.9
2018	338,802,342	8,144,813	2.5%	11,931,515	3.5%	0.7
2017	330,657,529	7,930,684	2.5%	8,620,460	2.6%	0.9
2016	322,726,845	6,619,003	2.1%	6,564,145	2.0%	1.0
2015	316,107,842	4,404,719	1.4%	6,381,234	2.0%	0.7
2014	311,703,123	5,109,430	1.7%	6,696,905	2.1%	0.8
2013	306,593,693	4,253,963	1.4%	2,908,222	0.9%	1.5
2012	302,339,730	3,715,175	1.2%	2,698,534	0.9%	1.4
2011	298,624,555	4,758,670	1.6%	4,617,713	1.5%	1.0
2010	293,865,885	8,175,608	2.9%	10,598,750	3.6%	0.8
2009	285,690,277	-	-	6,571,063	2.3%	-

Supply & Demand Trends

United Kingdom Office

3 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	680,981,612	523,667	0.1%	702,918	0.1%	0.7
2023	680,457,945	457,925	0.1%	29,574	0%	15.5
2022	680,000,020	767,892	0.1%	(411,032)	-0.1%	-
2021	679,232,128	1,486,944	0.2%	(299,546)	0%	-
2020	677,745,184	2,171,772	0.3%	(1,488,257)	-0.2%	-
YTD	675,359,562	(213,850)	0%	(923,877)	-0.1%	-
2019	675,573,412	(1,320,973)	-0.2%	2,156,827	0.3%	-
2018	676,894,385	(3,428,874)	-0.5%	3,174,202	0.5%	-
2017	680,323,259	(4,353,246)	-0.6%	959,841	0.1%	-
2016	684,676,505	(5,882,824)	-0.9%	(3,626,432)	-0.5%	-
2015	690,559,329	(4,791,098)	-0.7%	863,085	0.1%	-
2014	695,350,427	(4,927,596)	-0.7%	3,599,044	0.5%	-
2013	700,278,023	(1,436,483)	-0.2%	4,943,217	0.7%	-
2012	701,714,506	(805,961)	-0.1%	(1,608,727)	-0.2%	-
2011	702,520,467	3,524,280	0.5%	(2,786,496)	-0.4%	-
2010	698,996,187	4,354,881	0.6%	3,008,495	0.4%	1.4
2009	694,641,306	-	-	1,463,329	0.2%	-

1 & 2 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	218,845,138	(3,640,869)	-1.6%	(3,549,387)	-1.6%	-
2023	222,486,007	(3,939,178)	-1.7%	(3,971,991)	-1.8%	-
2022	226,425,185	(4,101,806)	-1.8%	(4,324,405)	-1.9%	-
2021	230,526,991	(4,563,513)	-1.9%	(4,873,723)	-2.1%	-
2020	235,090,504	(1,063,561)	-0.5%	(1,781,998)	-0.8%	-
YTD	236,050,238	(103,827)	0%	(53,049)	0%	-
2019	236,154,065	(1,057,176)	-0.4%	355,695	0.2%	-
2018	237,211,241	(666,438)	-0.3%	1,429,927	0.6%	-
2017	237,877,679	(1,387,435)	-0.6%	(902,760)	-0.4%	-
2016	239,265,114	(804,865)	-0.3%	265,652	0.1%	-
2015	240,069,979	(1,468,517)	-0.6%	668,213	0.3%	-
2014	241,538,496	(1,135,649)	-0.5%	1,701,281	0.7%	-
2013	242,674,145	(871,407)	-0.4%	2,414,957	1.0%	-
2012	243,545,552	(599,673)	-0.2%	(826,789)	-0.3%	-
2011	244,145,225	(244,092)	-0.1%	(2,176,173)	-0.9%	-
2010	244,389,317	348,825	0.1%	(886,722)	-0.4%	-
2009	244,040,492	-	-	(1,952,645)	-0.8%	-

Rent & Vacancy

OVERALL RENT & VACANCY

	Market Rent			Vacancy		
2024	£28.01	1.7%	2.8%	77,496,446	5.9%	-0.1%
2023	£27.55	2.3%	1.1%	77,776,400	6.0%	0%
2022	£26.91	1.3%	-1.2%	77,468,372	6.0%	0.3%
2021	£26.58	-2.0%	-2.5%	72,685,491	5.7%	0.2%
2020	£27.13	-0.5%	-0.5%	69,826,487	5.5%	0.6%
YTD	£27.28	0.1%	0.1%	61,904,335	4.9%	0%
2019	£27.25	1.8%	0%	61,428,188	4.9%	-0.5%
2018	£26.78	0.5%	-1.7%	67,878,897	5.4%	-1.0%
2017	£26.65	1.0%	-2.2%	80,268,443	6.4%	-0.5%
2016	£26.39	7.0%	-3.2%	86,896,889	7.0%	-0.2%
2015	£24.66	10.5%	-9.5%	89,772,200	7.2%	-0.8%
2014	£22.32	8.0%	-18.1%	99,709,065	8.0%	-1.0%
2013	£20.67	4.3%	-24.1%	112,569,804	9.0%	-0.7%
2012	£19.83	-0.1%	-27.2%	120,999,730	9.7%	0.1%
2011	£19.84	1.2%	-27.2%	118,953,154	9.6%	0.4%
2010	£19.62	-0.2%	-28.0%	113,783,252	9.2%	-0.2%
2009	£19.66	-	-27.9%	114,724,604	9.4%	-

4 & 5 STAR RENT & VACANCY

Year	Market Rent			Vacancy		
	Per SF	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2024	£46.87	2.0%	3.6%	33,864,982	8.3%	-0.3%
2023	£45.95	2.6%	1.6%	33,947,878	8.6%	-0.3%
2022	£44.79	1.4%	-1.0%	34,175,264	8.9%	0.6%
2021	£44.18	-2.0%	-2.3%	30,869,283	8.3%	-0.1%
2020	£45.09	-0.3%	-0.3%	30,187,104	8.4%	0.9%
YTD	£45.39	0.3%	0.3%	26,045,531	7.4%	-0.1%
2019	£45.24	2.0%	0%	26,178,793	7.5%	-0.6%
2018	£44.36	-0.7%	-1.9%	27,602,267	8.1%	-1.3%
2017	£44.67	0%	-1.3%	31,346,856	9.5%	-0.5%
2016	£44.68	6.7%	-1.2%	32,134,665	10.0%	-0.2%
2015	£41.88	11.3%	-7.4%	32,143,121	10.2%	-0.8%
2014	£37.64	9.1%	-16.8%	34,303,838	11.0%	-0.7%
2013	£34.49	6.7%	-23.8%	35,823,811	11.7%	0.3%
2012	£32.34	0.2%	-28.5%	34,534,785	11.4%	0.2%
2011	£32.28	2.9%	-28.6%	33,518,744	11.2%	-0.3%
2010	£31.37	0.4%	-30.7%	33,946,039	11.6%	-1.3%
2009	£31.23	-	-31.0%	36,628,069	12.8%	-

Rent & Vacancy

3 STAR RENT & VACANCY

	Market Rent			Vacancy		
2024	£21.76	1.4%	2.2%	36,592,911	5.4%	0%
2023	£21.46	2.1%	0.8%	36,778,679	5.4%	0.1%
2022	£21.01	1.2%	-1.3%	36,356,639	5.3%	0.2%
2021	£20.77	-2.0%	-2.4%	35,183,654	5.2%	0.3%
2020	£21.19	-0.4%	-0.4%	33,400,854	4.9%	0.5%
YTD	£21.30	0.1%	0.1%	30,401,994	4.5%	0.1%
2019	£21.29	2.0%	0%	29,741,807	4.4%	-0.5%
2018	£20.86	1.1%	-2.0%	33,317,898	4.9%	-0.9%
2017	£20.63	1.9%	-3.1%	39,869,951	5.9%	-0.7%
2016	£20.24	7.6%	-4.9%	45,227,067	6.6%	-0.2%
2015	£18.81	10.2%	-11.6%	47,088,125	6.8%	-0.8%
2014	£17.06	7.3%	-19.8%	52,712,828	7.6%	-1.2%
2013	£15.90	2.4%	-25.3%	61,218,930	8.7%	-0.9%
2012	£15.52	-0.5%	-27.1%	67,638,020	9.6%	0.1%
2011	£15.60	-0.3%	-26.7%	66,848,077	9.5%	0.5%
2010	£15.65	-1.1%	-26.5%	62,728,962	9.0%	0.1%
2009	£15.82	-	-25.7%	61,906,849	8.9%	-

1 & 2 STAR RENT & VACANCY

Year	Market Rent			Vacancy		
	Per SF	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2024	£15.80	1.1%	0.9%	7,038,553	3.2%	0%
2023	£15.62	2.0%	-0.2%	7,049,843	3.2%	0.1%
2022	£15.32	1.1%	-2.1%	6,936,469	3.1%	0.2%
2021	£15.16	-2.0%	-3.2%	6,632,554	2.9%	0.2%
2020	£15.47	-1.1%	-1.2%	6,238,529	2.7%	0.3%
YTD	£15.54	-0.6%	-0.7%	5,456,810	2.3%	0%
2019	£15.63	-0.2%	-0.2%	5,507,588	2.3%	-0.6%
2018	£15.66	3.4%	0%	6,958,732	2.9%	-0.9%
2017	£15.14	2.0%	-3.3%	9,051,636	3.8%	-0.2%
2016	£14.84	6.4%	-5.2%	9,535,157	4.0%	-0.4%
2015	£13.95	7.8%	-10.9%	10,540,954	4.4%	-0.9%
2014	£12.95	5.3%	-17.3%	12,692,399	5.3%	-1.1%
2013	£12.29	0.7%	-21.5%	15,527,063	6.4%	-1.3%
2012	£12.21	0.3%	-22.0%	18,826,925	7.7%	0.1%
2011	£12.17	-0.5%	-22.3%	18,586,333	7.6%	0.6%
2010	£12.24	0.5%	-21.8%	17,108,251	7.0%	0.4%
2009	£12.18	-	-22.2%	16,189,686	6.6%	-

Sale Trends

United Kingdom Office
OVERALL SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
							Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£438.97	188	7.1%
2023	-	-	-	-	-	-	£428.59	184	7.1%
2022	-	-	-	-	-	-	£411.27	176	7.2%
2021	-	-	-	-	-	-	£402.45	173	7.3%
2020	-	-	-	-	-	-	£419.20	180	7.2%
YTD	869	£7.2B	1.4%	£12,513,689	£455.24	6.4%	£428.87	184	7.1%
2019	2,798	£22B	4.5%	£11,488,434	£434.54	6.9%	£433.62	186	7.0%
2018	3,545	£28.6B	6.2%	£12,960,246	£432.07	6.6%	£426.36	183	7.0%
2017	3,864	£26.1B	6.1%	£10,375,587	£402.38	7.0%	£424.13	182	6.9%
2016	3,536	£24.1B	5.6%	£10,864,498	£395.26	7.2%	£405.20	174	7.4%
2015	4,596	£30.8B	8.2%	£11,510,216	£373.46	7.1%	£374.86	161	7.4%
2014	4,568	£30.1B	7.4%	£12,174,226	£393.42	7.7%	£317.81	136	7.8%
2013	3,875	£25.4B	6.4%	£11,415,077	£367.92	8.7%	£276.49	119	8.4%
2012	2,591	£15.8B	4.0%	£10,272,232	£363.93	7.7%	£259.73	111	8.7%
2011	2,325	£14.3B	4.1%	£7,710,629	£315.28	7.9%	£259.08	111	8.4%
2010	1,934	£13.3B	3.7%	£9,666,542	£331.38	7.5%	£254.74	109	8.3%
2009	1,479	£10.2B	3.2%	£9,524,037	£319.70	8.0%	£233.23	100	8.7%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

4 & 5 STAR SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Yield	Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£780.71	200	5.6%
2023	-	-	-	-	-	-	£760.05	195	5.6%
2022	-	-	-	-	-	-	£727.68	187	5.7%
2021	-	-	-	-	-	-	£711.47	182	5.8%
2020	-	-	-	-	-	-	£741.55	190	5.7%
YTD	90	£3.8B	1.6%	£50,534,447	£685.18	5.8%	£760.15	195	5.6%
2019	286	£14.1B	6.0%	£58,245,860	£692.20	5.9%	£770.94	198	5.5%
2018	423	£19.8B	9.6%	£57,955,714	£644.81	5.4%	£759.87	195	5.5%
2017	380	£17.5B	9.2%	£58,607,838	£637.02	5.5%	£767.38	197	5.4%
2016	399	£15B	8.2%	£45,210,446	£608.78	5.9%	£749.45	192	5.6%
2015	564	£20.2B	14.4%	£48,736,508	£520.14	5.9%	£693.24	178	5.7%
2014	577	£22B	14.1%	£51,523,215	£545.45	6.4%	£580.26	149	6.1%
2013	494	£19.4B	13.0%	£50,197,325	£520.07	7.2%	£503.25	129	6.5%
2012	335	£12.2B	8.2%	£47,591,331	£521.29	6.2%	£469.66	120	6.7%
2011	317	£9.3B	8.3%	£33,457,033	£410.83	6.7%	£459.13	118	6.6%
2010	269	£9.5B	7.9%	£40,190,995	£438.43	6.5%	£441.47	113	6.7%
2009	259	£7.9B	7.8%	£35,766,997	£401.83	7.5%	£390.11	100	7.3%

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Sale Trends

United Kingdom Office

3 STAR SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
							Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£331.74	180	7.4%
2023	-	-	-	-	-	-	£324.85	176	7.5%
2022	-	-	-	-	-	-	£312.29	170	7.6%
2021	-	-	-	-	-	-	£305.75	166	7.7%
2020	-	-	-	-	-	-	£318.34	173	7.5%
YTD	531	£3.1B	1.4%	£8,387,931	£374.60	6.6%	£325.05	177	7.4%
2019	1,702	£7B	4.4%	£6,037,314	£272.22	7.2%	£327.58	178	7.3%
2018	2,098	£8.1B	5.6%	£6,173,532	£257.18	6.9%	£321.45	175	7.3%
2017	2,308	£7.8B	5.8%	£5,359,713	£241.39	7.3%	£315.14	171	7.3%
2016	2,075	£8.4B	5.3%	£6,608,681	£269.27	7.4%	£294.55	160	7.8%
2015	2,673	£9.9B	7.2%	£6,408,470	£256.30	7.3%	£272.01	148	7.8%
2014	2,563	£7.4B	5.9%	£5,737,572	£240.44	8.3%	£232.90	127	8.2%
2013	2,062	£5.6B	4.8%	£5,052,516	£201.02	9.2%	£202.46	110	8.9%
2012	1,300	£3.3B	3.0%	£4,599,862	£187.00	8.8%	£191.06	104	9.2%
2011	1,147	£4.6B	3.2%	£5,103,288	£237.72	8.6%	£194.28	106	8.9%
2010	1,062	£3.6B	2.9%	£4,791,775	£211.74	8.1%	£195.05	106	8.7%
2009	789	£2.1B	2.1%	£3,923,847	£194.21	8.4%	£184.11	100	9.0%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

1 & 2 STAR SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Yield	Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£199.86	162	8.6%
2023	-	-	-	-	-	-	£196.31	159	8.6%
2022	-	-	-	-	-	-	£189.40	154	8.7%
2021	-	-	-	-	-	-	£185.85	151	8.8%
2020	-	-	-	-	-	-	£193.20	157	8.7%
YTD	248	£361.8M	1.1%	£2,531,123	£167.64	6.8%	£196.72	160	8.5%
2019	810	£891.8M	2.6%	£1,752,397	£199.64	7.6%	£198.45	161	8.4%
2018	1,024	£704.9M	2.8%	£1,246,529	£175.08	7.2%	£194.02	157	8.4%
2017	1,176	£809.9M	2.8%	£1,026,520	£158.16	8.1%	£187.94	152	8.4%
2016	1,062	£614.8M	2.8%	£976,279	£124.19	8.1%	£172.25	140	9.0%
2015	1,359	£647.2M	3.2%	£873,332	£132.85	8.6%	£160.84	130	9.0%
2014	1,428	£700.6M	3.3%	£909,468	£130.45	8.3%	£141.76	115	9.4%
2013	1,319	£376.6M	2.5%	£511,557	£99.95	10.4%	£126.31	102	10.1%
2012	956	£257.2M	1.5%	£444,652	£115.67	8.3%	£121.09	98	10.5%
2011	861	£363.8M	1.7%	£539,440	£112.02	7.7%	£125.16	102	10.1%
2010	603	£237.8M	1.1%	£596,924	£146.51	8.0%	£127.39	103	9.9%
2009	431	£141.2M	0.7%	£459,053	£118.83	8.0%	£123.28	100	10.1%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.



Office National Report United Kingdom

PREPARED BY



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OFFICE NATIONAL REPORT

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12 Mo Deliveries in SF

9.3 M

12 Mo Net Absorption in SF

6.8 M

Vacancy Rate

4.9%

12 Mo Rent Growth

0.9%

The full impact of the coronavirus crisis on the UK office sector remains unclear, but both leasing and transactional activity have slowed sharply since the lockdown began at the end of March. While restrictions are beginning to ease moving into the summer, many office workers will continue to work from home as firms of all sizes consider their future space requirements and working arrangements. CoStar has updated its Base Case scenario as well as the Moderate Downside and Severe Downside scenarios to reflect the current reality of an economic contraction and will continue to update forecasts as Oxford Economics releases updated economic guidance.

UK office landlords came into this crisis in a strong position. The national office vacancy rate was below 5% in March 2020, its lowest level in well over a decade following another bumper year for net absorption in 2019. All major markets enjoyed vacancy rates comfortably below their long-term averages. Indeed, of the 55 markets tracked by CoStar across the UK, only oil-dependent Aberdeen had a vacancy rate above its long-term average. Moreover, while construction levels were at a decade-high 30 million SF as the lockdown began, there was far less speculative construction underway than at the onset of the financial crisis.

The future for office demand is uncertain. Net absorption will be boosted by prior pre-leasing in the coming months, but the likes of Facebook, Morgan Stanley and Barclays have all signalled permanent moves to home-working, at least for some staff. CoStar's Base Case forecast for supply, demand and vacancy has the national vacancy rate increasing over the next few years in line with rising supply, although the furloughing scheme, reduced office density and the relatively strong rebound in jobs mean any increase should be gradual,

with vacancies remaining fairly low throughout the forecast. London vacancies will likely rise a bit more steeply, given that the capital accounts for more than half of construction underway nationally and by far the biggest speculative project to start since the lockdown (40 Leadenhall, 910,000 SF).

Despite low vacancy, rental growth across the country has slowed over the past few years, a pattern that is set to continue given the coronavirus hit to office demand. CoStar's new Base Case forecast has rent growth turning negative over the next 12 months for the first time in a decade, although only by around 1% or so. Rents then flatten off next year and grow by around 1% per year thereafter. The Severe Downside forecast, on the other hand—where vacancies rise steeply amid a big drop in office demand—has rents falling by more than 20% over the next couple of years, before a modest recovery thereafter. Supply-constrained markets with a strong TMT or professional services demand base and a more car- or cycle-based commuting culture are likely to fare best. The likes of Milton Keynes, Berkshire & North Hampshire and Cambridge—plus Big Six markets such as Manchester, Bristol and Leeds—each falls into this category.

Investment activity had been rebounding in the months prior to the coronavirus crisis, following a Brexit-induced slowdown last year, when volumes slumped to a seven-year low £22 billion. However, deal activity has all but dried up in recent months, as site visits became more difficult and investors adopted a wait-and-see approach. But lower interest rates and a lack of willing sellers should offer support to prices, at least for well-let, long-income properties. Indeed, the 4.3% yield on a recent deal in Edinburgh reflects enduringly robust demand for well-let regional assets.

KEY INDICATORS

Current Quarter	NIA (000)	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	350,351	7.4%	£45.39	11.5%	918,089	745,933	25,566,918
3 Star	675,360	4.5%	£21.30	8.3%	(275,622)	185,390	3,920,143
1 & 2 Star	236,050	2.3%	£15.54	5.2%	5,055	74,595	297,190
National	1,261,760	4.9%	£27.28	8.6%	647,522	1,005,918	29,784,251

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-0.1%	7.7%	5.8%	9.8%	2012 Q3	4.8%	2020 Q1
Net Absorption SF	6.8 M	8,174,051	7,002,817	17,586,185	2019 Q2	(1,193,411)	2012 Q3
Deliveries SF	9.3 M	10,752,714	13,985,022	24,156,256	2009 Q4	5,274,259	2012 Q2
Rent Growth	0.9%	3.0%	0.6%	10.5%	2016 Q1	-4.1%	2010 Q1
Sales Volume	£16.7 B	£22B	N/A	£32.5B	2015 Q3	£10.2B	2009 Q4

While the outlook for office demand is increasingly uncertain, UK office owners entered the coronavirus crisis in a strong position. The national office vacancy rate was below 5% as the lockdown began in late March, its lowest level this century thanks to two strong years of net absorption in 2018 and 2019, and a relatively modest development pipeline compared to the 2008 recession. CoStar's Base Case forecast for supply, demand and vacancy has the national vacancy rate increasing over the next few years in line with rising supply, although the furloughing scheme, reduced office density and the relatively strong rebound in jobs mean any increase should be gradual, with vacancies remaining fairly low throughout the forecast. London's vacancy rate will likely rise a bit more steeply, given the capital accounts for more than half of construction underway nationally and by far the biggest speculative project to start since the lockdown (40 Leadenhall, 910,000 SF). However, CoStar's downside scenario forecasts, which assume widespread and long-lasting economic turmoil, paint a bleaker picture for landlords. In the Severe Downside, national vacancies rise to 8% and do not peak until 2023.

Leasing has fallen away sharply over the past few months, as firms defer decisions and staff move to a working-from-home environment. The number of lettings fell by around 70% in 20Q2 compared with the same period last year. However, activity has not ground to a halt completely. More than 400 new leases have been signed since lockdown and the public sector has dominated so far, accounting for around 40% of office take-up in 20Q2. The largest deal was by the Home Office, which pre-let 330,000 SF at Croydon's Ruskin Square in April. Two more big public sector deals occurred in early June, when the Scottish government renewed its 82,000-SF lease in Glasgow and Barts Health NHS Trust took 48,000 SF in London's Docklands. Large deals by private sector firms include American law firm Covington & Burling pre-letting 86,000 SF at 22 Bishopsgate in the City of London and the Co-op and Eli Lilly each taking 42,000 SF in Manchester and Bracknell, respectively. But several large sublease spaces have been released onto the market, too. For example, Baillie Gifford placed its 60,000-SF office at Edinburgh's Mint building onto the market in early June.

The extent and speed at which office demand bounces back will depend on both government policy and corporate behaviour. Lockdown restrictions are gradually easing across the country, but many firms will likely keep

staff at home for an extended period, particularly in places like London that are more reliant on public transport for commuting. More companies are likely to follow the likes of Facebook and Morgan Stanley in shifting a high proportion of staff to home-working permanently. Other firms are reportedly exploring a 'hub and spoke' model, which could boost demand in suburban or small town locations in a reversal of recent trends.

The disruption comes after another bumper year for office demand across the UK in 2019, when employment growth exceeded expectations and business confidence remained robust despite Brexit uncertainty. Net absorption totalled around 13 million SF last year, down from 2018's cyclical high of more than 16 million SF but still comfortably above the 10-year average. Elevated demand last year was supported by some big moves in London, with tech giants Apple, Facebook and Google signing more big leases (the latter took a further 135,000 SF at Euston House in Noho in one of the biggest lettings of 2020 so far) and the TMT sector in general continuing to expand. And while WeWork leasing subsided following the collapse of its IPO in September 2019, other co-working providers like Knotel and the Boutique Workplace Company continued to take space. However, firms in this sector are likely to see their business models severely tested in the coming months as many individuals and corporates choose not to renew short-term license agreements.

Pre-letting was particularly prevalent in London last year, which should help to boost demand in the near term (current uncertainty notwithstanding). Prominent examples include BT pre-letting 330,000 SF at One Braham in the City Fringe (a move from 81 Newgate Street in St Paul's) and G Research and Apollo Global Management taking Derwent London's 1 Soho Place to fully leased three years ahead of the building's completion. Two significant pre-lets also occurred in 20Q1: law firm Linklaters took 290,000 SF at 20 Ropemaker and IPG Mediabrands pre-let 93,000 SF at 16 Old Bailey, both in the City.

Many regional markets were registering strong demand prior to the coronavirus crisis. Net absorption was positive in more than 40 of the 55 markets tracked by CoStar across the UK last year. The Big Six (Birmingham, Bristol, Edinburgh, Glasgow, Leeds and Manchester) all performed well. These markets continue to benefit from corporate and government relocations, as well as expansions by existing companies. Large deals in

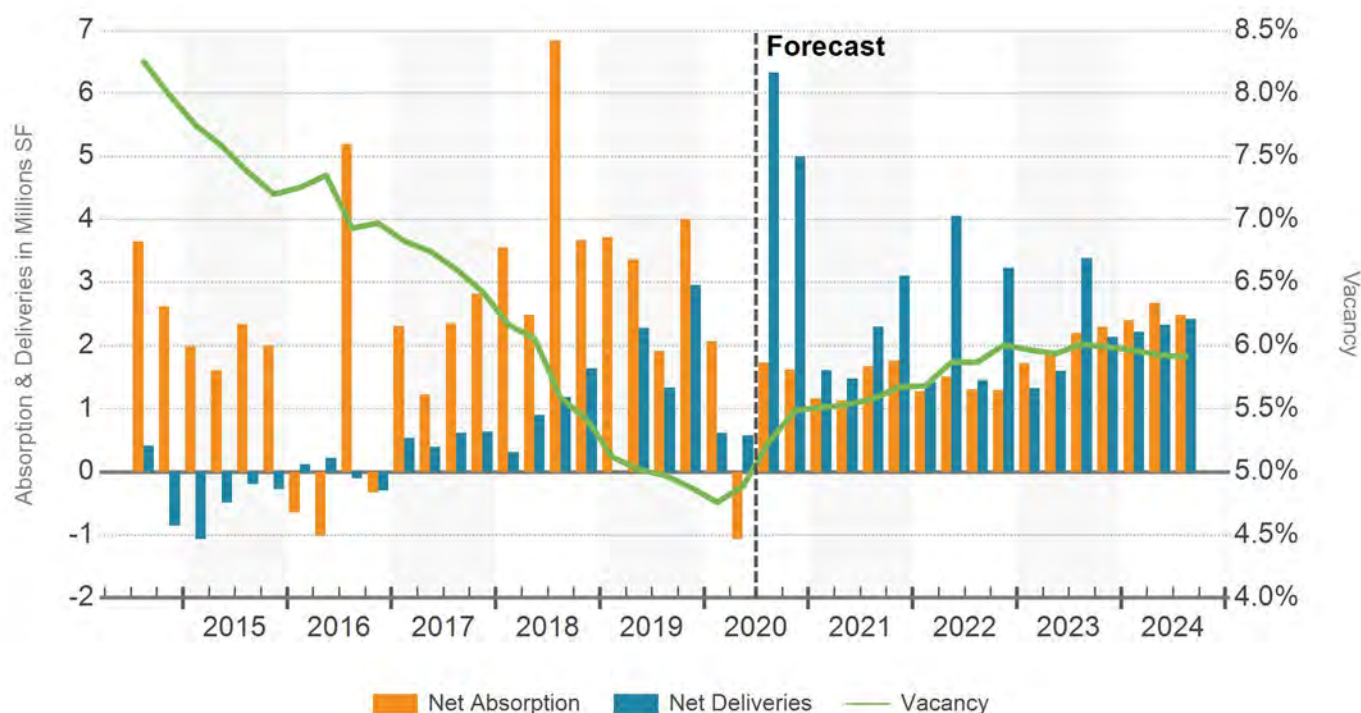
recent months include BT taking nearly 500,000 SF across two buildings in Birmingham and Bristol, Three Snowhill and the Assembly; Sky Betting & Gaming pre-letting 136,000 SF at 4 Wellington Place in Leeds; and WPP taking 82,000 SF at Enterprise City in Manchester. Meanwhile HMRC continues to move into new central campus schemes in the big cities at the expense of smaller offices elsewhere.

Outside of the Big Six, the so-called 'Brain Belt' cities of Cambridge and Oxford continued to attract demand from firms linked to the universities, with the likes of Milton Keynes and Cardiff also doing particularly well. Job growth should continue to be concentrated in London, the South East and major cities moving forwards. These areas benefit from a high concentration of business services and TMT sectors that are forecast to lead UK growth over the next decade, while also boasting youthful, highly educated populations. Oil-dependent

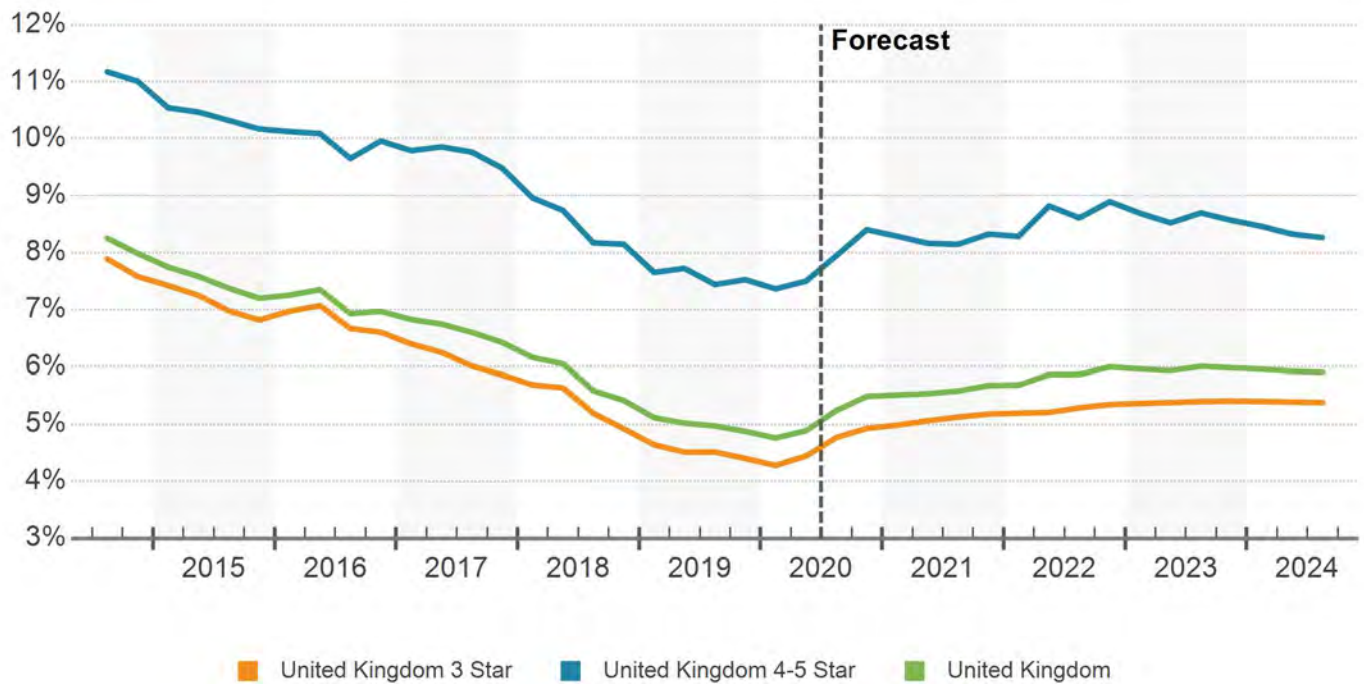
Aberdeen will continue to struggle, however, especially in light of the recent oils price falls. Aberdeen was the only UK market to have a vacancy rate above its long-term average when lockdown began in March 2020.

Developers have responded to healthy demand in many parts of the UK—at least, they were prior to the coronavirus outbreak. Around 30 million SF of office space was under construction as the crisis escalated in March 2020, more than half of which was in London. Manchester and Glasgow came next, with around 2 million SF being built in each. The national vacancy rate is likely to level off and then slowly increase in the face of new construction and more subdued demand. Vacancies should remain fairly low throughout the forecast as these twin dynamics play out, although there are of course clear downside risks surrounding the depth and extent to which the coronavirus impacts upon both jobs and future working practices.

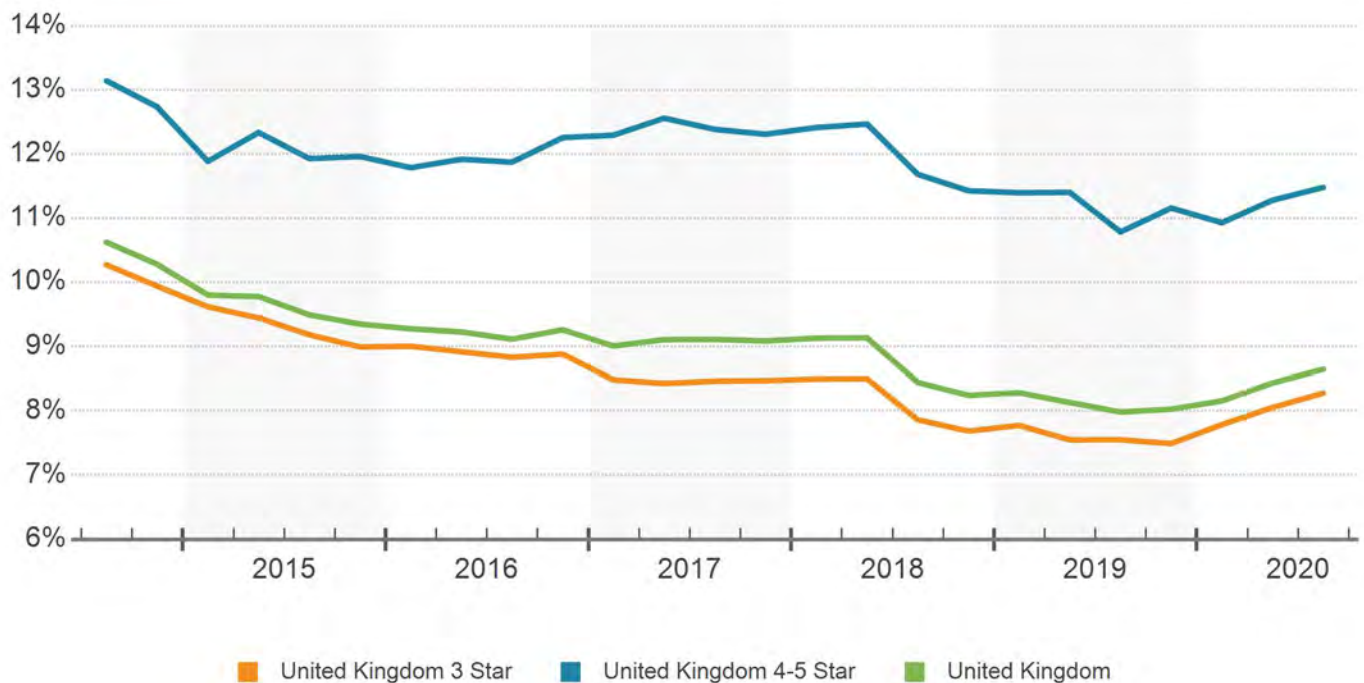
NET ABSORPTION, NET DELIVERIES & VACANCY



VACANCY RATE



AVAILABILITY RATE



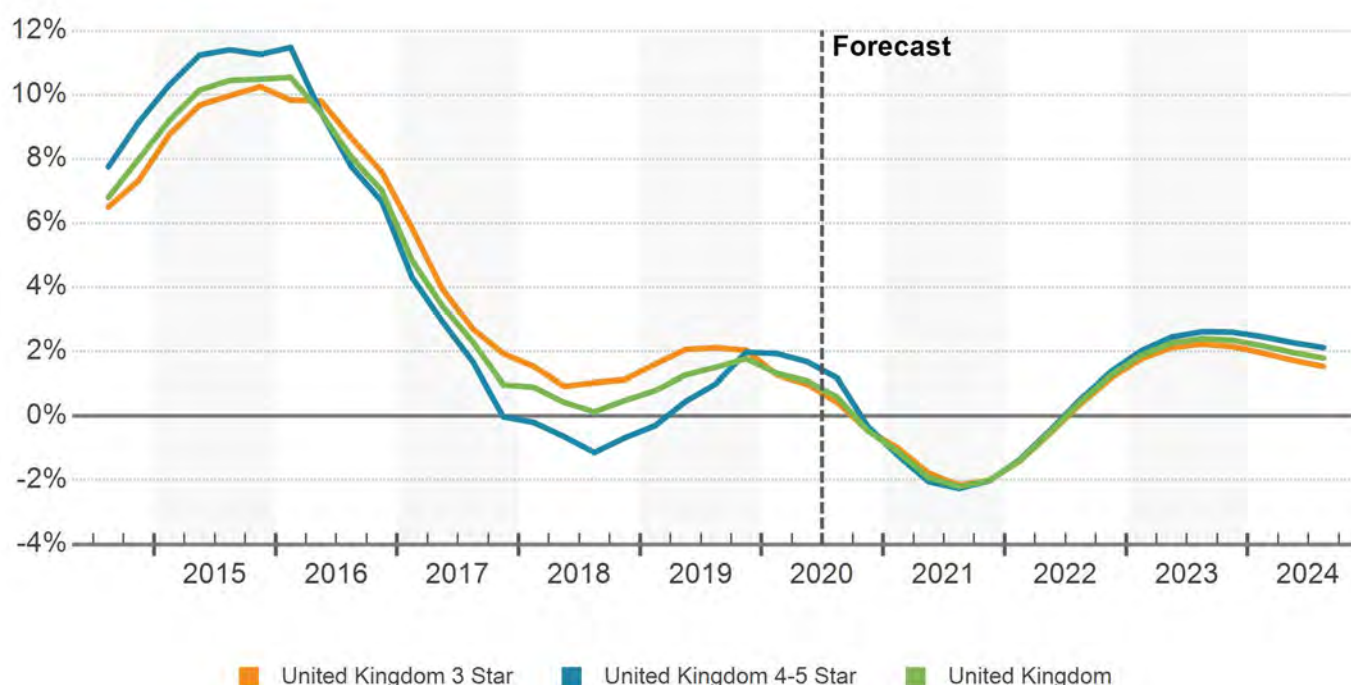
Despite falling vacancy, rent growth across the country has slowed over the past few years. Average office rents grew by nearly 2% in 2019, above the circa 0.5% growth recorded in 2018 but a far cry from the 11% annual growth recorded as recently as 16Q1. Looking ahead, low vacancy should offer some support to rents in the next few years even with likely weaker demand. CoStar's new Base Case forecast has rent growth turning negative over the next 12-18 months for the first time in a decade, although only by around 3% or so. Rents should then flatten off and grow by around 1% per year thereafter. Prime, 4 & 5 Star space should continue to outperform secondary, 3 Star space, although not by much. CoStar's downside scenario forecasts, on the other hand, anticipate deep rent losses. In the Severe Downside, rent losses total more than 20% over the next two years—worse than in the 2008–09 recession—and do not return to current levels for the remainder of the forecast. At the same time, this could present opportunities for stable firms to negotiate attractive deal terms for top-quality space.

The moderate revival in rent growth last year was largely driven by a turnaround in London, where rent growth turned mildly positive again following declines recorded during 2017–18. Rents were rising in more than half of London's 49 office submarkets as the outbreak struck, led by the likes of King's Cross & Euston and Covent

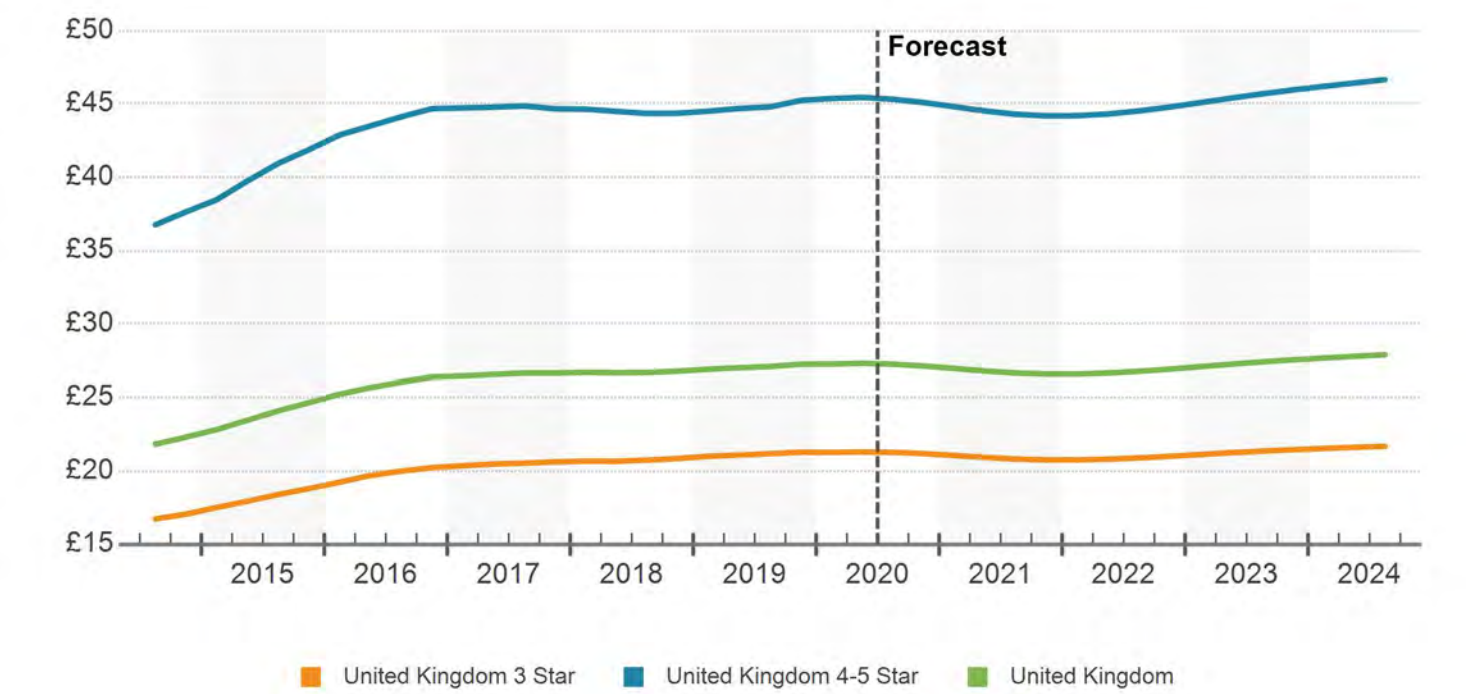
Garden. Some firms were willing to pay sky-high rents to secure space in certain submarkets last year, evidenced by the circa £250/SF rent paid by hedge fund Steadview Capital Management at 30 Berkeley Square in Mayfair. Rents continue to decline gently in some submarkets, though, such as Docklands Core and those on the fringes of Central London. Few rent observations have been recorded since the outbreak struck. Anecdotal evidence suggests that landlords are more willing to offer additional incentives than drop asking rents in the current climate, although that is likely to change as vacancies increase and more sublease space becomes available.

Outside London, the rental story varies by market, but growth has been more positive in general. Supply-constrained markets with strong demand have seen rents continue to grow strongly. Milton Keynes, Liverpool, Berkshire & North Hampshire and Big Six markets like Bristol, Leeds and Manchester have been the best performers over the past 12 months or so and should continue to lead the way moving forwards, too. At the other end of the spectrum sits Aberdeen, a market, similar to Houston in the U.S., whose performance largely rests on the price of oil. Rents are also falling in quieter, more peripheral markets like Suffolk, Cumbria and Central Scotland. Average rents are also declining gently in Cambridge, albeit following a period of soaring growth.

MARKET RENT GROWTH (YOY)



MARKET RENT PER SQUARE FEET



Developers have responded to strong demand and rising rents in many parts of the UK over the past couple of years. Around 30 million SF office space was under construction at the onset of the crisis in March 2020, the most since 2008. More than half of the new supply is in London, with a clutch of 500,000-plus-SF buildings underway in the City and Midtown. This has prompted some concerns about possible oversupply in the future, especially in the City, as although around half of the new supply has been pre-let, often firms are just swapping one building for another. Following London is Manchester, Birmingham and Glasgow, with around 2 million SF underway in each. Few new projects are likely to begin in the near term, in light of the coronavirus outbreak, although 40 Leadenhall in London was one notable exception (the 910,000-SF building commenced construction on a speculative basis in April 2020). While some projects are likely to be delayed and construction could be lighter than currently forecast, 2020 and 2021 are still likely to be the biggest years for new deliveries since 2010, following a similarly strong 2019.

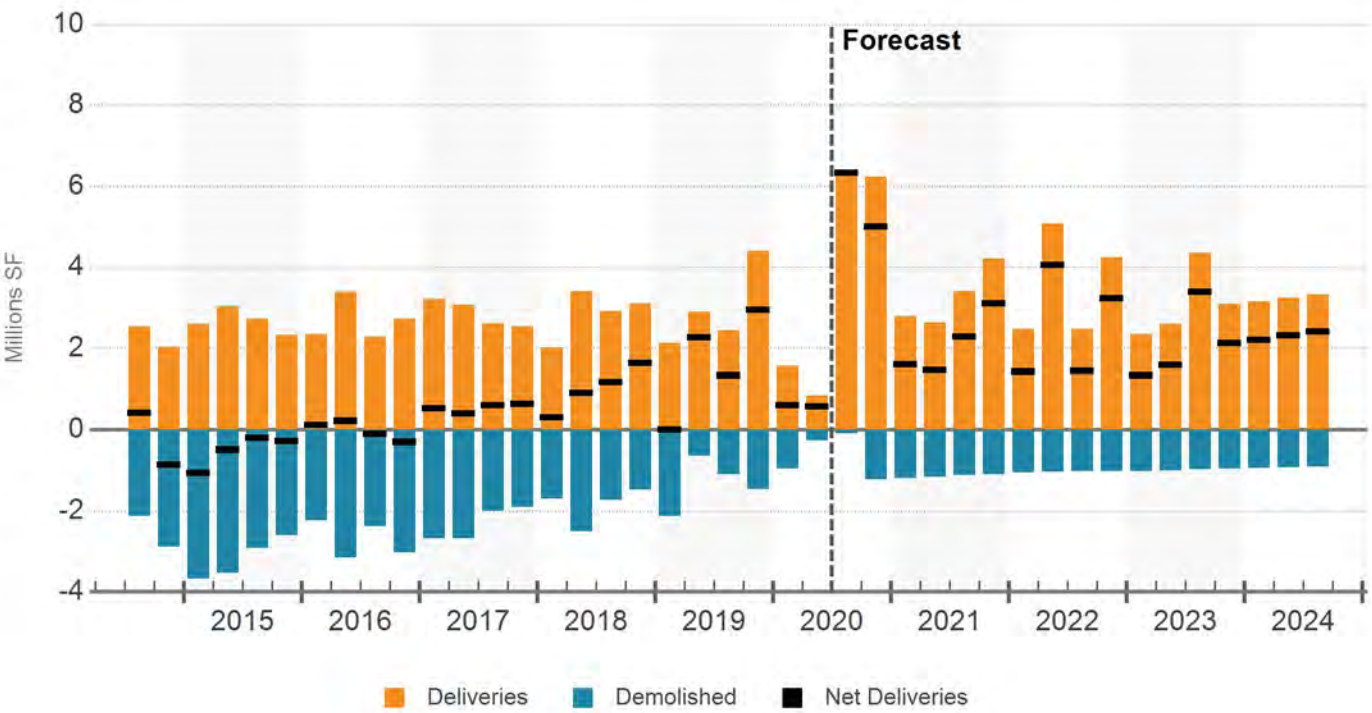
The largest scheme underway is 22 Bishopsgate in the City, totalling 1.4 million SF. It is set to complete during 20Q3, and while it has secured some pre-lets recently, more than 500,000 SF remains largely unlet. Construction began in 2019 on the nearby 8 Bishopsgate, which totals just under 800,000 SF and is being built speculatively. Developers are also increasingly active in the West End, where constructions starts reached a 17-year high last year. Large speculative schemes include Paddington Square (438,000 SF) and Nova East in Victoria (265,000 SF). In

King's Cross, Google's long-planned 1-million-SF 'landscaper' scheme will complete in 2022.

The largest scheme underway outside of London is the new Barclays campus in Glasgow. Barclays pre-let the 470,000-SF campus in 2018 in one of the biggest deals ever recorded in Scotland, although recent reports suggest the amount of office space could be scaled back given recent announcements about home-working. Another big scheme in the regions is Circle Square in Manchester's Piccadilly, where 500,000 SF will soon deliver across two buildings, most of it speculative. Other big regional cities also have heightened levels of construction, thanks in part to big regeneration, place-making and infrastructure-led projects such as HS2, along with HMRC requirements for new regional centres. HMRC has preleased numerous large regional developments, including the 240,000-SF 3 Arena Central in Birmingham, the 400,000-SF 7-8 Wellington Place in Leeds and the 115,000-SF 3 Glass Wharf building underway in Bristol's Temple Quarter Enterprise Zone. Many of these projects were set to complete this year, although they could now be delayed.

Very little is being built outside of the major market CBDs, in keeping with the pattern throughout the past decade. Owners have been taking advantage of permitted development rights and converting empty office buildings into alternative uses, which has meant that many markets have actually lost office stock on a net basis in recent years. This trend is likely to continue, further squeezing office vacancy in many towns and cities even in the absence of much demand.

DELIVERIES & DEMOLITIONS



Office investment fell to a seven-year low in 2019, as Brexit and wider political uncertainty acted as a drag on activity, but had been picking up in the months leading up to the coronavirus crisis. December's decisive general election result unlocked a wave of large deals over the winter, but the crisis and government-imposed lockdown have curbed that momentum significantly. Volumes slumped to a decade low in 20Q2 as site visits became extremely challenging and investors adopted a 'wait-and-see' approach. The circa £1 billion spent on UK offices in 20Q2 was about a quarter of the long-term quarterly average. Lower interest rates, the relative lack of debt in the market versus 2008 and a lack of willing sellers should offer support to prices in the coming months. Indeed, CoStar has recorded a big drop in the number of office properties listed for sale since the crisis began, with just 80 office properties brought to market in May, the lowest monthly total for more than six years. However, office prices are expected to fall over the next couple of years. Value losses range from about 4% in the Base Case scenario to more than 40% in the Severe Downsides scenario, in which vacancies rise sharply, rents drop by more than 20% and average yields jump upward.

Few deals have occurred since the coronavirus began, but the market has not dried up completely. The few active investors have been focusing on safe, well-let assets, reflecting the 'risk-off' mentality among investors. Among few noteworthy deals was the £130 million acquisition of 20 Farringdon Street by a consortium led by Hong Kong's Tenacity Group in June. The building is located close to Farringdon's new Crossrail station and was sold by developer HB Reavis in a sale-and-leaseback transaction, a popular type of deal in the current climate. Other prominent 20Q2 deals include LCN's £22.2 million purchase of Sapphire Court in Coventry and German investor KanAm's £31 million acquisition of a building on St Andrew Square in Edinburgh. Both were long-income plays, with the 4.3% yield on the Edinburgh deal reflecting enduringly robust demand for well-let regional assets.

Investment activity is likely to remain depressed throughout the year. However, there have been tentative signs of a pick-up over the summer, especially in London. Following an extremely quiet 20Q2, two noteworthy deals in the West End hinted at a revival in demand in the UK's most expensive office market. In the largest, Singapore's Sun Venture exchanged contracts to

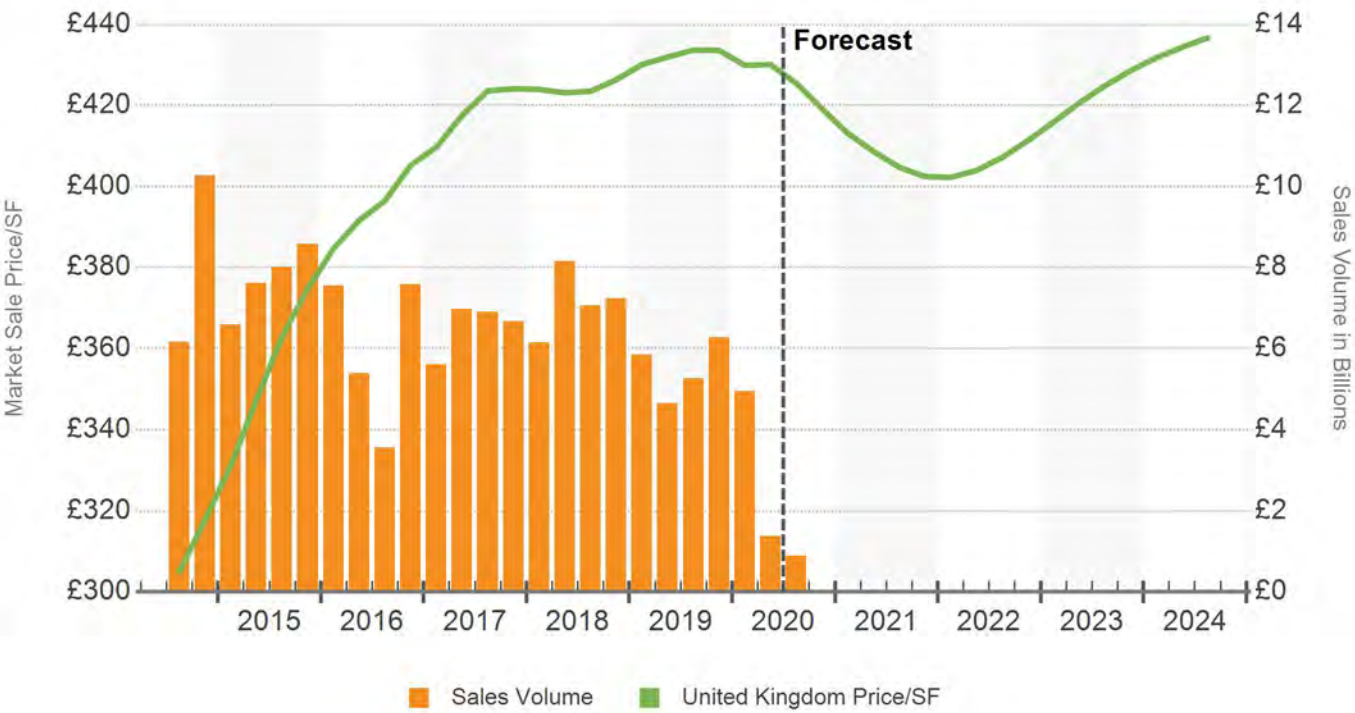
buy 1 New Oxford Street from Nuveen Real Estate for a price thought to be close to £180 million. Another noteworthy deal occurred in Mayfair, where Trinova Real Estate completed an off-market acquisition of 103 Mount Street for circa £78 million, a 4% yield. Equity-fuelled, off-market transactions are likely to be a key feature of investment in the second half of the year, with vendors reluctant to openly market properties in the current, uncertain climate.

South East business parks and London offices had been garnering most attention prior to the coronavirus-induced slowdown. Three big business park purchases were made in the first two months of 2020, each involving Asian buyers. Arlington Business Park in Reading was acquired by Singapore's CapitaLand for £129 million; Bedford Lakes Business Park in Feltham was bought by Singapore's Frasers Property for £135 million; and Stanhope (with Asian equity backing) bought Building 7, Chiswick Park, from Blackstone for £312 million, off an initial guide price of £300 million. In Central London, Alban Gate, Premier Place and (part of) the Holborn Links estate each traded for in excess of £250 million in February and March 2020 at prices that suggested competitive bidding. The regions had been quieter, but the expectations that many market participants were harbouring of a busier 2020 have now clearly been dashed.

London, as always, stood head and shoulders above all other UK markets in terms of overall volume in 2019. However, London was the one of the main reasons behind the slowdown in national investment, with Brexit uncertainty and slowing inflows from Asia dampening trading, particularly at the larger end. Net investment by Asian investors fell below £1 billion for the first time in a decade in 2019. An increase in net investment by UK and North American investors last year did not quite pick up the slack.

Volumes were also sluggish in the regions in 2019, with Manchester having a particularly quiet year. South East offices remained fairly popular, though, with volumes in Hertfordshire and Surrey bolstered by two big business park purchases by American investors. Leeds was the standout market within the Big Six. Legal & General's purchase of Quarry House and 7-8 Wellington Place added £457 million in 19Q3. Both buildings were let on long leases to the UK government.

SALES VOLUME & MARKET SALE PRICE PER SF



The UK economy is on the brink of slipping into its deepest recession for 300 years. The lockdown imposed in late March to combat the spread of the coronavirus has caused a sharp fall in economic activity. It resulted in an unprecedented 20.4% fall in GDP for the month of April, following a 6.9% drop in March as two decades of growth were wiped out in two months. Widespread declines were recorded across the services, production and construction sectors, with the retail and hospitality sectors particularly hard hit.

A raft of government measures have been introduced to support businesses, including the furloughing scheme (recently extended to October) and business rates relief, while the Bank of England has cut interest rates to a

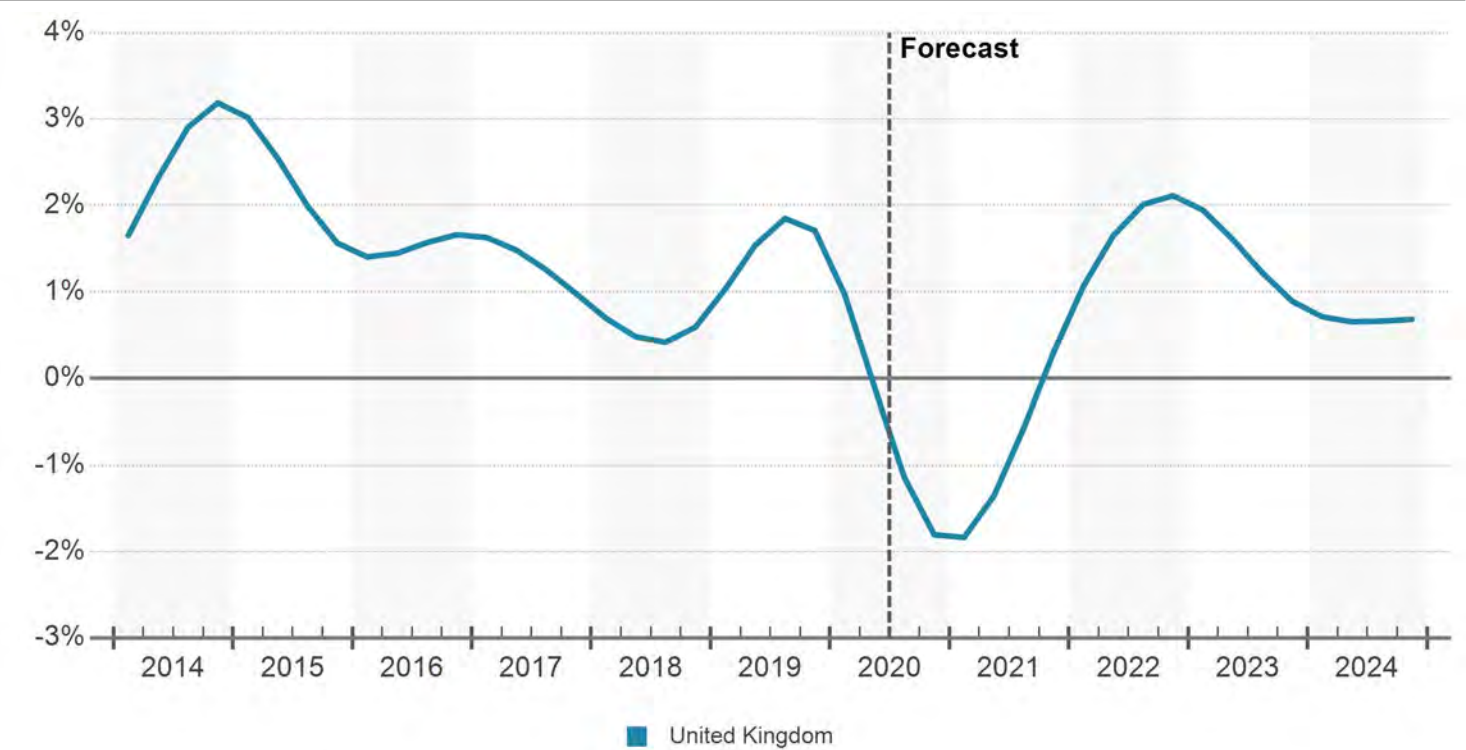
record low 0.1% and implemented a further £300 billion of quantitative easing. An easing of lockdown restrictions and improving business confidence should bring about a stronger GDP outturn in June, but it is likely to take two years for the economy to recover lost output. On 19th June, Oxford Economics slashed its 2020 UK GDP forecast to -10.8%, down from the 5.1% drop predicted in April. Unemployment has already risen from its pre-coronavirus low of circa 4%, with more than 600,000 jobs expected to be lost this year. On the plus side, Oxford Economics does expect a V-shaped recovery. A 13.7% rebound in GDP growth is forecast for 2021–22, with 850,000 jobs added, as a resumption of discretionary spending is supported by low oil prices and monetary and fiscal stimulus.

UNITED KINGDOM EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	Current Level		12 Month Change	10 Year Change	5 Year Forecast
	Jobs	LQ	UK	UK	UK
Manufacturing	2,672	1.0	-1.46%	0.31%	-1.37%
Transportation Warehouse Utilities	2,152	1.0	-1.00%	1.98%	0.40%
Retail Trade	4,897	1.0	-2.27%	0.10%	0.73%
Financial Activities	1,742	1.0	0.92%	0.79%	0.24%
Government	1,537	1.0	1.86%	-1.31%	0.08%
Natural Resources, Mining and Construction	457	1.0	-0.49%	-0.24%	-0.23%
Education and Health Services	7,502	1.0	1.86%	1.19%	0.67%
Professional and Business Services	6,265	1.0	0.66%	2.67%	1.25%
Information	1,534	1.0	2.35%	2.62%	1.08%
Leisure and Hospitality	3,320	1.0	-5.62%	1.71%	1.60%
Other Services	1,025	1.0	-0.35%	1.26%	0.88%
Total Employment	35,350	1.0	-0.53%	1.15%	0.69%

Source: Oxford Economics
LQ = Location Quotient

YEAR OVER YEAR JOB GROWTH



Source: Oxford Economics

MARKET INVENTORY

No.	Market	Inventory				12 Month Deliveries				Under Construction as % of Inventory			
		Bldgs	SF (000)	% UK	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
1	Aberdeen	1,078	13,712	1.1%	25	1	5	0%	40	0	-	-	-
2	Berkshire & North Hamps...	2,968	44,688	3.5%	5	4	115	0.3%	16	9	528	1.2%	8
3	Birmingham	3,525	48,562	3.8%	3	3	414	0.9%	4	9	1,202	2.5%	4
4	Brighton	1,163	8,394	0.7%	40	1	3	0%	44	6	359	4.3%	12
5	Bristol	2,156	26,711	2.1%	10	2	4	0%	41	8	579	2.2%	6
6	Buckinghamshire	1,262	10,489	0.8%	31	1	8	0.1%	38	1	23	0.2%	38
7	Cambridge	905	12,565	1.0%	27	5	122	1.0%	15	3	202	1.6%	23
8	Cardiff	1,943	23,323	1.8%	13	2	284	1.2%	6	17	530	2.3%	7
9	Central Scotland	1,102	10,742	0.9%	30	2	28	0.3%	28	0	-	-	-
10	Cheltenham & Gloucester	1,099	9,935	0.8%	33	2	77	0.8%	20	1	33	0.3%	37
11	Cheshire South	1,448	12,024	1.0%	28	3	191	1.6%	8	3	127	1.1%	28
12	Coventry	1,723	17,456	1.4%	19	3	11	0.1%	34	3	93	0.5%	31
13	Cumbria	615	4,397	0.3%	50	1	75	1.7%	22	0	-	-	-
14	Derby	1,376	10,830	0.9%	29	1	50	0.5%	27	3	86	0.8%	33
15	Devon & Cornwall	1,958	14,834	1.2%	23	3	169	1.1%	9	5	279	1.9%	18
16	Edinburgh	2,130	27,450	2.2%	9	8	237	0.9%	7	6	298	1.1%	15
17	Essex	2,256	19,685	1.6%	17	2	20	0.1%	32	16	330	1.7%	13
18	Gatwick	796	9,301	0.7%	36	1	10	0.1%	35	1	11	0.1%	40
19	Glasgow	2,445	39,884	3.2%	6	1	6	0%	39	9	1,465	3.7%	3
20	Herefordshire & Worcest...	1,204	8,147	0.6%	43	0	0	0%	-	1	5	0.1%	41
21	Hertfordshire	2,112	23,721	1.9%	12	2	4	0%	42	8	435	1.8%	11
22	Hull	1,046	7,540	0.6%	45	1	51	0.7%	26	2	81	1.1%	34
23	Kent	2,560	19,917	1.6%	16	5	98	0.5%	17	13	180	0.9%	25
24	Lancashire	2,068	16,801	1.3%	21	3	76	0.5%	21	3	54	0.3%	36
25	Leeds	3,801	47,456	3.8%	4	3	444	0.9%	3	9	704	1.5%	5
26	Leicester	1,640	15,628	1.2%	22	6	88	0.6%	19	8	265	1.7%	20
27	Lincoln	965	5,490	0.4%	47	1	2	0%	45	1	4	0.1%	42
28	Liverpool	1,567	21,137	1.7%	15	0	0	0%	-	3	256	1.2%	22
29	London	22,020	398,393	31.6%	1	62	4,419	1.1%	1	126	16,034	4.0%	1
30	Luton & Bedfordshire	897	9,017	0.7%	38	1	3	0%	43	4	268	3.0%	19
31	Manchester	4,684	61,787	4.9%	2	8	783	1.3%	2	16	2,178	3.5%	2
32	Milton Keynes	462	9,435	0.7%	35	2	144	1.5%	12	3	507	5.4%	10
33	Newcastle upon Tyne	1,909	25,155	2.0%	11	3	158	0.6%	10	1	21	0.1%	39
34	North Wales	806	5,382	0.4%	48	0	0	0%	-	1	4	0.1%	43
35	Northampton	1,181	9,602	0.8%	34	1	9	0.1%	36	4	91	1.0%	32
36	Norwich	805	8,272	0.7%	41	1	64	0.8%	23	0	-	-	-
37	Nottingham	1,783	18,617	1.5%	18	3	155	0.8%	11	5	526	2.8%	9
38	Oxford	1,560	14,018	1.1%	24	3	24	0.2%	30	9	283	2.0%	16
39	Peterborough	778	7,704	0.6%	44	0	0	0%	-	0	-	-	-
40	Sheffield	1,632	21,798	1.7%	14	4	389	1.8%	5	6	318	1.5%	14
41	Shropshire & Staffordshire	2,281	16,863	1.3%	20	1	59	0.4%	24	0	-	-	-
42	Somerset	743	4,232	0.3%	51	0	0	0%	-	0	-	-	-

MARKET INVENTORY

No.	Market	Inventory				12 Month Deliveries				Under Construction as % of Inventory			
		Bldgs	SF (000)	% UK	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
43	South Coast	3,303	30,833	2.4%	7	7	95	0.3%	18	11	282	0.9%	17
44	Southern Scotland	768	4,446	0.4%	49	1	12	0.3%	33	3	108	2.4%	29
45	Suffolk	1,063	8,712	0.7%	39	4	58	0.7%	25	0	-	-	-
46	Surrey	2,596	27,888	2.2%	8	4	136	0.5%	13	4	142	0.5%	27
47	Sussex East	464	2,713	0.2%	52	1	26	0.9%	29	3	59	2.2%	35
48	Swansea	729	5,861	0.5%	46	2	2	0%	46	2	143	2.4%	26
49	Swindon	1,013	10,232	0.8%	32	1	9	0.1%	37	0	-	-	-
50	Tees Valley & Durham	1,185	12,565	1.0%	26	4	133	1.1%	14	4	260	2.1%	21
51	Warrington	775	9,210	0.7%	37	0	0	0%	-	3	188	2.0%	24
52	York	1,182	8,255	0.7%	42	1	21	0.2%	31	3	94	1.1%	30

MARKET CONSTRUCTION

No.	Market	Under Construction Inventory					Average Building Size		
		Bldgs	SF (000)	Pre-Leased SF (000)	Pre-Leased %	Rank	All Existing	Under Constr	Rank
1	Aberdeen	0	-	-	-	-	12,720	-	-
2	Berkshire & North Hamps...	9	528	177	33.5%	39	15,057	58,643	16
3	Birmingham	9	1,202	640	53.2%	33	13,777	133,605	4
4	Brighton	6	359	142	39.6%	38	7,218	59,808	15
5	Bristol	8	579	341	58.9%	30	12,389	72,327	9
6	Buckinghamshire	1	23	23	100%	1	8,311	22,950	33
7	Cambridge	3	202	200	99.0%	12	13,884	67,333	11
8	Cardiff	17	530	309	58.4%	31	12,004	31,188	29
9	Central Scotland	0	-	-	-	-	9,748	-	-
10	Cheltenham & Gloucester	1	33	0	0%	-	9,040	32,734	26
11	Cheshire South	3	127	127	100%	1	8,304	42,344	21
12	Coventry	3	93	87	93.5%	14	10,131	31,126	30
13	Cumbria	0	-	-	-	-	7,150	-	-
14	Derby	3	86	51	59.5%	29	7,870	28,744	31
15	Devon & Cornwall	5	279	213	76.2%	23	7,576	55,850	17
16	Edinburgh	6	298	188	63.1%	27	12,887	49,650	20
17	Essex	16	330	132	40.1%	36	8,726	20,620	36
18	Gatwick	1	11	11	100%	1	11,684	10,978	40
19	Glasgow	9	1,465	1,191	81.3%	20	16,313	162,748	2
20	Herefordshire & Worcest...	1	5	5	100%	1	6,767	4,700	41
21	Hertfordshire	8	435	335	77.0%	21	11,232	54,359	18
22	Hull	2	81	80	99.1%	11	7,209	40,489	22
23	Kent	13	180	155	86.2%	18	7,780	13,857	39
24	Lancashire	3	54	33	61.0%	28	8,124	18,125	38
25	Leeds	9	704	213	30.3%	40	12,485	78,231	8
26	Leicester	8	265	61	22.8%	42	9,529	33,139	25
27	Lincoln	1	4	4	100%	1	5,690	3,987	42
28	Liverpool	3	256	162	63.3%	26	13,489	85,391	7
29	London	126	16,034	10,433	65.1%	25	18,092	127,251	5
30	Luton & Bedfordshire	4	268	268	100%	1	10,052	66,925	12
31	Manchester	16	2,178	1,660	76.2%	22	13,191	136,124	3
32	Milton Keynes	3	507	457	90.2%	17	20,423	168,969	1
33	Newcastle upon Tyne	1	21	21	100%	1	13,177	21,000	35
34	North Wales	1	4	4	100%	1	6,678	3,520	43
35	Northampton	4	91	91	100%	1	8,131	22,806	34
36	Norwich	0	-	-	-	-	10,276	-	-
37	Nottingham	5	526	497	94.6%	13	10,441	105,156	6
38	Oxford	9	283	134	47.3%	34	8,986	31,427	27
39	Peterborough	0	-	-	-	-	9,902	-	-
40	Sheffield	6	318	274	86.0%	19	13,356	53,079	19
41	Shropshire & Staffordshire	0	-	-	-	-	7,393	-	-
42	Somerset	0	-	-	-	-	5,696	-	-

MARKET CONSTRUCTION

No.	Market	Under Construction Inventory					Average Building Size		
		Bldgs	SF (000)	Pre-Leased SF (000)	Pre-Leased %	Rank	All Existing	Under Constr	Rank
43	South Coast	11	282	82	29.1%	41	9,335	25,639	32
44	Southern Scotland	3	108	62	57.3%	32	5,789	35,938	23
45	Suffolk	0	-	-	-	-	8,196	-	-
46	Surrey	4	142	57	40.0%	37	10,743	35,462	24
47	Sussex East	3	59	59	100%	1	5,846	19,529	37
48	Swansea	2	143	131	91.6%	15	8,040	71,388	10
49	Swindon	0	-	-	-	-	10,101	-	-
50	Tees Valley & Durham	4	260	192	73.8%	24	10,604	65,052	13
51	Warrington	3	188	170	90.3%	16	11,883	62,681	14
52	York	3	94	39	41.4%	35	6,984	31,364	28

MARKET RENT

No.	Market	Market Rent		12 Month Market Rent		QTD Annualised Market Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
1	Aberdeen	£18.04	13	-2.3%	49	0.7%	30
2	Berkshire & North Hamps...	£23.78	4	3.3%	12	-6.8%	52
3	Birmingham	£16.78	17	2.8%	16	-0.6%	37
4	Brighton	£21.88	6	-0.2%	35	-1.4%	45
5	Bristol	£21.85	7	3.1%	13	3.1%	6
6	Buckinghamshire	£21.46	8	4.5%	6	1.1%	25
7	Cambridge	£26.14	2	-1.4%	46	3.5%	4
8	Cardiff	£13.77	30	-1.1%	44	-0.1%	32
9	Central Scotland	£10.25	50	-2.5%	50	1.9%	15
10	Cheltenham & Gloucester	£14.71	22	3.4%	10	0.9%	27
11	Cheshire South	£14.88	21	0.9%	24	-0.9%	40
12	Coventry	£14.07	25	-0.4%	37	-0.3%	35
13	Cumbria	£10.21	51	1.2%	22	1.2%	24
14	Derby	£12.13	37	-0.1%	33	2.6%	10
15	Devon & Cornwall	£12.39	35	-0.2%	34	-2.2%	47
16	Edinburgh	£17.89	15	-0.6%	39	-2.9%	50
17	Essex	£17.93	14	4.1%	7	2.4%	11
18	Gatwick	£19.21	11	-1.3%	45	-0.1%	33
19	Glasgow	£15.30	19	1.9%	20	0.9%	28
20	Herefordshire & Worcest...	£12.03	40	4.0%	8	-3.1%	51
21	Hertfordshire	£22.10	5	-1.0%	42	1.4%	18
22	Hull	£10.64	46	2.0%	19	2.1%	13
23	Kent	£17.53	16	0.3%	29	-0.4%	36
24	Lancashire	£11.26	41	-0.1%	32	-1.3%	44
25	Leeds	£15.10	20	3.0%	14	1.5%	17
26	Leicester	£12.19	36	1.8%	21	1.2%	21
27	Lincoln	£9.97	52	0.3%	28	-1.3%	43
28	Liverpool	£13.97	27	4.7%	5	-1.2%	42
29	London	£50.18	1	0.2%	30	-1.5%	46
30	Luton & Bedfordshire	£13.91	28	-1.0%	43	-0.1%	34
31	Manchester	£19.20	12	6.2%	3	2.7%	7
32	Milton Keynes	£20.29	10	8.3%	1	2.6%	8
33	Newcastle upon Tyne	£13.14	33	3.0%	15	0.8%	29
34	North Wales	£10.89	43	-0.6%	38	-2.8%	49
35	Northampton	£13.12	34	0.7%	26	-0.9%	38
36	Norwich	£12.03	39	2.5%	17	-2.2%	48
37	Nottingham	£13.40	32	3.8%	9	0.4%	31
38	Oxford	£21.14	9	5.6%	4	1.3%	20
39	Peterborough	£13.65	31	-1.8%	47	3.3%	5
40	Sheffield	£12.12	38	0.9%	25	1.2%	23
41	Shropshire & Staffordshire	£10.46	49	-0.4%	36	2.1%	12
42	Somerset	£11.18	42	1.1%	23	6.1%	2

MARKET RENT

No.	Market	Market Rent		12 Month Market Rent		QTD Annualised Market Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
43	South Coast	£15.61	18	-0.7%	41	1.4%	19
44	Southern Scotland	£10.62	47	-2.7%	51	1.8%	16
45	Suffolk	£10.89	44	-3.1%	52	5.2%	3
46	Surrey	£25.88	3	0%	31	2.6%	9
47	Sussex East	£13.80	29	-2.0%	48	-1.2%	41
48	Swansea	£10.47	48	-0.7%	40	2.0%	14
49	Swindon	£14.38	23	6.9%	2	-0.9%	39
50	Tees Valley & Durham	£10.82	45	2.1%	18	13.7%	1
51	Warrington	£14.24	24	0.6%	27	1.0%	26
52	York	£14.04	26	3.3%	11	1.2%	22

MARKET VACANCY & NET ABSORPTION

No.	Market	Vacancy			12 Month Absorption			
		SF	Percent	Rank	SF	% of Inv	Rank	Construc. Ratio
1	Aberdeen	1,733,425	12.6%	52	170,767	1.2%	14	0
2	Berkshire & North Hamps...	3,801,831	8.5%	51	9,205	0%	37	2.9
3	Birmingham	2,722,207	5.6%	43	588,786	1.2%	4	-
4	Brighton	152,862	1.8%	2	22,388	0.3%	33	-
5	Bristol	1,047,970	3.9%	28	(57,360)	-0.2%	45	-
6	Buckinghamshire	254,921	2.4%	7	50,021	0.5%	25	-
7	Cambridge	455,626	3.6%	22	68,687	0.5%	21	1.6
8	Cardiff	1,147,140	4.9%	35	289,418	1.2%	6	0.7
9	Central Scotland	607,632	5.7%	44	68,301	0.6%	22	-
10	Cheltenham & Gloucester	281,342	2.8%	14	137,804	1.4%	17	0.6
11	Cheshire South	665,057	5.5%	41	82,957	0.7%	20	1.8
12	Coventry	668,086	3.8%	26	277	0%	39	-
13	Cumbria	120,122	2.7%	13	88,102	2.0%	19	0.8
14	Derby	399,317	3.7%	24	155,994	1.4%	15	0.3
15	Devon & Cornwall	351,993	2.4%	6	39,650	0.3%	29	1.2
16	Edinburgh	1,486,369	5.4%	39	266,643	1.0%	7	0.4
17	Essex	525,996	2.7%	12	(110,983)	-0.6%	52	-
18	Gatwick	500,823	5.4%	38	(25,820)	-0.3%	44	-
19	Glasgow	2,984,068	7.5%	49	24,147	0.1%	32	-
20	Herefordshire & Worcest...	255,578	3.1%	15	(5,318)	-0.1%	40	-
21	Hertfordshire	595,724	2.5%	9	46,637	0.2%	27	0.1
22	Hull	305,059	4.0%	29	5,157	0.1%	38	4.0
23	Kent	502,374	2.5%	10	(70,334)	-0.4%	47	-
24	Lancashire	543,241	3.2%	18	371,431	2.2%	5	0.2
25	Leeds	1,608,277	3.4%	19	1,044,463	2.2%	2	0.3
26	Leicester	308,743	2.0%	3	36,537	0.2%	31	0.5
27	Lincoln	187,761	3.4%	21	(8,763)	-0.2%	41	-
28	Liverpool	1,167,515	5.5%	40	37,763	0.2%	30	-
29	London	20,540,215	5.2%	37	1,119,795	0.3%	1	2.5
30	Luton & Bedfordshire	286,861	3.2%	17	(25,007)	-0.3%	43	-
31	Manchester	3,453,818	5.6%	42	914,955	1.5%	3	0.8
32	Milton Keynes	424,782	4.5%	32	(95,880)	-1.0%	51	-
33	Newcastle upon Tyne	1,817,443	7.2%	48	194,960	0.8%	12	0.8
34	North Wales	198,555	3.7%	25	12,540	0.2%	36	-
35	Northampton	302,978	3.2%	16	107,100	1.1%	18	0.1
36	Norwich	136,696	1.7%	1	63,819	0.8%	23	1.0
37	Nottingham	722,163	3.9%	27	(93,509)	-0.5%	50	-
38	Oxford	351,541	2.5%	8	141,481	1.0%	16	-
39	Peterborough	444,658	5.8%	45	(72,358)	-0.9%	49	-
40	Sheffield	1,086,953	5.0%	36	260,246	1.2%	9	0.9
41	Shropshire & Staffordshire	576,543	3.4%	20	227,289	1.3%	10	0.3
42	Somerset	110,429	2.6%	11	45,693	1.1%	28	-

MARKET VACANCY & NET ABSORPTION

No.	Market	Vacancy			12 Month Absorption			
		SF	Percent	Rank	SF	% of Inv	Rank	Construc. Ratio
43	South Coast	1,311,625	4.3%	30	265,755	0.9%	8	0
44	Southern Scotland	275,899	6.2%	46	21,190	0.5%	34	-
45	Suffolk	206,130	2.4%	5	200,179	2.3%	11	0.2
46	Surrey	1,834,275	6.6%	47	(71,502)	-0.3%	48	-
47	Sussex East	121,454	4.5%	31	(62,307)	-2.3%	46	-
48	Swansea	273,376	4.7%	34	16,247	0.3%	35	-
49	Swindon	476,178	4.7%	33	(19,918)	-0.2%	42	-
50	Tees Valley & Durham	1,055,234	8.4%	50	188,353	1.5%	13	0.6
51	Warrington	335,836	3.6%	23	56,061	0.6%	24	-
52	York	180,035	2.2%	4	47,703	0.6%	26	0.4

OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	1,308,976,140	9,794,156	0.8%	10,074,492	0.8%	1.0
2023	1,299,181,984	8,434,587	0.7%	8,077,800	0.6%	1.0
2022	1,290,747,397	10,145,847	0.8%	5,371,413	0.4%	1.9
2021	1,280,601,550	8,470,699	0.7%	5,720,635	0.4%	1.5
2020	1,272,130,851	12,561,718	1.0%	4,320,592	0.3%	2.9
YTD	1,261,760,470	2,191,337	0.2%	1,629,749	0.1%	1.3
2019	1,259,569,133	6,661,165	0.5%	12,990,116	1.0%	0.5
2018	1,252,907,968	4,049,501	0.3%	16,535,644	1.3%	0.2
2017	1,248,858,467	2,190,003	0.2%	8,677,541	0.7%	0.3
2016	1,246,668,464	(68,686)	0%	3,203,365	0.3%	-
2015	1,246,737,150	(1,854,896)	-0.1%	7,912,532	0.6%	-
2014	1,248,592,046	(953,815)	-0.1%	11,997,230	1.0%	-
2013	1,249,545,861	1,946,073	0.2%	10,266,396	0.8%	0.2
2012	1,247,599,788	2,309,541	0.2%	263,018	0%	8.8
2011	1,245,290,247	8,038,858	0.6%	(344,956)	0%	-
2010	1,237,251,389	12,879,314	1.1%	12,720,523	1.0%	1.0
2009	1,224,372,075	-	-	6,081,747	0.5%	-

4 & 5 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	409,149,390	12,911,358	3.3%	12,920,961	3.2%	1.0
2023	396,238,032	11,915,840	3.1%	12,020,217	3.0%	1.0
2022	384,322,192	13,479,761	3.6%	10,106,850	2.6%	1.3
2021	370,842,431	11,547,268	3.2%	10,893,904	2.9%	1.1
2020	359,295,163	11,453,507	3.3%	7,590,847	2.1%	1.5
YTD	350,350,670	2,509,014	0.7%	2,606,675	0.7%	1.0
2019	347,841,656	9,039,314	2.7%	10,477,594	3.0%	0.9
2018	338,802,342	8,144,813	2.5%	11,931,515	3.5%	0.7
2017	330,657,529	7,930,684	2.5%	8,620,460	2.6%	0.9
2016	322,726,845	6,619,003	2.1%	6,564,145	2.0%	1.0
2015	316,107,842	4,404,719	1.4%	6,381,234	2.0%	0.7
2014	311,703,123	5,109,430	1.7%	6,696,905	2.1%	0.8
2013	306,593,693	4,253,963	1.4%	2,908,222	0.9%	1.5
2012	302,339,730	3,715,175	1.2%	2,698,534	0.9%	1.4
2011	298,624,555	4,758,670	1.6%	4,617,713	1.5%	1.0
2010	293,865,885	8,175,608	2.9%	10,598,750	3.6%	0.8
2009	285,690,277	-	-	6,571,063	2.3%	-

Supply & Demand Trends

United Kingdom Office

3 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	680,981,612	523,667	0.1%	702,918	0.1%	0.7
2023	680,457,945	457,925	0.1%	29,574	0%	15.5
2022	680,000,020	767,892	0.1%	(411,032)	-0.1%	-
2021	679,232,128	1,486,944	0.2%	(299,546)	0%	-
2020	677,745,184	2,171,772	0.3%	(1,488,257)	-0.2%	-
YTD	675,359,562	(213,850)	0%	(923,877)	-0.1%	-
2019	675,573,412	(1,320,973)	-0.2%	2,156,827	0.3%	-
2018	676,894,385	(3,428,874)	-0.5%	3,174,202	0.5%	-
2017	680,323,259	(4,353,246)	-0.6%	959,841	0.1%	-
2016	684,676,505	(5,882,824)	-0.9%	(3,626,432)	-0.5%	-
2015	690,559,329	(4,791,098)	-0.7%	863,085	0.1%	-
2014	695,350,427	(4,927,596)	-0.7%	3,599,044	0.5%	-
2013	700,278,023	(1,436,483)	-0.2%	4,943,217	0.7%	-
2012	701,714,506	(805,961)	-0.1%	(1,608,727)	-0.2%	-
2011	702,520,467	3,524,280	0.5%	(2,786,496)	-0.4%	-
2010	698,996,187	4,354,881	0.6%	3,008,495	0.4%	1.4
2009	694,641,306	-	-	1,463,329	0.2%	-

1 & 2 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	218,845,138	(3,640,869)	-1.6%	(3,549,387)	-1.6%	-
2023	222,486,007	(3,939,178)	-1.7%	(3,971,991)	-1.8%	-
2022	226,425,185	(4,101,806)	-1.8%	(4,324,405)	-1.9%	-
2021	230,526,991	(4,563,513)	-1.9%	(4,873,723)	-2.1%	-
2020	235,090,504	(1,063,561)	-0.5%	(1,781,998)	-0.8%	-
YTD	236,050,238	(103,827)	0%	(53,049)	0%	-
2019	236,154,065	(1,057,176)	-0.4%	355,695	0.2%	-
2018	237,211,241	(666,438)	-0.3%	1,429,927	0.6%	-
2017	237,877,679	(1,387,435)	-0.6%	(902,760)	-0.4%	-
2016	239,265,114	(804,865)	-0.3%	265,652	0.1%	-
2015	240,069,979	(1,468,517)	-0.6%	668,213	0.3%	-
2014	241,538,496	(1,135,649)	-0.5%	1,701,281	0.7%	-
2013	242,674,145	(871,407)	-0.4%	2,414,957	1.0%	-
2012	243,545,552	(599,673)	-0.2%	(826,789)	-0.3%	-
2011	244,145,225	(244,092)	-0.1%	(2,176,173)	-0.9%	-
2010	244,389,317	348,825	0.1%	(886,722)	-0.4%	-
2009	244,040,492	-	-	(1,952,645)	-0.8%	-

OVERALL RENT & VACANCY

Year	Market Rent			Vacancy		
	Per SF	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2024	£28.01	1.7%	2.8%	77,496,446	5.9%	-0.1%
2023	£27.55	2.3%	1.1%	77,776,400	6.0%	0%
2022	£26.91	1.3%	-1.2%	77,468,372	6.0%	0.3%
2021	£26.58	-2.0%	-2.5%	72,685,491	5.7%	0.2%
2020	£27.13	-0.5%	-0.5%	69,826,487	5.5%	0.6%
YTD	£27.28	0.1%	0.1%	61,904,335	4.9%	0%
2019	£27.25	1.8%	0%	61,428,188	4.9%	-0.5%
2018	£26.78	0.5%	-1.7%	67,878,897	5.4%	-1.0%
2017	£26.65	1.0%	-2.2%	80,268,443	6.4%	-0.5%
2016	£26.39	7.0%	-3.2%	86,896,889	7.0%	-0.2%
2015	£24.66	10.5%	-9.5%	89,772,200	7.2%	-0.8%
2014	£22.32	8.0%	-18.1%	99,709,065	8.0%	-1.0%
2013	£20.67	4.3%	-24.1%	112,569,804	9.0%	-0.7%
2012	£19.83	-0.1%	-27.2%	120,999,730	9.7%	0.1%
2011	£19.84	1.2%	-27.2%	118,953,154	9.6%	0.4%
2010	£19.62	-0.2%	-28.0%	113,783,252	9.2%	-0.2%
2009	£19.66	-	-27.9%	114,724,604	9.4%	-

4 & 5 STAR RENT & VACANCY

Year	Market Rent			Vacancy		
	Per SF	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2024	£46.87	2.0%	3.6%	33,864,982	8.3%	-0.3%
2023	£45.95	2.6%	1.6%	33,947,878	8.6%	-0.3%
2022	£44.79	1.4%	-1.0%	34,175,264	8.9%	0.6%
2021	£44.18	-2.0%	-2.3%	30,869,283	8.3%	-0.1%
2020	£45.09	-0.3%	-0.3%	30,187,104	8.4%	0.9%
YTD	£45.39	0.3%	0.3%	26,045,531	7.4%	-0.1%
2019	£45.24	2.0%	0%	26,178,793	7.5%	-0.6%
2018	£44.36	-0.7%	-1.9%	27,602,267	8.1%	-1.3%
2017	£44.67	0%	-1.3%	31,346,856	9.5%	-0.5%
2016	£44.68	6.7%	-1.2%	32,134,665	10.0%	-0.2%
2015	£41.88	11.3%	-7.4%	32,143,121	10.2%	-0.8%
2014	£37.64	9.1%	-16.8%	34,303,838	11.0%	-0.7%
2013	£34.49	6.7%	-23.8%	35,823,811	11.7%	0.3%
2012	£32.34	0.2%	-28.5%	34,534,785	11.4%	0.2%
2011	£32.28	2.9%	-28.6%	33,518,744	11.2%	-0.3%
2010	£31.37	0.4%	-30.7%	33,946,039	11.6%	-1.3%
2009	£31.23	-	-31.0%	36,628,069	12.8%	-

3 STAR RENT & VACANCY

Year	Market Rent			Vacancy		
	Per SF	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2024	£21.76	1.4%	2.2%	36,592,911	5.4%	0%
2023	£21.46	2.1%	0.8%	36,778,679	5.4%	0.1%
2022	£21.01	1.2%	-1.3%	36,356,639	5.3%	0.2%
2021	£20.77	-2.0%	-2.4%	35,183,654	5.2%	0.3%
2020	£21.19	-0.4%	-0.4%	33,400,854	4.9%	0.5%
YTD	£21.30	0.1%	0.1%	30,401,994	4.5%	0.1%
2019	£21.29	2.0%	0%	29,741,807	4.4%	-0.5%
2018	£20.86	1.1%	-2.0%	33,317,898	4.9%	-0.9%
2017	£20.63	1.9%	-3.1%	39,869,951	5.9%	-0.7%
2016	£20.24	7.6%	-4.9%	45,227,067	6.6%	-0.2%
2015	£18.81	10.2%	-11.6%	47,088,125	6.8%	-0.8%
2014	£17.06	7.3%	-19.8%	52,712,828	7.6%	-1.2%
2013	£15.90	2.4%	-25.3%	61,218,930	8.7%	-0.9%
2012	£15.52	-0.5%	-27.1%	67,638,020	9.6%	0.1%
2011	£15.60	-0.3%	-26.7%	66,848,077	9.5%	0.5%
2010	£15.65	-1.1%	-26.5%	62,728,962	9.0%	0.1%
2009	£15.82	-	-25.7%	61,906,849	8.9%	-

1 & 2 STAR RENT & VACANCY

Year	Market Rent			Vacancy		
	Per SF	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2024	£15.80	1.1%	0.9%	7,038,553	3.2%	0%
2023	£15.62	2.0%	-0.2%	7,049,843	3.2%	0.1%
2022	£15.32	1.1%	-2.1%	6,936,469	3.1%	0.2%
2021	£15.16	-2.0%	-3.2%	6,632,554	2.9%	0.2%
2020	£15.47	-1.1%	-1.2%	6,238,529	2.7%	0.3%
YTD	£15.54	-0.6%	-0.7%	5,456,810	2.3%	0%
2019	£15.63	-0.2%	-0.2%	5,507,588	2.3%	-0.6%
2018	£15.66	3.4%	0%	6,958,732	2.9%	-0.9%
2017	£15.14	2.0%	-3.3%	9,051,636	3.8%	-0.2%
2016	£14.84	6.4%	-5.2%	9,535,157	4.0%	-0.4%
2015	£13.95	7.8%	-10.9%	10,540,954	4.4%	-0.9%
2014	£12.95	5.3%	-17.3%	12,692,399	5.3%	-1.1%
2013	£12.29	0.7%	-21.5%	15,527,063	6.4%	-1.3%
2012	£12.21	0.3%	-22.0%	18,826,925	7.7%	0.1%
2011	£12.17	-0.5%	-22.3%	18,586,333	7.6%	0.6%
2010	£12.24	0.5%	-21.8%	17,108,251	7.0%	0.4%
2009	£12.18	-	-22.2%	16,189,686	6.6%	-

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Yield	Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£438.97	188	7.1%
2023	-	-	-	-	-	-	£428.59	184	7.1%
2022	-	-	-	-	-	-	£411.27	176	7.2%
2021	-	-	-	-	-	-	£402.45	173	7.3%
2020	-	-	-	-	-	-	£419.20	180	7.2%
YTD	869	£7.2B	1.4%	£12,513,689	£455.24	6.4%	£428.87	184	7.1%
2019	2,798	£22B	4.5%	£11,488,434	£434.54	6.9%	£433.62	186	7.0%
2018	3,545	£28.6B	6.2%	£12,960,246	£432.07	6.6%	£426.36	183	7.0%
2017	3,864	£26.1B	6.1%	£10,375,587	£402.38	7.0%	£424.13	182	6.9%
2016	3,536	£24.1B	5.6%	£10,864,498	£395.26	7.2%	£405.20	174	7.4%
2015	4,596	£30.8B	8.2%	£11,510,216	£373.46	7.1%	£374.86	161	7.4%
2014	4,568	£30.1B	7.4%	£12,174,226	£393.42	7.7%	£317.81	136	7.8%
2013	3,875	£25.4B	6.4%	£11,415,077	£367.92	8.7%	£276.49	119	8.4%
2012	2,591	£15.8B	4.0%	£10,272,232	£363.93	7.7%	£259.73	111	8.7%
2011	2,325	£14.3B	4.1%	£7,710,629	£315.28	7.9%	£259.08	111	8.4%
2010	1,934	£13.3B	3.7%	£9,666,542	£331.38	7.5%	£254.74	109	8.3%
2009	1,479	£10.2B	3.2%	£9,524,037	£319.70	8.0%	£233.23	100	8.7%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

4 & 5 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Yield	Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£780.71	200	5.6%
2023	-	-	-	-	-	-	£760.05	195	5.6%
2022	-	-	-	-	-	-	£727.68	187	5.7%
2021	-	-	-	-	-	-	£711.47	182	5.8%
2020	-	-	-	-	-	-	£741.55	190	5.7%
YTD	90	£3.8B	1.6%	£50,534,447	£685.18	5.8%	£760.15	195	5.6%
2019	286	£14.1B	6.0%	£58,245,860	£692.20	5.9%	£770.94	198	5.5%
2018	423	£19.8B	9.6%	£57,955,714	£644.81	5.4%	£759.87	195	5.5%
2017	380	£17.5B	9.2%	£58,607,838	£637.02	5.5%	£767.38	197	5.4%
2016	399	£15B	8.2%	£45,210,446	£608.78	5.9%	£749.45	192	5.6%
2015	564	£20.2B	14.4%	£48,736,508	£520.14	5.9%	£693.24	178	5.7%
2014	577	£22B	14.1%	£51,523,215	£545.45	6.4%	£580.26	149	6.1%
2013	494	£19.4B	13.0%	£50,197,325	£520.07	7.2%	£503.25	129	6.5%
2012	335	£12.2B	8.2%	£47,591,331	£521.29	6.2%	£469.66	120	6.7%
2011	317	£9.3B	8.3%	£33,457,033	£410.83	6.7%	£459.13	118	6.6%
2010	269	£9.5B	7.9%	£40,190,995	£438.43	6.5%	£441.47	113	6.7%
2009	259	£7.9B	7.8%	£35,766,997	£401.83	7.5%	£390.11	100	7.3%

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3 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Yield	Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£331.74	180	7.4%
2023	-	-	-	-	-	-	£324.85	176	7.5%
2022	-	-	-	-	-	-	£312.29	170	7.6%
2021	-	-	-	-	-	-	£305.75	166	7.7%
2020	-	-	-	-	-	-	£318.34	173	7.5%
YTD	531	£3.1B	1.4%	£8,387,931	£374.60	6.6%	£325.05	177	7.4%
2019	1,702	£7B	4.4%	£6,037,314	£272.22	7.2%	£327.58	178	7.3%
2018	2,098	£8.1B	5.6%	£6,173,532	£257.18	6.9%	£321.45	175	7.3%
2017	2,308	£7.8B	5.8%	£5,359,713	£241.39	7.3%	£315.14	171	7.3%
2016	2,075	£8.4B	5.3%	£6,608,681	£269.27	7.4%	£294.55	160	7.8%
2015	2,673	£9.9B	7.2%	£6,408,470	£256.30	7.3%	£272.01	148	7.8%
2014	2,563	£7.4B	5.9%	£5,737,572	£240.44	8.3%	£232.90	127	8.2%
2013	2,062	£5.6B	4.8%	£5,052,516	£201.02	9.2%	£202.46	110	8.9%
2012	1,300	£3.3B	3.0%	£4,599,862	£187.00	8.8%	£191.06	104	9.2%
2011	1,147	£4.6B	3.2%	£5,103,288	£237.72	8.6%	£194.28	106	8.9%
2010	1,062	£3.6B	2.9%	£4,791,775	£211.74	8.1%	£195.05	106	8.7%
2009	789	£2.1B	2.1%	£3,923,847	£194.21	8.4%	£184.11	100	9.0%

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1 & 2 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Yield	Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£199.86	162	8.6%
2023	-	-	-	-	-	-	£196.31	159	8.6%
2022	-	-	-	-	-	-	£189.40	154	8.7%
2021	-	-	-	-	-	-	£185.85	151	8.8%
2020	-	-	-	-	-	-	£193.20	157	8.7%
YTD	248	£361.8M	1.1%	£2,531,123	£167.64	6.8%	£196.72	160	8.5%
2019	810	£891.8M	2.6%	£1,752,397	£199.64	7.6%	£198.45	161	8.4%
2018	1,024	£704.9M	2.8%	£1,246,529	£175.08	7.2%	£194.02	157	8.4%
2017	1,176	£809.9M	2.8%	£1,026,520	£158.16	8.1%	£187.94	152	8.4%
2016	1,062	£614.8M	2.8%	£976,279	£124.19	8.1%	£172.25	140	9.0%
2015	1,359	£647.2M	3.2%	£873,332	£132.85	8.6%	£160.84	130	9.0%
2014	1,428	£700.6M	3.3%	£909,468	£130.45	8.3%	£141.76	115	9.4%
2013	1,319	£376.6M	2.5%	£511,557	£99.95	10.4%	£126.31	102	10.1%
2012	956	£257.2M	1.5%	£444,652	£115.67	8.3%	£121.09	98	10.5%
2011	861	£363.8M	1.7%	£539,440	£112.02	7.7%	£125.16	102	10.1%
2010	603	£237.8M	1.1%	£596,924	£146.51	8.0%	£127.39	103	9.9%
2009	431	£141.2M	0.7%	£459,053	£118.83	8.0%	£123.28	100	10.1%

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United Kingdom

PREPARED BY



John Simpson

Investment and Funding Manager



INDUSTRIAL NATIONAL REPORT

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Overview

United Kingdom Industrial

12 Mo Deliveries in SF

35.5 M

12 Mo Net Absorption in SF

23.7 M

Vacancy Rate

3.2%

12 Mo Rent Growth

4.7%

As the coronavirus casts a major shadow over the global economy, the outlook for all commercial property sectors has deteriorated. However, the industrial sector is expected to fare comparatively well, given the long-term structural tailwinds underway long before the pandemic took hold.

In the months since the UK government imposed lockdown restrictions, online retail sales as a proportion of total retail sales soared above 30% (up from 20% in February and against a pre-pandemic two-year monthly average of around 19%). Although leasing has slowed down overall in recent weeks, food and online retailers and the healthcare sector (and its supply chain) have continued to acquire industrial space in response to the crisis.

In the months and years ahead, longer-term consumer behavioural change and the localisation of supply chains are expected to drive demand for logistics space, helping

to offset weakness in other segments. Upward pressure on vacancies is not expected in our baseline scenario, given the high levels of pre-leasing activity in many markets. Such dynamics are expected to benefit rental growth, which, although slowing, is expected to remain positive and comfortably above expectations for the office and retail sectors.

It is perhaps unsurprising, then, that investor appetite for industrial property remains strong, particularly for logistics. The coronavirus outbreak has brought the sector's defensive characteristics into sharp focus in recent weeks. Distribution warehouses let to resilient tenant types and last-mile hubs in supply-starved London are high on the agenda for investors looking to bolster or diversify portfolios. Pricing has remained resilient thus far, helped by property's relative value over other asset types, low borrowing costs and a lack of distress in the market currently.

KEY INDICATORS

Current Quarter	GIA (000)	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	2,037,012	4.0%	£6.66	8.3%	1,091,060	482,007	41,558,552
Specialised Industrial	749,835	1.3%	£6.62	3.0%	(1,044,811)	19,375	2,968,993
Light Industrial	257,853	1.9%	£9.29	5.2%	(37,521)	21,576	935,428
National	3,044,700	3.2%	£6.87	6.7%	8,728	522,958	45,462,973

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.2%	6.2%	3.6%	10.0%	2012 Q3	2.9%	2019 Q3
Net Absorption SF	23.7 M	31,347,843	32,867,402	76,006,444	2015 Q1	(21,170,141)	2009 Q4
Deliveries SF	35.5 M	26,333,436	41,756,130	45,689,428	2019 Q4	8,442,445	2013 Q4
Rent Growth	4.7%	3.2%	2.7%	6.5%	2017 Q4	-1.9%	2010 Q1
Sales Volume	£6.1 B	£5.5B	N/A	£8.7B	2018 Q4	£2B	2009 Q4

The coronavirus outbreak and its economic effects have introduced many new headwinds for industrial landlords in 2020. Factory shutdowns, falling consumer demand for some types of goods and supply chain disruption are among the factors impacting tenants' cash flows, and in some cases, their ability to pay rent. But whilst conditions are expected to soften in some segments of the market, the industrial sector is well positioned among the main commercial property sectors, boosted by structural tailwinds such as the shift to online retail, which has accelerated during the pandemic.

Perhaps unsurprisingly, Amazon has been very active of late. In June, CoStar News reported it had exchanged contracts to pre-let 2.3 million SF at Tritax Big Box REIT's Littlebrook development in Dartford. And in May, it purchased the former Pentavia Retail Park (86,000 SF) in London and leased a former Toys R Us store (51,000 SF) in Croydon, both of which will become last-mile hubs. The online retail giant has also been linked to a new build distribution facility in Glasgow and has warehouse openings in Durham, Doncaster, Mansfield and Milton Keynes in the pipeline.

The surge in demand for groceries has led to all of the big supermarkets securing additional temporary warehouse space through a mix of short-term leases, taking back unoccupied buildings, subleasing and utilising "grey space" of 3PL firms. Tesco's reoccupation of Tectonic 620 (620,000 SF) and Asda's short-term sublease of Eddie Stobart's 317,000-SF Mountpark Bardon depot are two of many examples. And with supply chains under pressure, some food retailers are now bringing forward expansion plans in anticipation of greater e-commerce penetration. One of the first in a likely series of such deals occurred in May when Marks & Spencer leased Logisor's MK360 (360,000 SF) in Milton Keynes to serve its M&S Food division.

The healthcare sector has also been a considerable demand driver since the crisis began. The NHS has reportedly occupied over 10 million SF of temporary warehousing, primarily for the storage and distribution of supplies, with demand subsequently filtering through to its supply chain. In May, safety and medical product manufacturer Beeswift agreed a 16-year lease on Hub 120 (120,000 SF) in Birmingham whilst Clipper Logistics occupied DIRFT 240 (240,000 SF) in Daventry to store and distribute personal protective equipment (PPE).

Further down the size scale, logistics firm Malcolm Group took 67,000 SF at Westway Park near Glasgow for the same purpose; whilst PPE manufacturer Alpha Solway acquired 35,000 SF in Dumfries in Southern Scotland.

Other deals that have arisen from the effects of the pandemic include lettings to wholesaler and distributor Pricecheck, which doubled its South Yorkshire warehouse footprint to 378,000 SF after acquiring a former Maplin warehouse in Rotherham; logistics company Revolution Transport Services, which expanded its Warrington presence by 117,000 SF; and furniture retailer DFS, which took 150,000 SF at Logistics North in Bolton to store excess stock.

On a less positive note, recent events will likely hold back demand from the struggling manufacturing sector. Aerospace firm Meggitt, chemicals company Croda and engine maker Cummins, all of which are investing in sizeable new industrial facilities, have warned the coronavirus crisis will hurt growth. The automotive industry has been hit particularly hard, with factory output dropping to almost zero in April and May after plants were effectively mothballed. Carmakers restarted production in June but at reduced levels. Whilst the motor vehicle manufacturing industry accounts for a relatively small share of the UK economy (less than 1%) it is the country's biggest exporter with a circa 15% share of total exports.

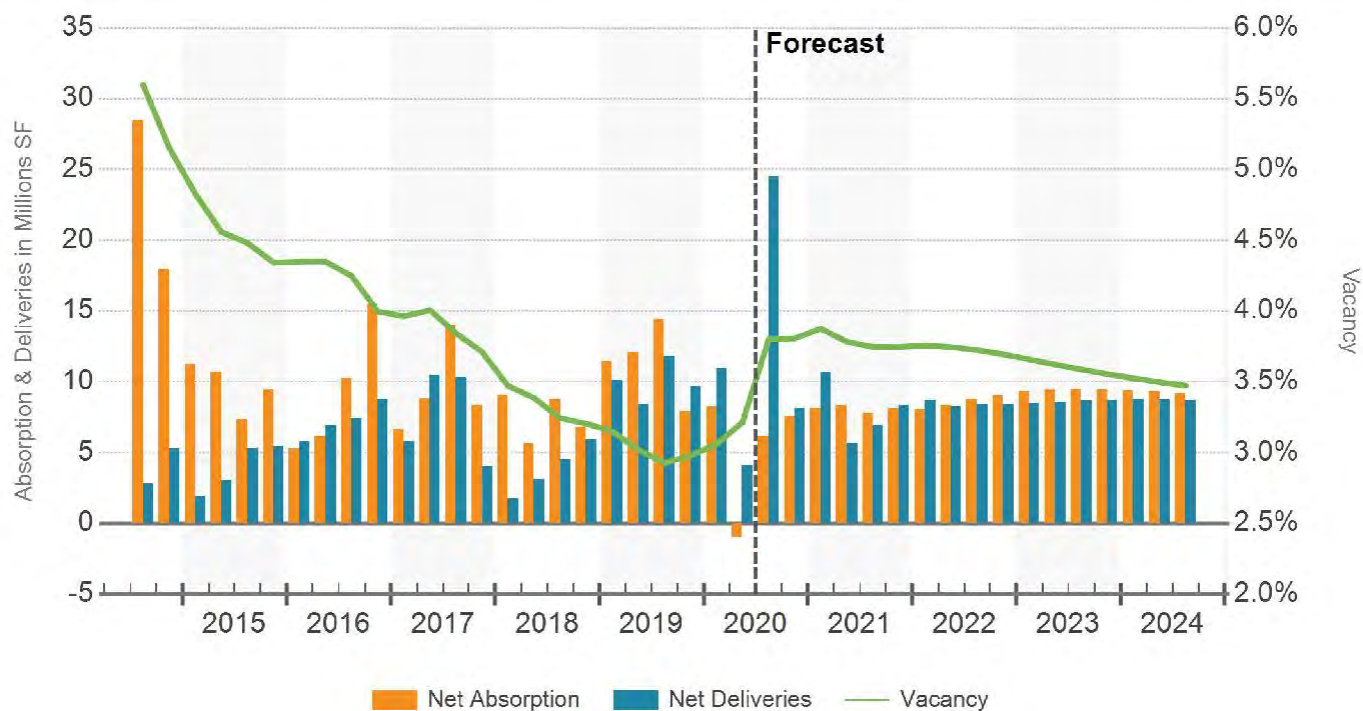
Small and medium-sized industrial occupiers seem particularly vulnerable to the effects of the pandemic, which will hit demand at multi-let estates and in smaller industrial properties. Vacancies in industrial buildings sized 10,000 SF or less edged up in early 2020 with further softening in this segment of the market likely to emerge in the coming months, particularly as the government winds down the Coronavirus Job Retention Scheme.

Whilst the outlook remains uncertain, our baseline scenario expects absorption to remain positive, aided by a series of large warehouse openings by online retailers and supermarkets as well as supply chain reconfiguration. With many construction projects being carried out on a build-to-suit basis and healthy pre-letting activity, the current pipeline is unlikely to put much upward pressure on vacancies.

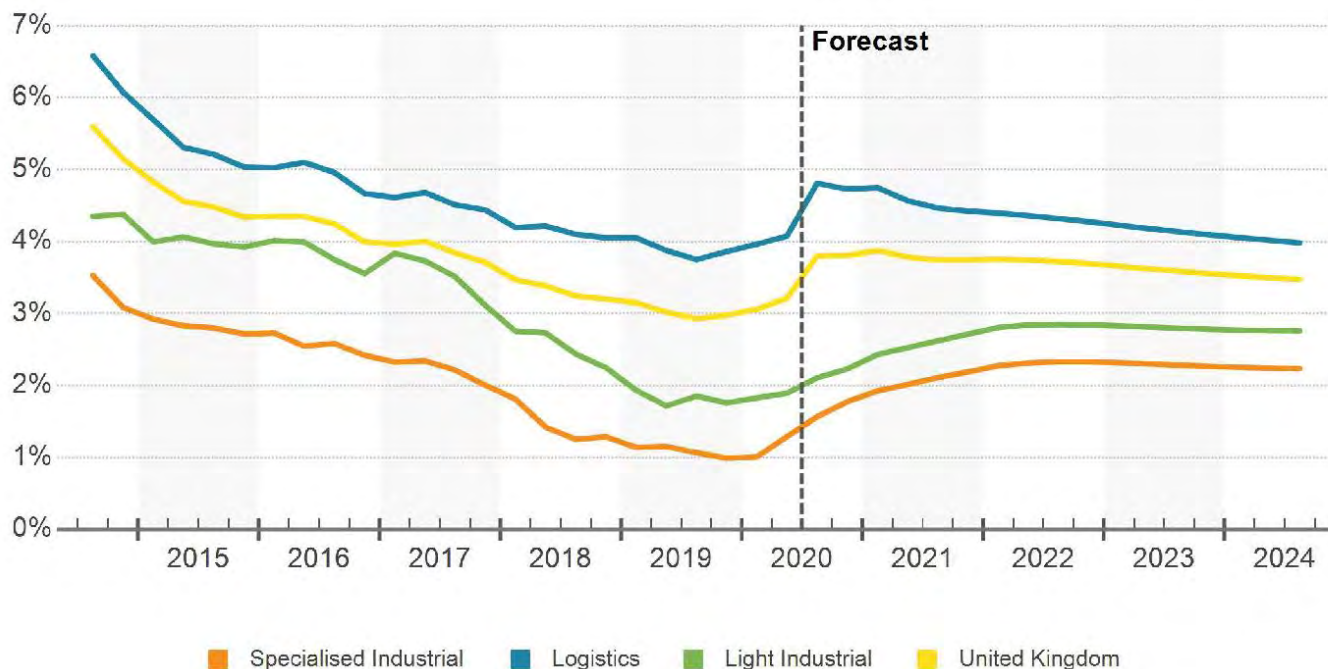
Leasing

United Kingdom Industrial

NET ABSORPTION, NET DELIVERIES & VACANCY

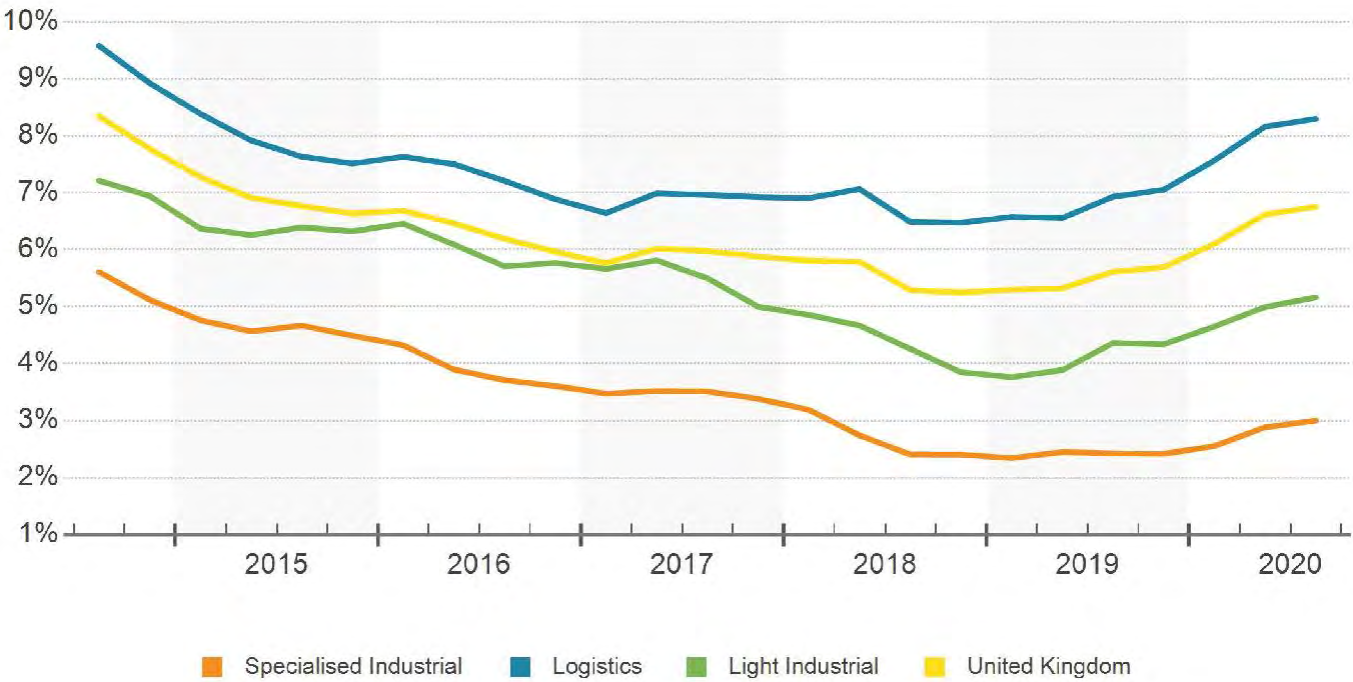


VACANCY RATE



Leasing

AVAILABILITY RATE



Rent

United Kingdom Industrial

Industrial rent growth is expected to fade through 2020 as the coronavirus outbreak hits the economy and puts the brakes on leasing. However, it is expected to remain positive under CoStar's baseline scenario, ending the year at 3.4%, comfortably above expectations for the office and retail sectors. In our moderate downside scenario, rental growth slows sharply this year, before rebounding strongly in the latter part of 2021. Whilst in our severe downside scenario, in which the effects of the pandemic are long-lasting and cause significant economic turmoil, industrial rents incur steep losses that extend into the second half of 2022. Given recent demand momentum and stability in our daily asking rent series, the baseline outlook is expected at this point.

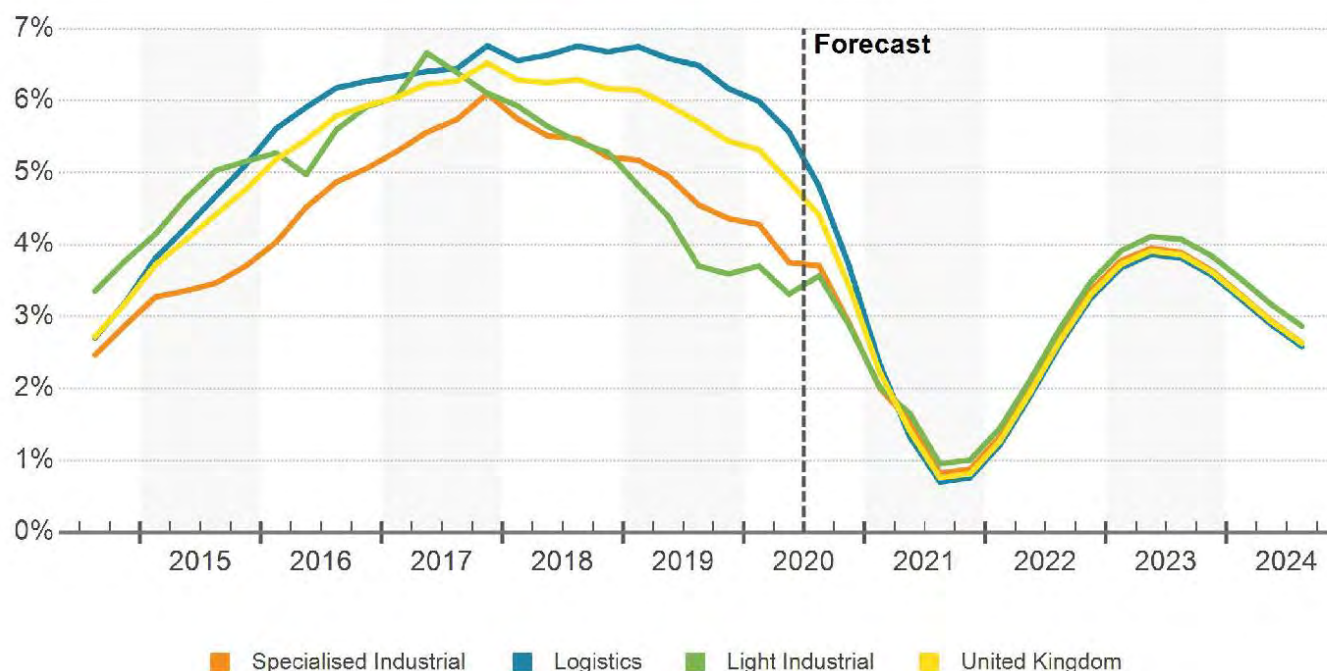
In spite of annual rental growth averaging 5.8% over the past three years, the pace of growth has not been evenly distributed, with rents in some markets powering ahead and others lagging behind. Industrial rents in London, Kent and Essex have benefited from a combination of proximity to major airports and ports and Brexit-related stockpiling. Milton Keynes has also fared well, aided by its position on the 'UK Growth Corridor' between Oxford and Cambridge as well as proximity to London and Birmingham. Rent growth has generally been healthy in markets located along the M1 motorway and around big

urban conurbations, driven partly by urban logistics. Conversely, more remote markets with smaller populations have seen weaker gains.

Growth in e-commerce and uncertainty over supply chains is expected to speed up demand for last-mile facilities. Inner-city and edge-of-city locations, where land values are higher and the pressure for competing uses are often significant, will likely drive up rents. Conversely, rental growth in secondary industrial estates could be negatively impacted as smaller local tenants collapse in the looming recession.

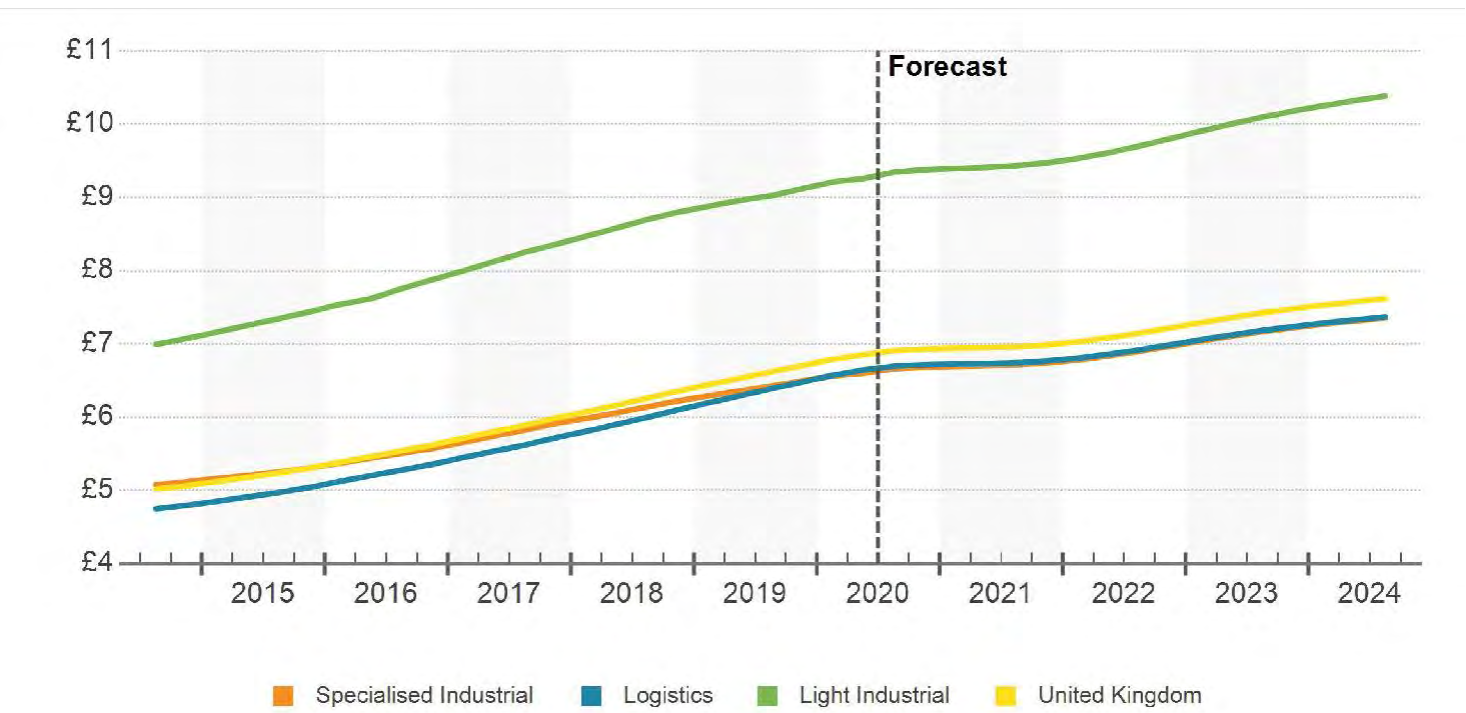
Anecdotal evidence suggests the industrial sector has performed better than the office and retail sectors for rent collection since the coronavirus crisis began. Institutional landlords with exposure to strong covenants will likely fare better than their smaller counterparts, however. Tritax Big Box REIT recently announced that it expects 96% of first-quarter rents to be collected by the end of May 2020 (though it is yet to confirm this as of mid-June). The firm's top five customers by income (as of April) were Amazon, Morrisons, Howdens, Co-op and Tesco, which together account for over one-third of its investment portfolio's rent roll.

MARKET RENT GROWTH (YOY)



Rent

MARKET RENT PER SQUARE FEET



Construction

United Kingdom Industrial

With 47.6 million SF of net deliveries expected in 2020, completions this year are on track to eclipse the 40.0 million SF in 2019, which itself was a record year for new industrial supply post the financial crisis. As the new crisis unfolds, a supply-driven vacancy shock is not expected under our baseline scenario, largely thanks to high levels of pre-leasing in most industrial markets.

Whilst the rise of e-commerce and expectations of fast delivery times has fuelled the geographical diversification of warehouse construction, the Midlands remains a key focus due to its location and intermodal infrastructure. Leicester, Nottingham and Northampton have some of the biggest pipelines in the country, including distribution centres for Jaguar Land Rover, Amazon and Europa Worldwide.

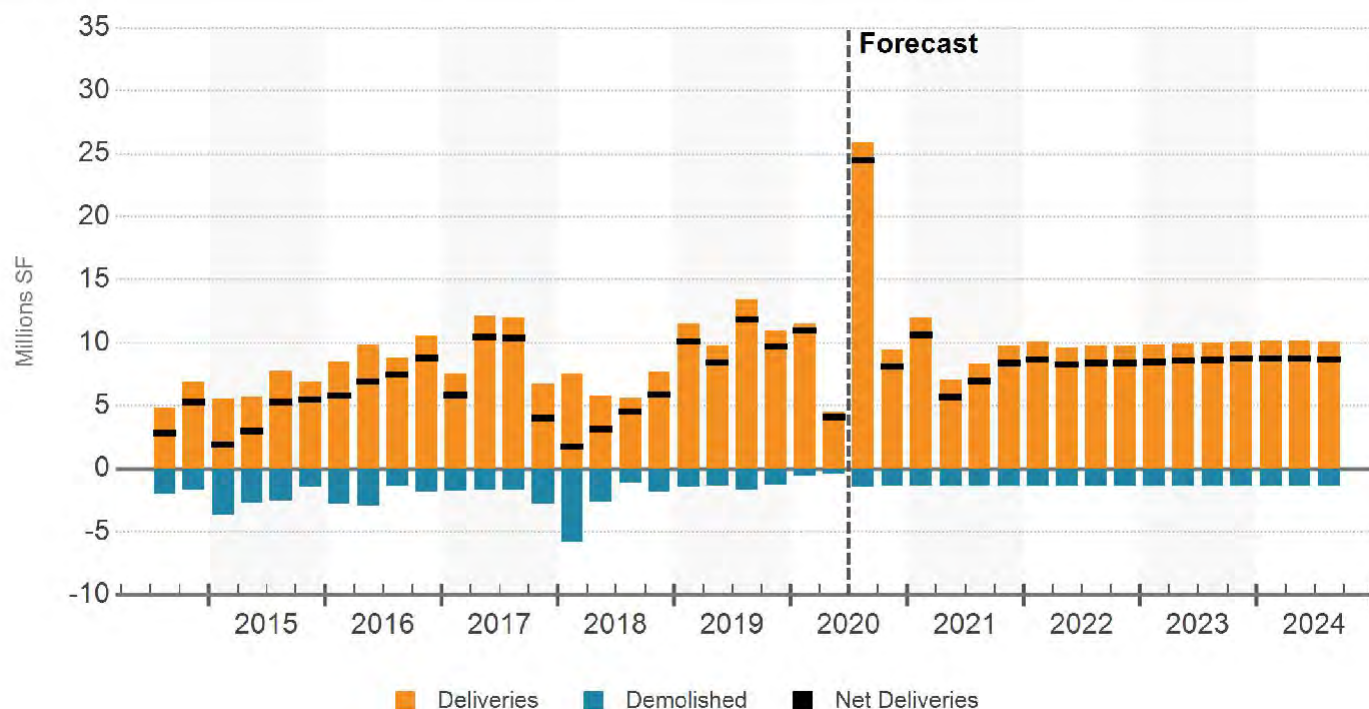
Encouragingly, new schemes continued to come forward during the first months of the coronavirus pandemic, underlining developer and lender confidence in the industrial sector's long-term demand characteristics. FirethornTrust's 325,000-SF logistics scheme in Milton Ham, Northampton and Chancerygate's 252,000-SF Novus scheme in Knutsford in the Cheshire South market are among the key projects with funding announced during the 'lockdown' period. The former is

being financed by a £22 million debt facility provided by Federated Hermes and the latter is being funded through an £11.3 million, 24-month development loan provided by Investec Structured Property Finance.

In recent weeks, CoStar News has reported on a string of proposed logistics schemes, including Gateway 14 (2.3 million SF) and Suffolk Park (2 million SF), both in Suffolk and Horizon29 in Derby (1.4 million SF). Meanwhile, a series of industrial and logistics developments have moved through the planning process as local and national governments look to boost economies out of the coronavirus-induced slump. Major industrial projects (with a value of £25 million or more) to progress since late March include 920,000 SF at Gateway45 in Leeds, 440,000 SF at Icon World Logistics Hub in Manchester and 380,000 SF at East Horndon Business Park in Essex.

One major logistics infrastructure project approved was the West Midlands Strategic Rail Freight Interchange, which includes up to 7.9 million SF of warehousing and could generate over £900 million of economic activity per year locally and through the national supply chain. The project in South Staffordshire has the potential to create over 8,500 new jobs, according to planning documents.

DELIVERIES & DEMOLITIONS



Investor sentiment towards the industrial sector remains intact, largely due to the defensive qualities of logistics. However, the onset of the coronavirus crisis has brought about a marked reduction in risk appetite, with most institutional owners expecting tenant defaults. Lenders are taking a more cautious approach to underwriting and finance has become harder to secure. Whilst transaction activity has begun to slow, conviction investors have pressed ahead with acquisitions where possible. Sterling's weakness against other currencies has proven advantageous for some buyers and could prompt an uptick in cross-border acquisitions once the current crisis abates.

Private equity has been particularly active of late. Blackstone and a handful of other firms had been building firepower in anticipation of a potential downturn and deployed significant amounts of capital in the latter part of 2019 and into early 2020. Blackstone has continued to acquire industrial property through the coronavirus crisis. In May, the US private equity giant followed up its recent acquisitions of Hansteen (£500 million), the Cara portfolio (£120 million) and Sands 10 industrial estate (£21 million) with the purchase of a portfolio of five last-mile assets in London for around £30 million. Blackstone acquired the properties totalling 138,000 SF from Compagnie du Parc, which plans to recycle the sale proceeds into light industrial and urban logistics in London.

Other investors are sharpening their focus towards London urban logistics too, encouraged by the market's supply-demand imbalance and supportive demographics. Meyer Bergman is in the process of identifying opportunities in and around the capital for its pan-European Crossbay platform, which is targeting a doubling of its assets under management to €1bn over the next 12 months. LondonMetric is another investor targeting London. In recent times it has pivoted away from retail warehouses and offices and is seeking to improve the "length, strength, quality and granularity of its income". Following a recent capital raise it acquired an urban logistics property in London and plans to acquire a London-focused sale-and-leaseback portfolio.

Sale-and-leasebacks have been another major theme recently. Such deals have mainly involved retailers looking to bolster cash reserves during the coronavirus crisis. One of the most noteworthy deals of this type was Next's sale-and-leaseback of three logistics warehouses in Yorkshire, totalling 1.8 million SF, to Aviva Investors' Lime Property Fund for £107 million. The fund targets investments that provide inflation-linked or fixed rental uplifts on leases of over 15 years, cross-sector, UK wide. Topps Tiles is another retailer that put its distribution centre up for sale during the pandemic. Even before the current crisis, retailers were exploring ways of improving their cash position. In early March, budget retailer B&M sold its Bedford distribution centre to German investor Deka for £153.8 million (a 4.5% yield) before leasing it back for a 20-year term.

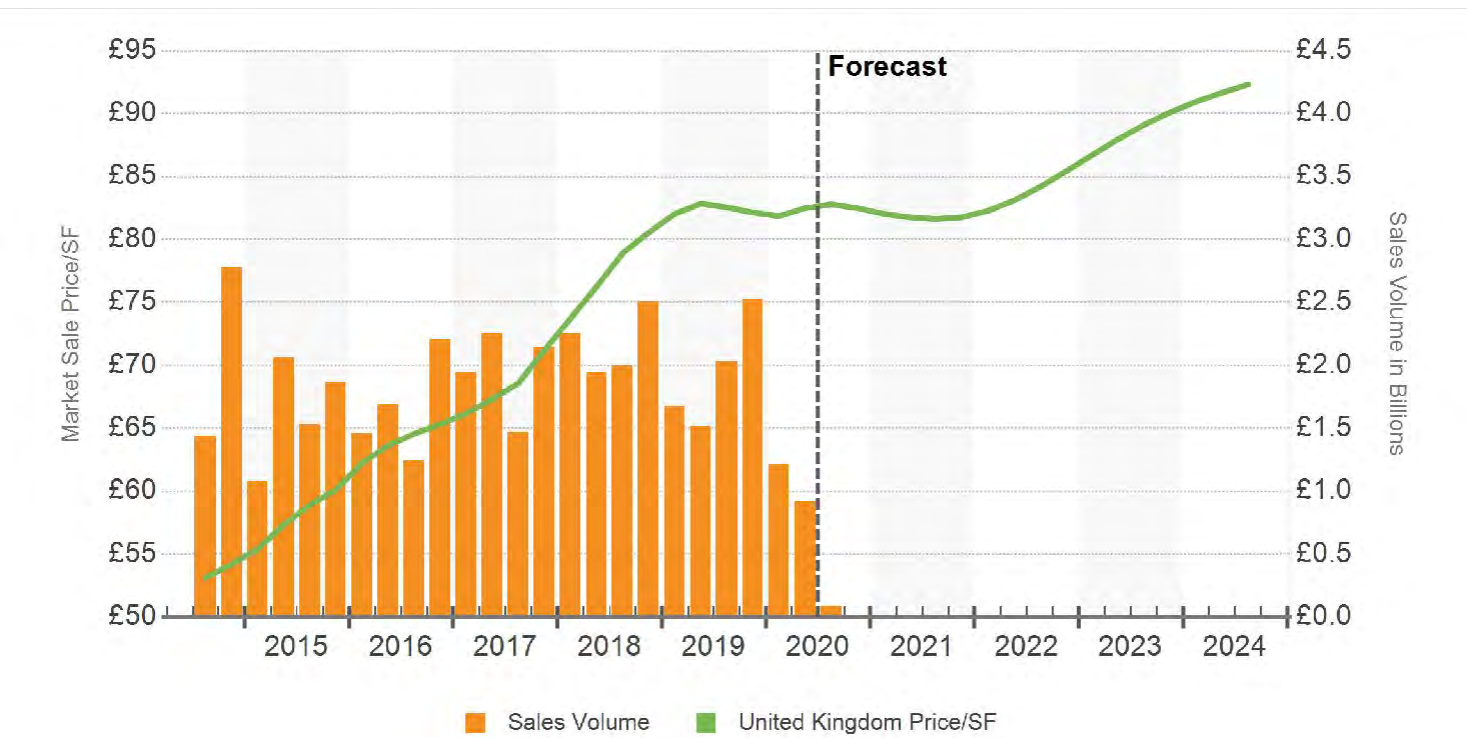
While sale-and-leasebacks, and long-income plays more generally, have long been favoured for their defensive characteristics, the coronavirus will put such strategies to the test. Investor demand is likely to focus on assets let to tenants with robust balance sheets and where existing portfolios can be diversified.

Targeting defensive tenant types has been another popular strategy. Although logistics, on the whole, is relatively shielded from the current crisis, some occupiers' business models will inevitably fail. Some investors have therefore turned their attention to the acquisition of assets occupied by tenants involved in healthcare, essential goods and consumer staples. Following a recent capital raise, Urban Logistics REIT purchased nine assets and a development site for a total of £56.1 million, including an NHS distribution hub in Normanton for £12.9 million (a 5.2% yield).

In terms of pricing, industrial yields sit near historic lows, having remained relatively stable since 2018 after multiple years of compression. Yields in the industrial sector, like other commercial property sectors, still offer considerable relative value over bonds and equities. Our baseline outlook expects yields to remain fairly stable, with lower interest rates and a lack of forced or willing sellers lending support to prices.

Sales

SALES VOLUME & MARKET SALE PRICE PER SF



Economy

United Kingdom Industrial

The UK economy is on the brink of slipping into its deepest recession for 300 years. The lockdown imposed in late March to combat the spread of the coronavirus has caused a sharp fall in economic activity. It resulted in an unprecedented 20.4% fall in GDP for the month of April, following a 6.9% drop in March as two decades of growth were wiped out in two months. Widespread declines were recorded across the services, production and construction sectors, with the retail and hospitality sectors particularly hard hit.

A raft of government measures have been introduced to support businesses, including the furloughing scheme (recently extended to October) and business rates relief, while the Bank of England has cut interest rates to a

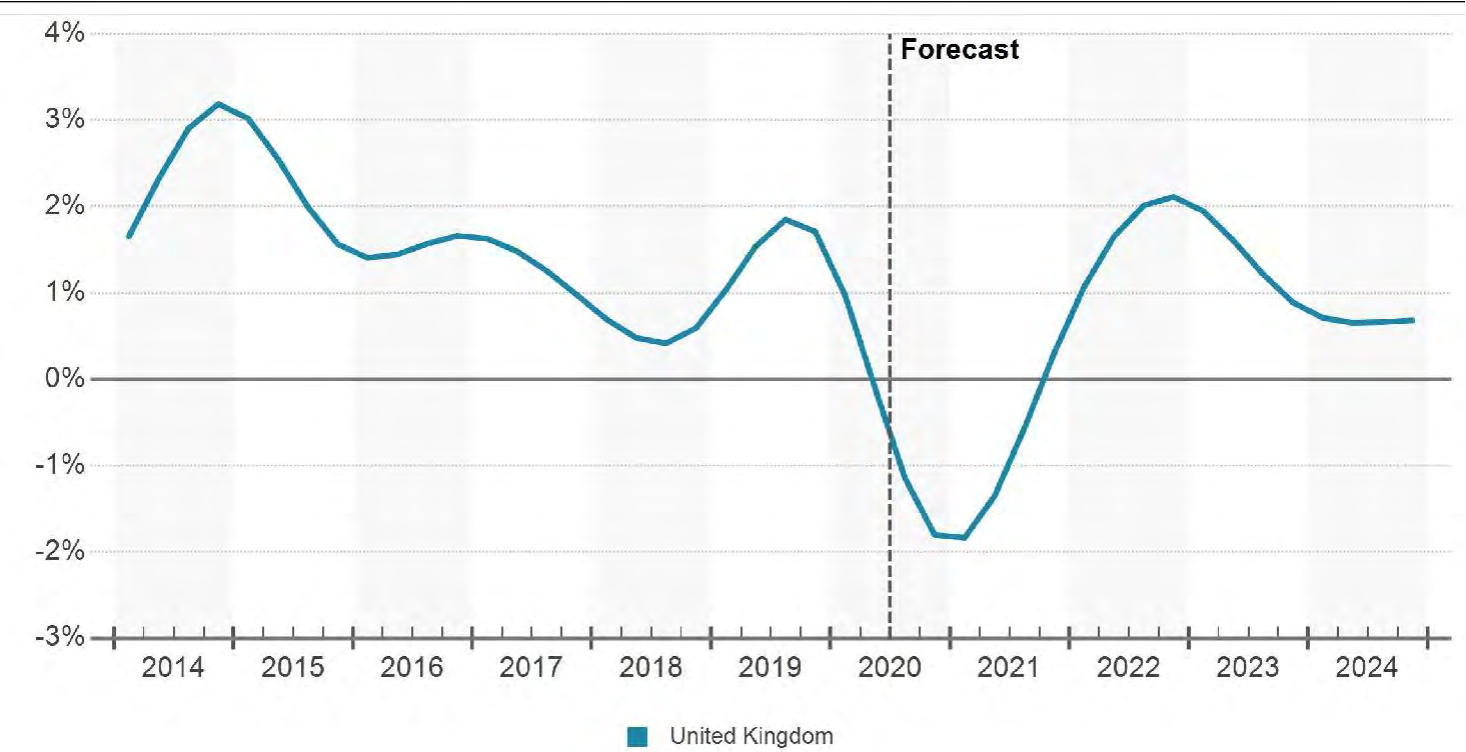
record low 0.1% and implemented a further £300 billion of quantitative easing. An easing of lockdown restrictions and improving business confidence should bring about a stronger GDP outturn in June, but it is likely to take two years for the economy to recover lost output. On 19th June, Oxford Economics slashed its 2020 UK GDP forecast to -10.8%, down from the 5.1% drop predicted in April. Unemployment has already risen from its pre-coronavirus low of circa 4%, with more than 600,000 jobs expected to be lost this year. On the plus side, Oxford Economics does expect a V-shaped recovery. A 13.7% rebound in GDP growth is forecast for 2021–22, with 850,000 jobs added, as a resumption of discretionary spending is supported by low oil prices and monetary and fiscal stimulus.

UNITED KINGDOM EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	Current Level		12 Month Change	10 Year Change	5 Year Forecast
	Jobs	LQ	UK	UK	UK
Manufacturing	2,672	1.0	-1.46%	0.31%	-1.37%
Transportation Warehouse Utilities	2,152	1.0	-1.00%	1.98%	0.40%
Retail Trade	4,897	1.0	-2.27%	0.10%	0.73%
Financial Activities	1,742	1.0	0.92%	0.79%	0.24%
Government	1,537	1.0	1.86%	-1.31%	0.08%
Natural Resources, Mining and Construction	457	1.0	-0.49%	-0.24%	-0.23%
Education and Health Services	7,502	1.0	1.86%	1.19%	0.67%
Professional and Business Services	6,265	1.0	0.66%	2.67%	1.25%
Information	1,534	1.0	2.35%	2.62%	1.08%
Leisure and Hospitality	3,320	1.0	-5.62%	1.71%	1.60%
Other Services	1,025	1.0	-0.35%	1.26%	0.88%
Total Employment	35,350	1.0	-0.53%	1.15%	0.69%

Source: Oxford Economics
LQ = Location Quotient

YEAR OVER YEAR JOB GROWTH



Source: Oxford Economics

Markets

United Kingdom Industrial
MARKET INVENTORY

No.	Market	Inventory				12 Month Deliveries				Under Construction as % of Inventory			
		Bldgs	SF (000)	% UK	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
1	Aberdeen	1,372	24,557	0.8%	41	2	33	0.1%	47	5	180	0.7%	41
2	Berkshire & North Hamps...	2,357	53,229	1.7%	23	15	507	1.0%	23	16	1,101	2.1%	15
3	Birmingham	8,312	198,093	6.4%	2	17	1,090	0.6%	11	14	1,482	0.7%	9
4	Brighton	913	14,078	0.5%	49	3	20	0.1%	50	1	13	0.1%	50
5	Bristol	2,027	60,055	2.0%	21	13	518	0.9%	22	9	446	0.7%	31
6	Buckinghamshire	1,023	18,348	0.6%	47	7	354	1.9%	29	12	522	2.8%	28
7	Cambridge	608	12,939	0.4%	50	2	32	0.2%	48	11	358	2.8%	32
8	Cardiff	2,635	80,269	2.6%	11	7	289	0.4%	30	9	147	0.2%	43
9	Central Scotland	1,952	40,249	1.3%	29	4	94	0.2%	43	3	12	0%	51
10	Cheltenham & Gloucester	1,188	33,197	1.1%	35	6	393	1.2%	26	8	557	1.7%	25
11	Cheshire South	1,201	46,236	1.5%	26	13	1,746	3.8%	6	19	526	1.1%	27
12	Coventry	2,038	78,773	2.6%	13	21	1,710	2.2%	7	10	853	1.1%	21
13	Cumbria	791	19,544	0.6%	46	6	38	0.2%	46	2	15	0.1%	48
14	Derby	2,273	70,963	2.3%	16	11	600	0.8%	19	16	1,079	1.5%	17
15	Devon & Cornwall	2,550	41,630	1.4%	27	16	208	0.5%	34	9	271	0.7%	36
16	Edinburgh	1,910	40,582	1.3%	28	8	245	0.6%	31	6	92	0.2%	45
17	Essex	3,063	73,582	2.4%	15	20	1,158	1.6%	10	13	949	1.3%	19
18	Gatwick	724	14,535	0.5%	48	5	172	1.2%	38	9	311	2.1%	34
19	Glasgow	3,886	99,815	3.2%	6	12	781	0.8%	15	9	340	0.3%	33
20	Herefordshire & Worcest...	1,766	50,333	1.6%	24	9	406	0.8%	25	7	279	0.6%	35
21	Hertfordshire	1,915	48,098	1.6%	25	7	99	0.2%	41	4	215	0.4%	37
22	Hull	1,964	57,906	1.9%	22	5	236	0.4%	32	5	672	1.2%	23
23	Kent	2,694	61,745	2.0%	20	22	954	1.5%	13	17	603	1.0%	24
24	Lancashire	3,023	84,960	2.8%	10	14	184	0.2%	35	17	753	0.9%	22
25	Leeds	4,808	153,653	5.0%	4	22	2,208	1.4%	4	22	1,440	0.9%	11
26	Leicester	2,861	95,923	3.1%	8	24	4,193	4.4%	1	33	6,138	6.4%	1
27	Lincoln	1,402	32,993	1.1%	36	11	153	0.5%	39	11	211	0.6%	38
28	Liverpool	2,452	67,958	2.2%	17	14	659	1.0%	18	17	1,254	1.8%	14
29	London	10,599	208,336	6.8%	1	22	873	0.4%	14	23	1,256	0.6%	13
30	Luton & Bedfordshire	1,354	38,202	1.2%	31	18	1,657	4.3%	8	26	2,524	6.6%	3
31	Manchester	6,780	192,039	6.2%	3	15	698	0.4%	17	37	2,361	1.2%	4
32	Milton Keynes	577	31,357	1.0%	38	6	231	0.7%	33	3	556	1.8%	26
33	Newcastle upon Tyne	2,852	78,412	2.5%	14	7	597	0.8%	20	4	204	0.3%	39
34	North Wales	1,272	31,745	1.0%	37	7	181	0.6%	36	9	461	1.5%	30
35	Northampton	1,908	98,654	3.2%	7	13	2,546	2.6%	2	12	1,456	1.5%	10
36	Norwich	1,235	29,226	1.0%	40	2	13	0%	51	4	80	0.3%	46
37	Nottingham	2,352	63,247	2.1%	19	19	706	1.1%	16	21	3,309	5.2%	2
38	Oxford	1,348	36,726	1.2%	32	8	393	1.1%	27	14	1,093	3.0%	16
39	Peterborough	1,087	36,297	1.2%	34	5	1,057	2.9%	12	18	1,808	5.0%	7
40	Sheffield	2,513	91,206	3.0%	9	26	1,846	2.0%	5	29	2,234	2.4%	5
41	Shropshire & Staffordshire	3,630	122,152	4.0%	5	41	2,486	2.0%	3	48	1,309	1.1%	12
42	Somerset	1,048	20,983	0.7%	44	5	119	0.6%	40	5	176	0.8%	42

Markets

United Kingdom Industrial
MARKET INVENTORY

No.	Market	Inventory				12 Month Deliveries				Under Construction as % of Inventory			
		Bldgs	SF (000)	% UK	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
43	South Coast	3,999	79,919	2.6%	12	22	591	0.7%	21	24	1,013	1.3%	18
44	Southern Scotland	1,156	19,611	0.6%	45	4	96	0.5%	42	2	125	0.6%	44
45	Suffolk	1,215	30,947	1.0%	39	7	88	0.3%	44	18	1,586	5.1%	8
46	Surrey	1,337	22,310	0.7%	43	3	180	0.8%	37	5	198	0.9%	40
47	Sussex East	480	6,722	0.2%	51	2	27	0.4%	49	6	49	0.7%	47
48	Swansea	714	24,144	0.8%	42	1	59	0.2%	45	2	14	0.1%	49
49	Swindon	1,196	38,659	1.3%	30	10	471	1.2%	24	13	481	1.2%	29
50	Tees Valley & Durham	2,129	63,803	2.1%	18	15	1,298	2.0%	9	2	2,103	3.3%	6
51	Warrington	1,037	36,579	1.2%	33	6	385	1.1%	28	7	866	2.4%	20

Markets

United Kingdom Industrial

MARKET CONSTRUCTION

	Market	Under Construction Inventory				Rank	Average Building Size		
									Rank
1	Aberdeen	5	180	94	52.1%	30	17,899	35,996	35
2	Berkshire & North Hamps...	16	1,101	564	51.3%	32	22,583	68,795	18
3	Birmingham	14	1,482	1,291	87.2%	8	23,832	105,824	8
4	Brighton	1	13	13	100%	1	15,420	12,527	47
5	Bristol	9	446	382	85.8%	9	29,628	49,523	27
6	Buckinghamshire	12	522	384	73.6%	19	17,935	43,509	29
7	Cambridge	11	358	134	37.4%	41	21,281	32,548	39
8	Cardiff	9	147	61	41.8%	37	30,462	16,282	45
9	Central Scotland	3	12	12	100%	1	20,619	3,936	51
10	Cheltenham & Gloucester	8	557	111	19.9%	47	27,944	69,605	17
11	Cheshire South	19	526	194	36.8%	42	38,498	27,686	41
12	Coventry	10	853	686	80.4%	14	38,652	85,344	12
13	Cumbria	2	15	15	100%	1	24,708	7,393	49
14	Derby	16	1,079	214	19.9%	48	31,220	67,431	19
15	Devon & Cornwall	9	271	189	69.5%	22	16,325	30,150	40
16	Edinburgh	6	92	43	46.2%	33	21,247	15,370	46
17	Essex	13	949	360	37.9%	40	24,023	73,023	16
18	Gatwick	9	311	162	52.2%	29	20,076	34,509	38
19	Glasgow	9	340	272	80.2%	15	25,686	37,735	33
20	Herefordshire & Worcest...	7	279	150	53.8%	27	28,501	39,916	31
21	Hertfordshire	4	215	82	38.3%	39	25,117	53,799	24
22	Hull	5	672	627	93.3%	7	29,484	134,342	5
23	Kent	17	603	233	38.7%	38	22,919	35,475	36
24	Lancashire	17	753	626	83.1%	12	28,104	44,311	28
25	Leeds	22	1,440	634	44.0%	34	31,958	65,450	20
26	Leicester	33	6,138	4,600	74.9%	17	33,528	186,014	2
27	Lincoln	11	211	118	55.7%	25	23,533	19,200	44
28	Liverpool	17	1,254	912	72.8%	20	27,715	73,749	15
29	London	23	1,256	324	25.8%	46	19,656	54,594	23
30	Luton & Bedfordshire	26	2,524	1,871	74.1%	18	28,214	97,072	10
31	Manchester	37	2,361	1,539	65.2%	23	28,324	63,799	21
32	Milton Keynes	3	556	244	43.8%	35	54,345	185,404	3
33	Newcastle upon Tyne	4	204	204	100%	1	27,494	50,892	26
34	North Wales	9	461	346	75.0%	16	24,957	51,250	25
35	Northampton	12	1,456	492	33.8%	43	51,706	121,310	7
36	Norwich	4	80	44	54.4%	26	23,665	20,071	43
37	Nottingham	21	3,309	2,303	69.6%	21	26,891	157,594	4
38	Oxford	14	1,093	340	31.1%	45	27,245	78,060	13
39	Peterborough	18	1,808	193	10.7%	49	33,392	100,457	9
40	Sheffield	29	2,234	150	6.7%	50	36,294	77,020	14
41	Shropshire & Staffordshire	48	1,309	673	51.4%	31	33,651	27,272	42
42	Somerset	5	176	150	85.3%	10	20,022	35,105	37

Markets

United Kingdom Industrial
MARKET CONSTRUCTION

	Market	Under Construction Inventory				Rank	Average Building Size		
									Rank
43	South Coast	24	1,013	430	42.5%	36	19,985	42,193	30
44	Southern Scotland	2	125	125	100%	1	16,965	62,253	22
45	Suffolk	18	1,586	1,277	80.5%	13	25,471	88,102	11
46	Surrey	5	198	66	33.4%	44	16,687	39,527	32
47	Sussex East	6	49	30	61.4%	24	14,004	8,116	48
48	Swansea	2	14	12	83.8%	11	33,816	7,128	50
49	Swindon	13	481	255	52.9%	28	32,324	36,993	34
50	Tees Valley & Durham	2	2,103	2,027	96.4%	6	29,969	1,051,360	1
51	Warrington	7	866	42	4.8%	51	35,274	123,726	6

Markets

United Kingdom Industrial
MARKET RENT

No.	Market	Market Rent		12 Month Market Rent		QTD Annualised Market Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
1	Aberdeen	£8.38	11	3.6%	40	3.3%	37
2	Berkshire & North Hamps...	£11.25	3	4.8%	22	9.0%	1
3	Birmingham	£5.61	30	5.9%	7	6.0%	4
4	Brighton	£8.58	10	2.6%	48	4.2%	22
5	Bristol	£7.51	17	6.3%	3	3.4%	35
6	Buckinghamshire	£9.68	7	3.1%	44	3.7%	30
7	Cambridge	£7.95	15	4.9%	19	5.6%	7
8	Cardiff	£4.93	45	4.7%	25	3.9%	27
9	Central Scotland	£5.06	43	3.5%	42	5.2%	10
10	Cheltenham & Gloucester	£6.20	23	5.8%	8	3.0%	39
11	Cheshire South	£5.56	33	4.6%	28	2.9%	41
12	Coventry	£6.53	19	4.0%	33	6.4%	3
13	Cumbria	£4.96	44	4.0%	34	5.1%	13
14	Derby	£5.36	35	1.2%	51	4.9%	15
15	Devon & Cornwall	£6.24	21	2.9%	47	2.5%	45
16	Edinburgh	£6.05	26	4.6%	27	3.1%	38
17	Essex	£9.80	6	4.9%	20	3.7%	29
18	Gatwick	£10.96	4	4.5%	29	3.6%	32
19	Glasgow	£5.40	34	5.0%	16	5.3%	9
20	Herefordshire & Worcest...	£5.72	29	2.1%	50	4.1%	24
21	Hertfordshire	£10.51	5	5.7%	9	3.6%	31
22	Hull	£4.28	50	5.5%	11	-1.5%	49
23	Kent	£9.08	9	5.7%	10	5.1%	14
24	Lancashire	£5.16	40	4.9%	21	3.8%	28
25	Leeds	£5.31	36	6.2%	4	-1.4%	48
26	Leicester	£6.13	24	3.7%	39	4.3%	20
27	Lincoln	£4.47	49	3.9%	37	4.3%	21
28	Liverpool	£5.16	41	3.5%	41	3.4%	34
29	London	£15.17	1	4.9%	18	2.7%	44
30	Luton & Bedfordshire	£7.87	16	5.4%	12	5.6%	6
31	Manchester	£5.56	31	3.8%	38	2.8%	43
32	Milton Keynes	£8.23	12	6.5%	2	4.8%	18
33	Newcastle upon Tyne	£5.11	42	2.9%	46	-1.6%	50
34	North Wales	£4.90	46	3.0%	45	2.8%	42
35	Northampton	£6.23	22	5.2%	14	5.3%	8
36	Norwich	£5.30	37	4.6%	26	5.8%	5
37	Nottingham	£5.56	32	6.0%	6	5.1%	12
38	Oxford	£9.59	8	4.0%	35	4.1%	23
39	Peterborough	£6.04	27	3.1%	43	4.7%	19
40	Sheffield	£5.24	39	5.3%	13	-0.3%	47
41	Shropshire & Staffordshire	£5.27	38	4.8%	24	3.9%	26
42	Somerset	£5.99	28	5.1%	15	2.9%	40

Markets

United Kingdom Industrial
MARKET RENT

No.	Market	Market Rent		12 Month Market Rent		QTD Annualised Market Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
43	South Coast	£8.21	13	4.1%	32	4.0%	25
44	Southern Scotland	£4.08	51	4.3%	30	7.3%	2
45	Suffolk	£6.37	20	5.0%	17	4.8%	16
46	Surrey	£13.09	2	4.2%	31	4.8%	17
47	Sussex East	£8.13	14	4.8%	23	5.2%	11
48	Swansea	£4.62	47	2.6%	49	3.6%	33
49	Swindon	£6.84	18	3.9%	36	3.4%	36
50	Tees Valley & Durham	£4.51	48	7.3%	1	-1.9%	51
51	Warrington	£6.11	25	6.1%	5	1.9%	46

Markets

United KingdomIndustrial

MARKET VACANCY & NET ABSORPTION

	Market	Vacancy			12 Month Absorption			Construc. Ratio
				Rank				
1	Aberdeen	1,452,986	5.9%	51	129,622	0.5%	33	-
2	Berkshire & North Hamps...	1,779,220	3.3%	32	459,231	0.9%	22	0.9
3	Birmingham	5,247,537	2.6%	20	1,205,121	0.6%	9	0.8
4	Brighton	199,067	1.4%	3	20,386	0.1%	38	0.6
5	Bristol	2,946,766	4.9%	43	610,334	1.0%	19	0.6
6	Buckinghamshire	414,419	2.3%	13	235,362	1.3%	28	1.2
7	Cambridge	711,430	5.5%	47	172,951	1.3%	32	0.2
8	Cardiff	2,563,049	3.2%	28	212,189	0.3%	30	0.9
9	Central Scotland	2,351,959	5.8%	50	(1,064,685)	-2.6%	50	-
10	Cheltenham & Gloucester	609,475	1.8%	6	562,683	1.7%	20	0.7
11	Cheshire South	1,194,844	2.6%	19	1,328,432	2.9%	6	1.3
12	Coventry	3,746,219	4.8%	42	1,833,812	2.3%	5	0.9
13	Cumbria	263,656	1.3%	2	360,825	1.8%	25	0.1
14	Derby	1,696,817	2.4%	16	(887,224)	-1.3%	48	-
15	Devon & Cornwall	891,172	2.1%	11	(170,135)	-0.4%	43	-
16	Edinburgh	2,341,164	5.8%	48	(261,502)	-0.6%	46	-
17	Essex	1,598,733	2.2%	12	528,883	0.7%	21	1.4
18	Gatwick	442,697	3.0%	25	13,561	0.1%	39	9.6
19	Glasgow	4,077,125	4.1%	39	405,462	0.4%	23	1.8
20	Herefordshire & Worcest...	1,819,249	3.6%	35	197,731	0.4%	31	0.5
21	Hertfordshire	1,145,686	2.4%	15	(257,074)	-0.5%	45	-
22	Hull	1,024,985	1.8%	5	(3,921)	0%	40	-
23	Kent	1,270,143	2.1%	10	684,400	1.1%	18	0.6
24	Lancashire	2,114,855	2.5%	17	(159,852)	-0.2%	42	-
25	Leeds	3,919,311	2.6%	18	1,946,882	1.3%	4	0.5
26	Leicester	3,472,618	3.6%	36	2,864,889	3.0%	1	1.3
27	Lincoln	1,354,302	4.1%	40	(209,871)	-0.6%	44	-
28	Liverpool	3,646,468	5.4%	46	27,380	0%	36	12.8
29	London	5,914,346	2.8%	22	(934,739)	-0.4%	49	-
30	Luton & Bedfordshire	1,997,814	5.2%	45	909,223	2.4%	13	1.0
31	Manchester	3,528,505	1.8%	7	2,006,523	1.0%	3	0
32	Milton Keynes	582,486	1.9%	8	1,029,510	3.3%	10	0.1
33	Newcastle upon Tyne	2,556,241	3.3%	31	1,009,946	1.3%	11	0.5
34	North Wales	624,338	2.0%	9	335,121	1.1%	26	0.3
35	Northampton	3,877,354	3.9%	38	1,255,580	1.3%	8	1.3
36	Norwich	513,866	1.8%	4	26,608	0.1%	37	0.1
37	Nottingham	3,666,094	5.8%	49	(1,085,209)	-1.7%	51	-
38	Oxford	1,285,780	3.5%	33	877,661	2.4%	14	0.4
39	Peterborough	1,111,561	3.1%	26	736,253	2.0%	16	1.4
40	Sheffield	2,590,714	2.8%	23	873,968	1.0%	15	2.0
41	Shropshire & Staffordshire	4,386,557	3.6%	34	2,172,599	1.8%	2	1.1
42	Somerset	671,768	3.2%	29	128,886	0.6%	34	0.9

Markets

United Kingdom Industrial

MARKET VACANCY & NET ABSORPTION

	Market	Vacancy			12 Month Absorption			Construc. Ratio
				Rank				
43	South Coast	2,252,811	2.8%	21	948,307	1.2%	12	0.2
44	Southern Scotland	744,976	3.8%	37	220,559	1.1%	29	0.2
45	Suffolk	1,003,427	3.2%	30	57,061	0.2%	35	0.6
46	Surrey	1,005,505	4.5%	41	(315,960)	-1.4%	47	-
47	Sussex East	195,402	2.9%	24	(30,362)	-0.5%	41	-
48	Swansea	220,665	0.9%	1	323,713	1.3%	27	-
49	Swindon	913,928	2.4%	14	376,663	1.0%	24	1.0
50	Tees Valley & Durham	2,000,231	3.1%	27	1,260,361	2.0%	7	0.3
51	Warrington	1,861,306	5.1%	44	690,246	1.9%	17	0.5

Supply & Demand Trends

United Kingdom Industrial
OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	3,212,639,702	34,777,481	1.1%	36,866,849	1.1%	0.9
2023	3,177,862,221	34,360,157	1.1%	37,499,290	1.2%	0.9
2022	3,143,502,064	33,699,481	1.1%	34,040,007	1.1%	1.0
2021	3,109,802,583	31,581,532	1.0%	32,378,708	1.0%	1.0
2020	3,078,221,051	47,278,507	1.6%	21,040,293	0.7%	2.2
YTD	3,044,700,391	13,757,847	0.5%	7,266,204	0.2%	1.9
2019	3,030,942,544	40,482,035	1.4%	45,862,806	1.5%	0.9
2018	2,990,460,509	16,184,749	0.5%	29,871,991	1.0%	0.5
2017	2,974,275,760	31,066,123	1.1%	37,610,345	1.3%	0.8
2016	2,943,209,637	29,321,657	1.0%	37,474,110	1.3%	0.8
2015	2,913,887,980	16,116,435	0.6%	38,462,610	1.3%	0.4
2014	2,897,771,545	8,209,414	0.3%	72,751,400	2.5%	0.1
2013	2,889,562,131	(703,237)	0%	62,181,422	2.2%	-
2012	2,890,265,368	14,903,214	0.5%	21,853,908	0.8%	0.7
2011	2,875,362,154	19,804,850	0.7%	(4,970,252)	-0.2%	-
2010	2,855,557,304	29,764,214	1.1%	13,074,904	0.5%	2.3
2009	2,825,793,090	-	-	(21,170,141)	-0.7%	-

SPECIALISED INDUSTRIAL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	760,599,040	2,192,008	0.3%	2,383,047	0.3%	0.9
2023	758,407,032	2,187,381	0.3%	2,612,759	0.3%	0.8
2022	756,219,651	2,112,060	0.3%	999,587	0.1%	2.1
2021	754,107,591	1,602,092	0.2%	(1,528,545)	-0.2%	-
2020	752,505,499	2,307,192	0.3%	(3,664,684)	-0.5%	-
YTD	749,835,278	(363,029)	0%	(2,371,412)	-0.3%	-
2019	750,198,307	795,737	0.1%	3,002,378	0.4%	0.3
2018	749,402,570	(841,545)	-0.1%	4,665,872	0.6%	-
2017	750,244,115	(139,467)	0%	2,888,909	0.4%	-
2016	750,383,582	151,784	0%	2,357,851	0.3%	0.1
2015	750,231,798	2,030,756	0.3%	4,651,746	0.6%	0.4
2014	748,201,042	(347,500)	0%	16,942,386	2.3%	-
2013	748,548,542	(287,793)	0%	15,436,020	2.1%	-
2012	748,836,335	3,501,487	0.5%	2,023,552	0.3%	1.7
2011	745,334,848	3,020,039	0.4%	(2,614,663)	-0.4%	-
2010	742,314,809	7,458,219	1.0%	4,440,885	0.6%	1.7
2009	734,856,590	-	-	(6,605,510)	-0.9%	-

Supply & Demand Trends

United Kingdom Industrial

LOGISTICS SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	2,190,866,116	31,865,279	1.5%	33,721,484	1.5%	0.9
2023	2,159,000,837	31,479,693	1.5%	34,054,978	1.6%	0.9
2022	2,127,521,144	30,829,618	1.5%	32,634,199	1.5%	0.9
2021	2,096,691,526	29,292,328	1.4%	34,484,147	1.6%	0.8
2020	2,067,399,198	44,496,828	2.2%	25,474,291	1.2%	1.7
YTD	2,037,011,961	14,109,591	0.7%	9,997,702	0.5%	1.4
2019	2,022,902,370	38,967,192	2.0%	40,913,336	2.0%	1.0
2018	1,983,935,178	17,088,643	0.9%	23,089,713	1.2%	0.7
2017	1,966,846,535	30,936,336	1.6%	33,365,868	1.7%	0.9
2016	1,935,910,199	28,824,910	1.5%	34,024,149	1.8%	0.8
2015	1,907,085,289	13,920,982	0.7%	32,544,277	1.7%	0.4
2014	1,893,164,307	7,711,686	0.4%	52,830,927	2.8%	0.1
2013	1,885,452,621	(532,617)	0%	40,214,946	2.1%	-
2012	1,885,985,238	10,417,997	0.6%	19,016,228	1.0%	0.5
2011	1,875,567,241	15,313,602	0.8%	(2,261,370)	-0.1%	-
2010	1,860,253,639	20,351,232	1.1%	7,453,482	0.4%	2.7
2009	1,839,902,407	-	-	(10,596,778)	-0.6%	-

LIGHT INDUSTRIAL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	261,174,546	720,194	0.3%	762,318	0.3%	0.9
2023	260,454,352	693,083	0.3%	831,553	0.3%	0.8
2022	259,761,269	757,803	0.3%	406,221	0.2%	1.9
2021	259,003,466	687,112	0.3%	(576,894)	-0.2%	-
2020	258,316,354	474,487	0.2%	(769,314)	-0.3%	-
YTD	257,853,152	11,285	0%	(360,086)	-0.1%	-
2019	257,841,867	719,106	0.3%	1,947,092	0.8%	0.4
2018	257,122,761	(62,349)	0%	2,116,406	0.8%	-
2017	257,185,110	269,254	0.1%	1,355,568	0.5%	0.2
2016	256,915,856	344,963	0.1%	1,092,110	0.4%	0.3
2015	256,570,893	164,697	0.1%	1,266,587	0.5%	0.1
2014	256,406,196	845,228	0.3%	2,978,087	1.2%	0.3
2013	255,560,968	117,173	0%	6,530,456	2.6%	0
2012	255,443,795	983,730	0.4%	814,128	0.3%	1.2
2011	254,460,065	1,471,209	0.6%	(94,219)	0%	-
2010	252,988,856	1,954,763	0.8%	1,180,537	0.5%	1.7
2009	251,034,093	-	-	(3,967,853)	-1.6%	-

Rent & Vacancy

United Kingdom Industrial
OVERALL RENT & VACANCY

Year	Market Rent			Vacancy		
	Per SF	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2024	£7.66	2.4%	14.3%	110,686,490	3.4%	-0.1%
2023	£7.48	3.6%	11.6%	112,810,543	3.5%	-0.1%
2022	£7.22	3.3%	7.7%	115,969,263	3.7%	0%
2021	£6.99	0.8%	4.3%	116,278,486	3.7%	-0.1%
2020	£6.93	3.4%	3.4%	116,903,427	3.8%	0.8%
YTD	£6.87	2.6%	2.6%	96,623,818	3.2%	0.2%
2019	£6.70	5.4%	0%	90,052,654	3.0%	-0.2%
2018	£6.36	6.2%	-5.2%	95,825,076	3.2%	-0.5%
2017	£5.99	6.5%	-10.7%	110,388,412	3.7%	-0.3%
2016	£5.62	5.9%	-16.1%	117,647,969	4.0%	-0.3%
2015	£5.31	4.8%	-20.8%	126,496,715	4.3%	-0.8%
2014	£5.06	3.2%	-24.4%	149,297,489	5.2%	-2.3%
2013	£4.91	1.5%	-26.8%	213,958,479	7.4%	-2.2%
2012	£4.84	0.8%	-27.8%	276,780,194	9.6%	-0.3%
2011	£4.80	0%	-28.4%	283,976,517	9.9%	0.5%
2010	£4.80	-1.0%	-28.4%	267,380,538	9.4%	0.3%
2009	£4.85	-	-27.6%	256,551,173	9.1%	-

SPECIALISED INDUSTRIAL RENT & VACANCY

Year	Market Rent			Vacancy		
	Per SF	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2024	£7.40	2.4%	13.9%	16,966,862	2.2%	0%
2023	£7.22	3.6%	11.2%	17,177,552	2.3%	-0.1%
2022	£6.97	3.4%	7.3%	17,618,673	2.3%	0.1%
2021	£6.74	0.9%	3.8%	16,508,284	2.2%	0.4%
2020	£6.68	2.9%	2.9%	13,359,328	1.8%	0.8%
YTD	£6.62	2.0%	2.0%	9,420,273	1.3%	0.3%
2019	£6.49	4.4%	0%	7,416,548	1.0%	-0.3%
2018	£6.22	5.2%	-4.2%	9,632,601	1.3%	-0.7%
2017	£5.91	6.1%	-8.9%	15,041,797	2.0%	-0.4%
2016	£5.57	5.1%	-14.2%	18,157,368	2.4%	-0.3%
2015	£5.31	3.7%	-18.3%	20,380,094	2.7%	-0.4%
2014	£5.12	2.9%	-21.2%	23,078,106	3.1%	-2.3%
2013	£4.97	1.0%	-23.4%	40,369,786	5.4%	-2.1%
2012	£4.92	0.2%	-24.2%	56,092,459	7.5%	0.2%
2011	£4.91	-0.6%	-24.3%	54,614,524	7.3%	0.5%
2010	£4.94	-0.7%	-23.9%	50,904,005	6.9%	0.1%
2009	£4.98	-	-23.3%	49,327,951	6.7%	-

Rent & Vacancy

LOGISTICS RENT & VACANCY

	Market Rent			Vacancy		
2024	£7.41	2.4%	14.4%	86,520,382	3.9%	-0.1%
2023	£7.24	3.6%	11.7%	88,389,800	4.1%	-0.2%
2022	£6.99	3.3%	7.9%	90,967,808	4.3%	-0.1%
2021	£6.77	0.8%	4.5%	92,740,858	4.4%	-0.3%
2020	£6.72	3.7%	3.7%	97,784,123	4.7%	0.9%
YTD	£6.66	2.9%	2.9%	82,299,927	4.0%	0.2%
2019	£6.48	6.2%	0%	78,103,859	3.9%	-0.2%
2018	£6.10	6.7%	-5.8%	80,414,162	4.1%	-0.4%
2017	£5.72	6.8%	-11.7%	87,338,283	4.4%	-0.2%
2016	£5.36	6.3%	-17.3%	90,358,607	4.7%	-0.4%
2015	£5.04	5.1%	-22.2%	96,052,473	5.0%	-1.0%
2014	£4.80	3.2%	-26.0%	114,995,085	6.1%	-2.4%
2013	£4.65	1.5%	-28.3%	160,231,527	8.5%	-2.2%
2012	£4.58	0.8%	-29.3%	200,911,374	10.7%	-0.5%
2011	£4.54	0%	-29.9%	209,605,594	11.2%	0.5%
2010	£4.54	-1.2%	-29.9%	198,003,949	10.6%	0.3%
2009	£4.60	-	-29.0%	189,524,864	10.3%	-

LIGHT INDUSTRIAL RENT & VACANCY

Year	Market Rent			Vacancy		
	Per SF	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2024	£10.45	2.7%	14.6%	7,199,246	2.8%	0%
2023	£10.18	3.8%	11.7%	7,243,191	2.8%	-0.1%
2022	£9.80	3.5%	7.5%	7,382,782	2.8%	0.1%
2021	£9.47	1.0%	3.9%	7,029,344	2.7%	0.5%
2020	£9.38	2.9%	2.9%	5,759,976	2.2%	0.5%
YTD	£9.29	1.9%	1.9%	4,903,618	1.9%	0.1%
2019	£9.11	3.6%	0%	4,532,247	1.8%	-0.5%
2018	£8.80	5.3%	-3.5%	5,778,313	2.2%	-0.9%
2017	£8.36	6.1%	-8.3%	8,008,332	3.1%	-0.4%
2016	£7.88	5.9%	-13.6%	9,131,994	3.6%	-0.4%
2015	£7.44	5.2%	-18.4%	10,064,148	3.9%	-0.5%
2014	£7.07	3.8%	-22.4%	11,224,298	4.4%	-0.8%
2013	£6.81	2.5%	-25.2%	13,357,166	5.2%	-2.5%
2012	£6.65	1.8%	-27.1%	19,776,361	7.7%	0%
2011	£6.53	0.8%	-28.4%	19,756,399	7.8%	0.5%
2010	£6.48	-0.3%	-29.0%	18,472,584	7.3%	0.3%
2009	£6.50	-	-28.7%	17,698,358	7.1%	-

Sale Trends

United Kingdom Industrial

OVERALL SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
							Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£92.90	222	7.6%
2023	-	-	-	-	-	-	£90.07	215	7.6%
2022	-	-	-	-	-	-	£85.38	204	7.7%
2021	-	-	-	-	-	-	£81.74	195	7.8%
2020	-	-	-	-	-	-	£82.48	197	7.7%
YTD	884	£2.2B	1.2%	£4,494,952	£84.26	6.8%	£82.69	198	7.5%
2019	3,419	£7.7B	5.7%	£3,592,274	£80.60	6.5%	£82.13	196	7.3%
2018	4,501	£8.7B	5.0%	£3,746,469	£75.30	6.5%	£80.54	193	6.8%
2017	4,785	£7.8B	4.8%	£2,981,683	£71.26	6.9%	£71.18	170	7.1%
2016	4,029	£6.6B	4.2%	£2,882,486	£64.94	7.3%	£65.30	156	7.2%
2015	5,051	£6.5B	5.0%	£2,688,874	£58.92	8.1%	£60.10	144	7.3%
2014	4,981	£7B	5.6%	£2,870,865	£58.71	8.0%	£54.18	130	7.8%
2013	3,891	£4.5B	3.9%	£2,329,684	£52.15	8.7%	£47.76	114	8.6%
2012	2,936	£3.5B	3.0%	£2,202,983	£55.35	9.3%	£42.33	101	9.5%
2011	2,638	£2.8B	3.1%	£1,406,294	£38.98	8.4%	£44.36	106	8.9%
2010	2,294	£2.4B	2.8%	£1,593,512	£41.45	8.4%	£44.15	106	9.0%
2009	1,598	£2B	2.1%	£1,925,683	£46.00	8.9%	£41.83	100	9.7%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

SPECIALISED INDUSTRIAL SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Yield	Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£77.14	209	7.9%
2023	-	-	-	-	-	-	£74.79	203	7.9%
2022	-	-	-	-	-	-	£70.90	192	8.0%
2021	-	-	-	-	-	-	£67.87	184	8.1%
2020	-	-	-	-	-	-	£68.43	185	8.0%
YTD	216	£263.2M	1.0%	£2,149,094	£55.49	7.6%	£68.56	186	7.8%
2019	769	£909.4M	10.7%	£1,778,058	£58.53	6.8%	£68.50	185	7.5%
2018	1,100	£959M	3.0%	£1,907,394	£58.38	6.7%	£67.86	184	7.1%
2017	1,408	£913M	3.3%	£1,190,676	£47.90	7.0%	£60.62	164	7.3%
2016	1,159	£659.6M	2.7%	£978,298	£41.99	7.5%	£56.11	152	7.4%
2015	1,563	£673.8M	3.0%	£889,646	£43.55	9.1%	£51.86	140	7.5%
2014	1,480	£741.8M	3.0%	£981,285	£45.00	8.3%	£47.04	127	8.0%
2013	1,227	£402.6M	2.0%	£599,967	£38.88	8.8%	£41.84	113	8.7%
2012	869	£359M	1.4%	£745,930	£49.49	9.5%	£36.95	100	9.7%
2011	746	£376.4M	2.0%	£633,939	£28.13	8.3%	£38.88	105	9.1%
2010	691	£279.9M	2.1%	£594,901	£23.87	8.9%	£39.06	106	9.2%
2009	429	£127.8M	1.0%	£460,499	£26.78	9.7%	£36.93	100	9.9%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

Sale Trends

United Kingdom Industrial
LOGISTICS SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
							Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£94.18	222	7.5%
2023	-	-	-	-	-	-	£91.36	216	7.5%
2022	-	-	-	-	-	-	£86.63	205	7.6%
2021	-	-	-	-	-	-	£82.97	196	7.7%
2020	-	-	-	-	-	-	£83.77	198	7.6%
YTD	574	£1.8B	1.3%	£5,538,772	£89.19	6.4%	£84.00	198	7.5%
2019	2,292	£6.3B	4.3%	£4,399,921	£83.79	6.4%	£83.40	197	7.2%
2018	2,879	£7.2B	5.8%	£4,590,966	£78.31	6.4%	£81.78	193	6.8%
2017	2,851	£6.3B	5.5%	£4,028,108	£74.73	6.9%	£72.32	171	7.0%
2016	2,378	£5.5B	4.8%	£4,055,269	£68.94	7.2%	£66.25	156	7.2%
2015	2,859	£5.3B	5.8%	£3,922,213	£61.20	7.8%	£60.97	144	7.3%
2014	2,874	£5.8B	6.8%	£4,022,919	£60.17	7.9%	£54.90	130	7.8%
2013	2,241	£3.8B	4.9%	£3,481,645	£53.08	8.6%	£48.34	114	8.5%
2012	1,666	£2.3B	3.7%	£2,479,057	£43.86	9.0%	£42.91	101	9.4%
2011	1,530	£2.3B	3.6%	£2,029,937	£42.43	8.3%	£45.01	106	8.9%
2010	1,326	£2B	3.2%	£2,336,600	£46.87	8.3%	£44.73	106	8.9%
2009	976	£1.7B	2.6%	£2,605,353	£44.87	8.8%	£42.34	100	9.7%

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LIGHT INDUSTRIAL SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Yield	Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£128.28	247	7.3%
2023	-	-	-	-	-	-	£123.98	239	7.3%
2022	-	-	-	-	-	-	£117.19	226	7.4%
2021	-	-	-	-	-	-	£111.97	216	7.5%
2020	-	-	-	-	-	-	£112.77	217	7.4%
YTD	94	£182.3M	0.9%	£3,620,122	£107.00	7.3%	£113.01	218	7.3%
2019	358	£504.7M	2.4%	£2,446,079	£100.98	7.1%	£111.33	215	7.0%
2018	522	£575.8M	4.2%	£2,247,676	£75.54	7.3%	£107.18	207	6.6%
2017	526	£637.9M	3.7%	£2,108,345	£93.94	7.3%	£92.55	178	6.9%
2016	492	£445M	3.3%	£1,690,075	£71.64	7.2%	£84.26	162	7.0%
2015	629	£507.3M	4.6%	£1,634,570	£63.71	8.2%	£76.97	148	7.2%
2014	627	£544.7M	4.5%	£2,022,742	£69.74	8.4%	£69.02	133	7.6%
2013	423	£319.9M	2.7%	£1,744,150	£66.74	9.5%	£60.20	116	8.4%
2012	401	£896.8M	2.4%	£4,395,467	£194.87	11.4%	£53.15	102	9.3%
2011	362	£142.7M	2.3%	£507,816	£29.83	8.8%	£55.03	106	8.8%
2010	277	£124.1M	2.0%	£695,359	£34.81	8.0%	£54.18	104	8.9%
2009	193	£241.5M	1.2%	£1,729,999	£102.77	9.2%	£51.87	100	9.5%

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Retail National Report

United Kingdom

PREPARED BY



John Simpson
Investment and Funding Manager



RETAIL NATIONAL REPORT

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12 Mo Deliveries in SF

4.6 M

12 Mo Net Absorption in SF

1.2 M

Vacancy Rate

2.2%

12 Mo Rent Growth

2.0%

The UK retail sector has begun to recover following a near-total pullback in new leasing and transaction volume in the first half of 2020. The sector was hit severely by widespread shuttering of stores in March with the commencement of lockdown. As restrictions have eased in the second half of the year, retail sales have partially recovered, but footfall levels remain well below average as workers remain home. CoStar has updated its Base Case forecast to reflect the current reality of an economic contraction and will continue to update forecasts as Oxford Economics releases updated economic guidance.

The UK retail sector in general has had a tough time in recent years, the impact of the coronavirus has dealt a significant further blow as retailers count the cost of shuttered stores and an accelerated switch to online spending. Even as stores now reopen, a cloud of uncertainty remains over a market that was already facing a number of headwinds. The effects of the pandemic are being felt by occupiers, landlords and investors, as the contraction of economic and social activity threatens to damage profitability and trading conditions for an unknown period of time. Announcements of further store closures, CVAs and business failures has become a regular feature of the current retail story. Recent high-profile names on the growing list include DW Sports, Pizza Express and Frankie and Benni's.

Prior to the spread of the coronavirus, there had been some brighter stories against the backdrop of difficulties. The market is a bifurcated one, where well-placed prime pitches like London's Oxford Street, Bond Street and Covent Garden continue to perform well, while many non-prime shopping centres, high streets and secondary retail parks in the regions continue to see increasing vacancies.

Retailers that have adapted and struck a balance between on- and offline have generally been the most successful, along with big box discount chains like Home Bargains and B&M. Pre-crisis growth in the food sector had been driven by Aldi and Lidl. But with the whole

sector receiving a boost in recent months, the outlook looks strong for food and convenience stores, meaning supermarkets are likely to be one of the few resilient areas of UK retail in the near term. Elsewhere in the retail sector, department stores have continued to take the brunt of the downward trend and reduction in footfall, with CVAs and administrations for household names like House of Fraser and Debenhams taking the headlines before the outset of the pandemic, while local independents also fell into trouble as store closures hit revenues. Although traditionally resilient, retail parks have not been immune from the difficulties, with vacancy increasing in certain locations following the demise of a number of occupiers and rent renegotiations for others.

Rental growth has been negatively impacted by numerous closures in recent years in a variety of retail locations, including large-scale occupiers and numerous smaller operators. Rents did perform slightly better in 2019, with growth driven by prime high street locations and some of the better-performing retail parks. The closures have continued into 2020, with Dixons Carphone deciding to exit all of their 531 Carphone Warehouse stores, a further blow to landlords after several high-profile tenant failures in recent years. Alongside recent Covid-driven administrations, this pattern of store closures has suppressed any significant retail growth. Sales of supermarkets, prime centres and retail parks have kept investment elevated in recent years, but the overall slowdown in demand for retail investment that began in 2015 looks likely to continue in the near term.

Retailers have also featured heavily in recent industrial investment activity, with the sudden impact on revenues forcing several high-profile businesses in the sector to sell distribution and head office property assets to shore up balance sheets. Since lockdown began, Next, Ted Baker, Tops Tiles and Matalan are among those that have looked to raise capital via such sale-and-leaseback deals. The sale of retail property in coming quarters is expected to be predominantly supermarket investments or underperforming retail sites being acquired for repurposing and conversion..

KEY INDICATORS

Current Quarter	NIA (000)	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Shopping Centre	205,572	2.6%	£42.34	4.9%	104,212	0	1,556,188
Retail Park	169,846	2.9%	£22.12	3.7%	91,589	0	805,130
General Retail	1,036,997	2.0%	£24.18	4.2%	(422,565)	52,625	7,170,312
National	1,412,415	2.2%	£26.58	4.3%	(226,764)	52,625	9,531,630

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.1%	3.0%	2.3%	5.4%	2012 Q3	2.0%	2019 Q4
Net Absorption SF	1.2 M	8,340,274	6,863,852	34,108,551	2013 Q3	(8,728,628)	2011 Q4
Deliveries SF	4.6 M	9,493,905	8,318,071	14,769,623	2009 Q4	5,362,005	2020 Q2
Rent Growth	2.0%	0.9%	0.5%	2.5%	2012 Q2	-0.9%	2014 Q1
Sales Volume	£6.5 B	£10B	N/A	£14.2B	2015 Q2	£6.5B	2009 Q4

The UK retail market began 2020 in mixed shape, remaining polarised, with certain subtypes, occupier types and geographies performing considerably better than others. Even prior to the coronavirus outbreak and subsequent social distancing and store closures, change was happening within the sector. Those changes and the growing shift to online sales have been greatly accelerated by the lockdown measures brought in following the beginning of the pandemic. Retail has felt the most severe effects of the crisis, with nonessential stores closed and footfall nonexistent in many locations in the UK throughout April and May 2020. The growth in food and discount retail has continued, with operators in the sector performing strongly and expanding store estates while many other retailers go the opposite direction. The easing of restrictions in June have boosted sales volumes, but with many workers remaining at home and uncertainty around further local lockdowns, the sector remains under extreme pressure.

Heading into the pandemic, fundamentals were relatively stable but with decline in many non-prime locations already a feature. The current situation has brought yet further pain for the sector, despite the reopening of stores, the impact of the lockdown has left many occupiers facing severe headwinds, with further store closures, CVAs and administrations continuing to push up vacancies in coming months and quarters.

Concerns over the retail property sector have been rising for years due to the growing uncertainty about the future of traditional retail store estates, with many retailers shedding stores, renegotiating rents and reducing their store estate exposure, in the face of online competition and changing customer behaviour. Closures and business failures have led to a general upward trend in vacancy across the nation since early 2016. But the success of prime streets and centres, the backfilling of vacated units on more flexible lease terms, and the creative adaptations or re-use to incorporate leisure and community-based attractions have helped stem the vacancy rate and prevent market fundamentals unravelling.

The list of retailers filing for administration or making use

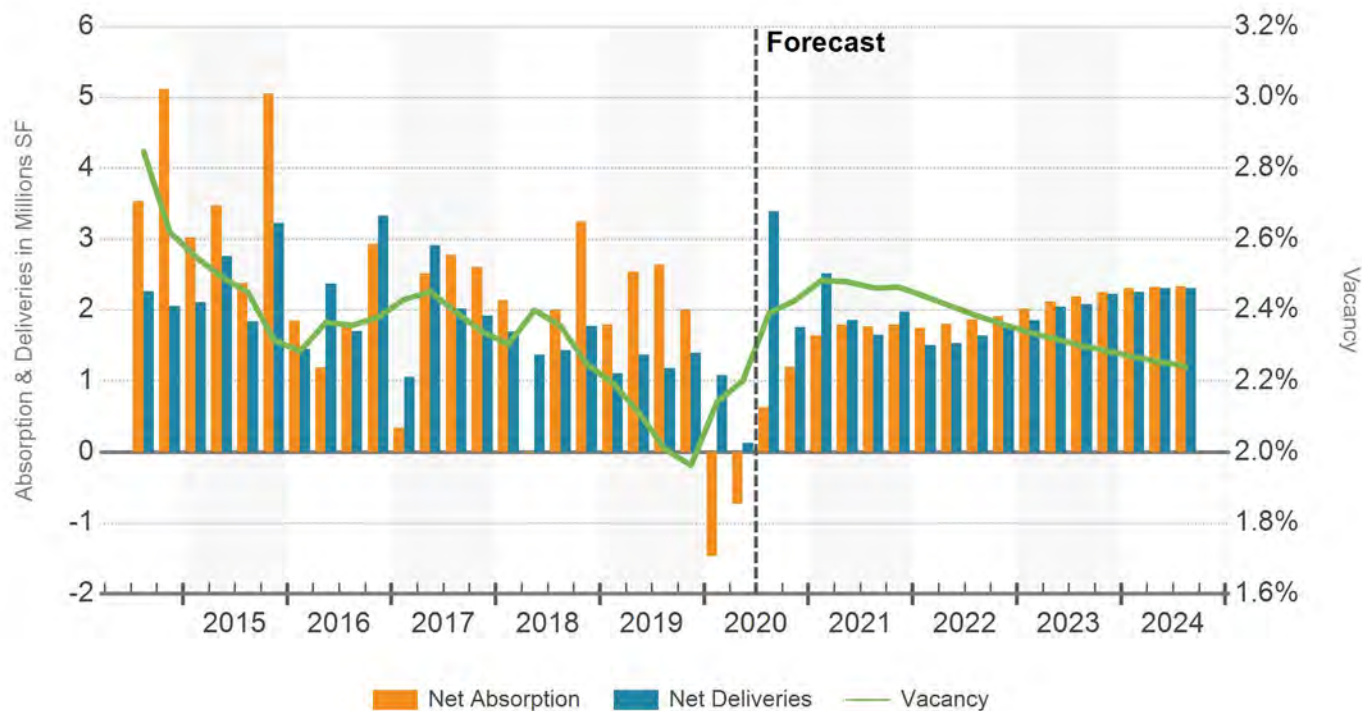
of CVA type agreements has been accelerated since the coronavirus crisis began, with DW Sports, Cath Kidson, Monsoon, Laura Ashley and Poundstretcher among the many casualties. This followed on from another wave of retail businesses falling into difficulties the previous year, with 2019 also seeing a number of occupiers renegotiating rents or closing completely. Alongside the notable failures, several large occupiers signaled an intent to restructure, with Boots, Debenhams, House of Fraser and Marks & Spencer all announcing medium- to long-term strategic closures, and the likes of Apple requesting substantial rental reductions.

Alternative uses for empty retail units have been on the rise, and many empty retail park units and shopping centre spaces have been occupied by other operators or converted to the next best alternative use. The growth in last mile logistics and residential demand is set to drive redevelopment of many vacant or underperforming sites, helping to provide some counter balance to rising vacancies. This conversion trend is expanding at pace, with entire retail schemes being considered for conversion to other uses.

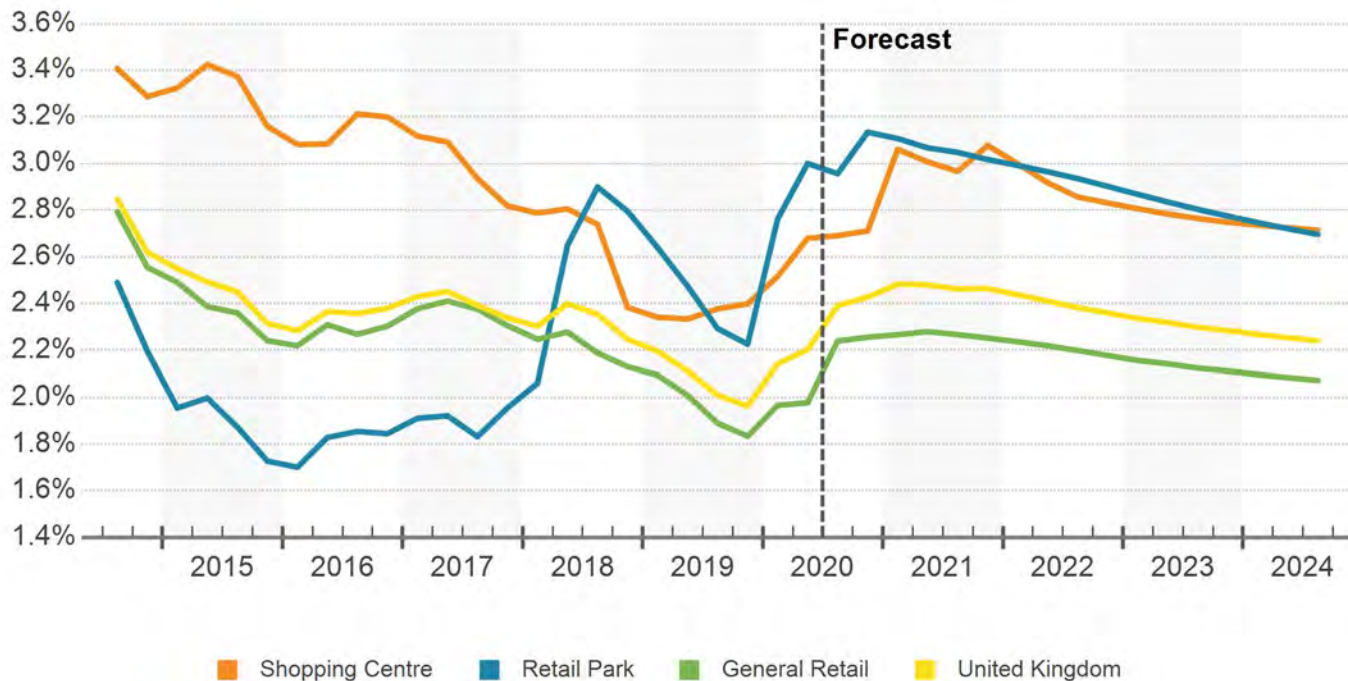
It isn't all bad news though, there are retailers that are actively expanding, particularly supermarket operators and value retail. Aldi has been particularly active, adding new stores with an average size of 17,000 SF, including stores in London, Glasgow, Sheffield and Tonbridge. Lidl have also continued their expansion and relocation drive, including a large-format, 47,000-SF store at London Road Retail Park in Southend due to open in 2020, subject to any delays caused by the coronavirus outbreak.

The outlook for volume fashion operators like Primark began 2020 in positive fashion, after further investment in their stores in 2019, including its Birmingham presence, opening the value chain's largest store at the former Pavilions Birmingham in April 2019. H&M has taken over many large units vacated by other retailers that have closed or consolidated in recent years, but both occupiers and the rest of the fashion sector are suffering a difficult year, with stores reopening but trading conditions remaining uncertain in the near term.

NET ABSORPTION, NET DELIVERIES & VACANCY



VACANCY RATE



AVAILABILITY RATE



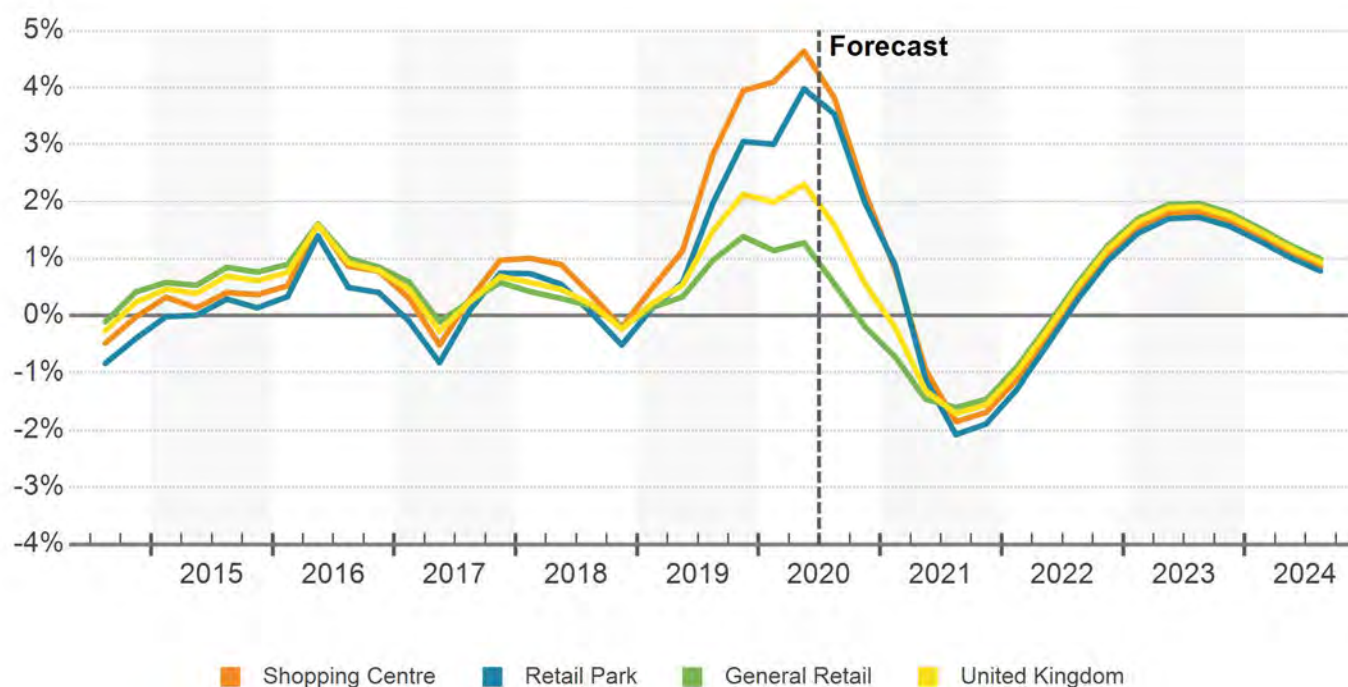
On average, retail rents remained stable in the year preceding the coronavirus outbreak, but rental performance has varied greatly by subsector and location. The high street was hit the hardest, posting rent losses since mid-2018. Still, prime locations in busy cities continued to see growth on high streets and retail parks in 2019. Growth will slow sharply in 2020 as footfall remains at record lows and many retail businesses either reduce their store portfolios or close completely. Retail sales suffered record falls in March and April, before beginning to rebound in May and June. Supermarkets remain resilient, however.

Rental growth has remained fragile in recent years, with recent events leading to the reduction of rents in many markets. Additional to the reduction in new leasing activity since the beginning of the lockdown, many struggling retailers have been locked in rent and service charge negotiations with landlords, while others have

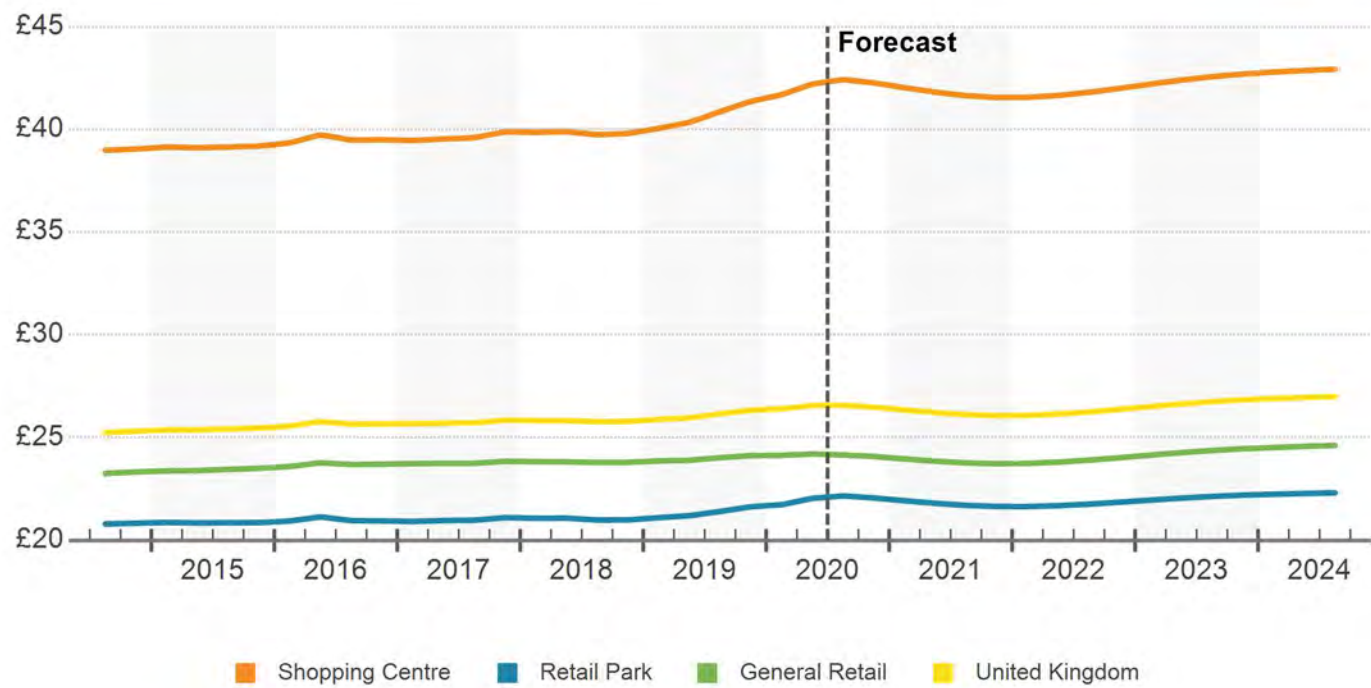
closed or are restructuring via CVAs and administrations to permanently reduce costs.

Rental trends look likely to remain polarised. Many shopping centres and high streets have high vacancy, due to a slower pace of backfilling units left empty by the numerous store closures in recent years. London and the South East has been the most resilient in the face of the uncertainty surrounding the sector, with rents in less affluent towns and centres contracting the most. Overall, retailers continue to feel pressure from the effects of lockdown, an accelerated switch to online shopping and high business rates, which is likely to continue to negatively impact rent growth moving forward. Despite recent measures from government to assist retailers facing difficulties, footfall levels are yet to recover fully and the accelerated rate of change in the sector will continue to produce headwinds for rental growth in many locations outside the supermarket and value sectors.

MARKET RENT GROWTH (YOY)



MARKET RENT PER SQUARE FEET



After some construction-heavy years earlier in the cycle when retail parks popped up all over the country, retail deliveries have been steadily declining over the past few years, as many developers and investors have actively reduced their exposure to retail and space is repurposed or converted to alternative uses.

The coronavirus outbreak is causing delays and disruption to deliveries in 2020, with some developments and occupiers inevitably at risk of financial difficulties. The redevelopment of the Nottingham Broadmarsh Centre being one case, with owners now in administration as the accelerated pace of change in the sector brings forward potential problems or alternative solutions to owners.

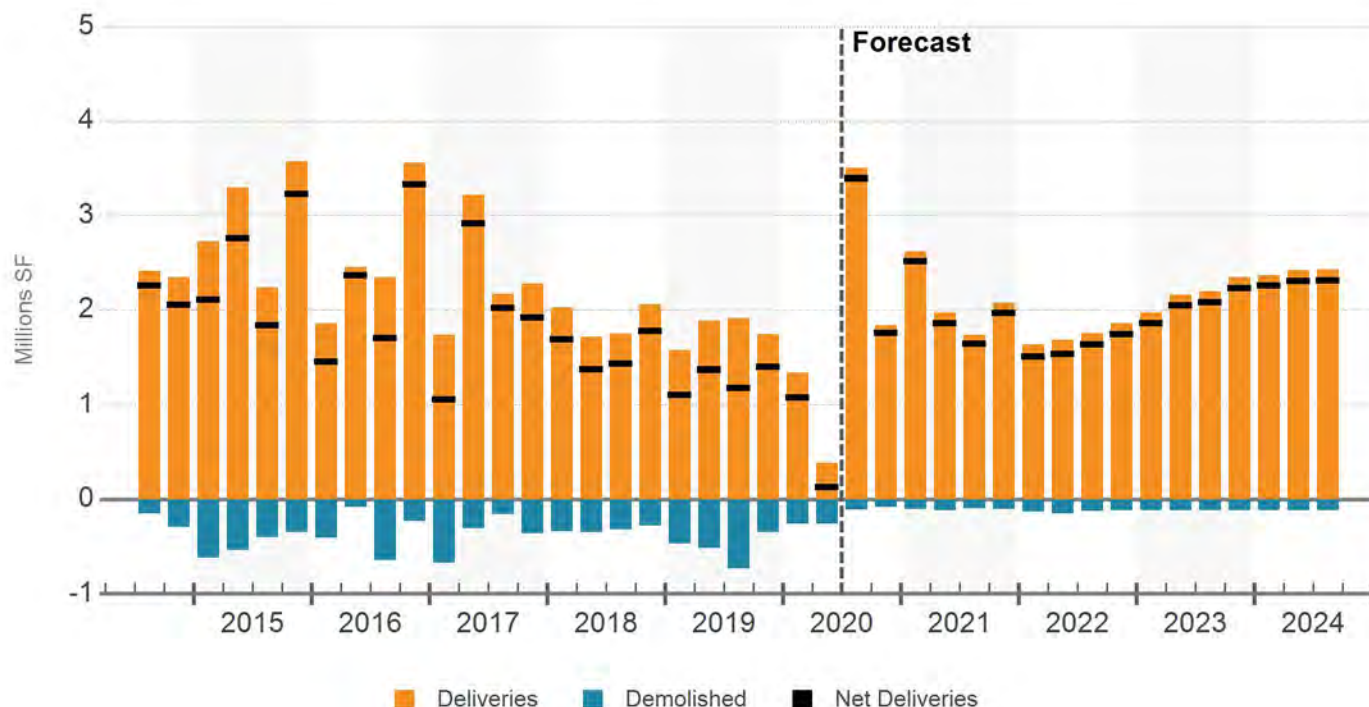
But prior to the current outbreak, construction had not dried up completely, 2019 and early 2020 brought further new construction starts, and there is currently a five-year high of more than 9 million SF underway across the country. Redevelopment and regeneration have also featured, with schemes such as the 1.5-million-SF regeneration project Edinburgh St James. Shopping parks continue to expand, and there is almost 300,000 SF of additional space being added to Fosse Shopping Centre in Leicester and more than 100,000 SF being

built at Glasgow's Crown Street Retail Park, underlining the polarised nature of the UK retail sector.

Most recent and ongoing retail construction is in the form of town centre regeneration like the Lexicon in Bracknell and Victoria Gate in Leeds. At Edinburgh St James, there will be more than 800,000 SF of shops anchored by John Lewis, 30 restaurants and a cinema along with a luxury hotel. This will replace the existing shopping centre, which was demolished in 2016. Old and underperforming centres have attracted redevelopment focus, as well, like Broadmarsh in Nottingham. But some plans have been delayed, like Whitgift in Croydon, or completely scrapped, like Hammerson's extension of Brent Cross.

In London, most new retail space is in the ground-floor units of residential developments. Leisure offers have become an important aspect of these mixed-use schemes, which aim to bring life, work and play into the same space. Developers hope to improve dwell time by increasing the leisure offer, but much will now depend on the length and severity of disruption, as owners and developers eye next best alternative use options for many underperforming or at-risk retail schemes.

DELIVERIES & DEMOLITIONS



Similar to the occupier side, retail investment in UK property is a diverse story, subsectors such as supermarkets continue to trade well, while shopping centres and high street deal volumes have suffered from reduced activity. Investment sales have been impacted negatively in the first half of 2020, the effects of the coronavirus outbreak, with turbulence in the occupier market continuing to generate headwinds in the second half of the year.

Negative press around the sector, multiple shop closures and the rising prominence of CVAs were already impacted trading of retail properties. The lockdown and subsequent fall in sales has accelerated volatile rents, which are falling in many markets as landlords face continued renegotiation and rental reductions. Sales volume has been declining for the past six years, with annual transactions totalling £9.3 billion in 2019, a significant reduction on the £14 billion exchanged in 2014, figures for 2020 are set to be even lower as the sector rebuilds.

While lower than the long-term average, around £7 billion was spent on retail assets in the UK in the past year. Very few shopping centres have traded in the last couple of years, but one exception was the under pressure intu's sale of a 50% stake in intu Derby to Cale Street Partners for £186.3 million in April 2019, intu have more recently collapsed into administration, impacting both intu Derby, Nottingham and the Trafford Centre in Manchester.

Supermarkets have continued to be the most attractive retail assets to investors recently and one of the largest deals in the UK this year was a 12-property Sainsbury's portfolio. The May deal was New York-based Realty Income REIT's entry to the UK commercial property market and first acquisition outside of the U.S. The REIT

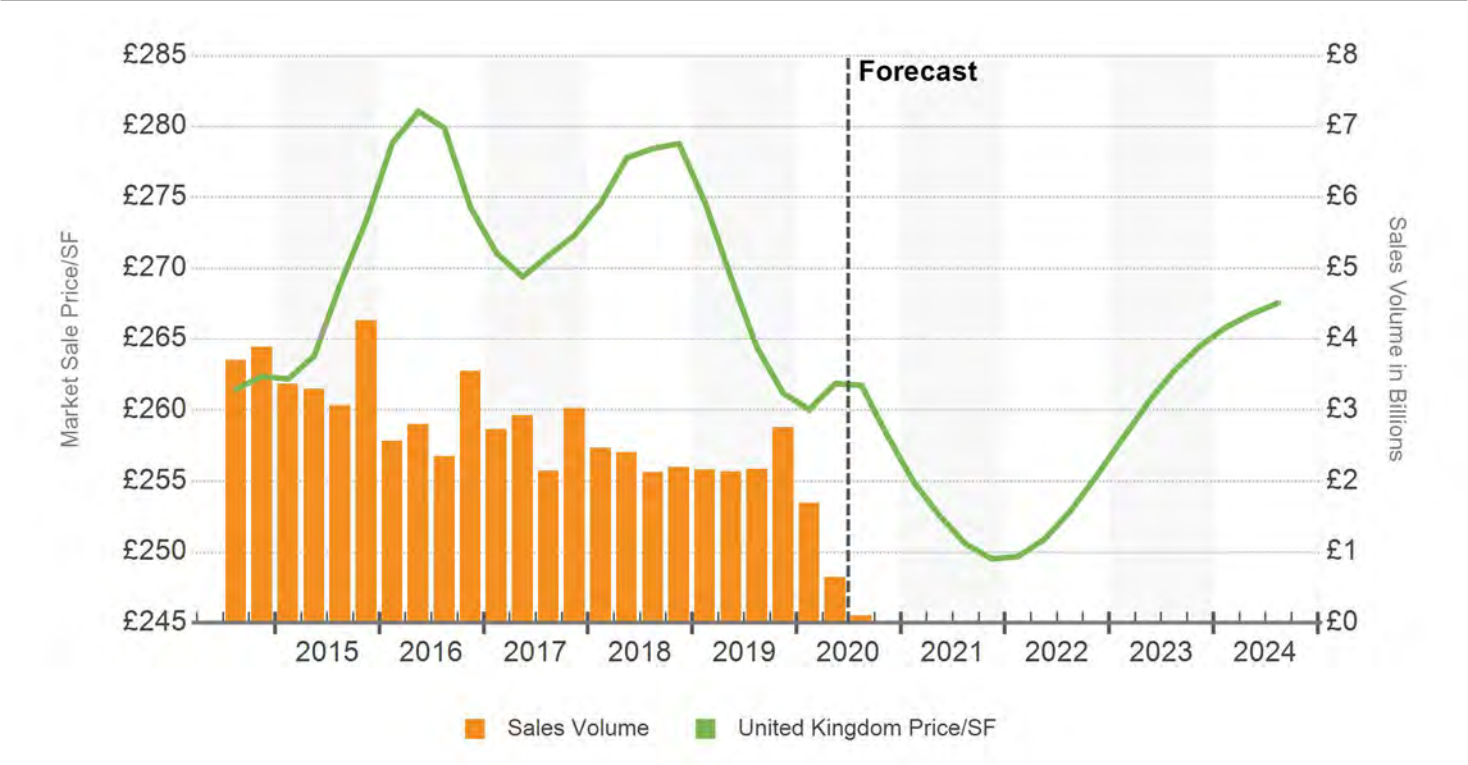
acquired the 12 Sainsbury's superstores for £429 million from a joint venture between British Land and Sainsbury's, which leased the shops back for an average of 15 years.

In March 2019, Hong Kong's "King of Retail" Lai Wing-To bought the Old Bond Street flagship Alexander McQueen and Tod's shops. The investor paid £152.5 million for the property, which also includes 23,000 SF of office space on the upper floors. The deal represented a 2.7% yield, indicative of the continued demand for prime units along the capital's most-walked streets.

While pricing has held up relatively well in prime centres and high streets prior to the pandemic, secondary centres have either stopped trading or have sold at discounts. Retail property yields remain have been loosening since mid-2018, while other sectors have seen further compression. Investors appetite for the relative security of supermarket investments have continued to compress yields, while those for higher risk high street and shopping centre assets have softened further.

Retailers have featured heavily in recent investment activity, with the sudden impact on revenues forcing several high-profile businesses in the sector to sell distribution and head office property assets to shore up balance sheets. Since lockdown began, Next, Ted Baker, Tops Tiles and Matalan are among those that have looked to raise capital via such sale-and-leaseback deals. More recently Waitrose completed a 5-store portfolio sale for over £60 million. The sale of retail property in coming quarters is expected to be predominantly supermarket investments or underperforming retail sites being acquired for repurposing and redevelopment.

SALES VOLUME & MARKET SALE PRICE PER SF



The UK economy is on the brink of slipping into its deepest recession for 300 years. The lockdown imposed in late March to combat the spread of the coronavirus has caused a sharp fall in economic activity. It resulted in an unprecedented 20.4% fall in GDP for the month of April, following a 6.9% drop in March as two decades of growth were wiped out in two months. Widespread declines were recorded across the services, production and construction sectors, with the retail and hospitality sectors particularly hard hit.

A raft of government measures have been introduced to support businesses, including the furloughing scheme (recently extended to October) and business rates relief, while the Bank of England has cut interest rates to a

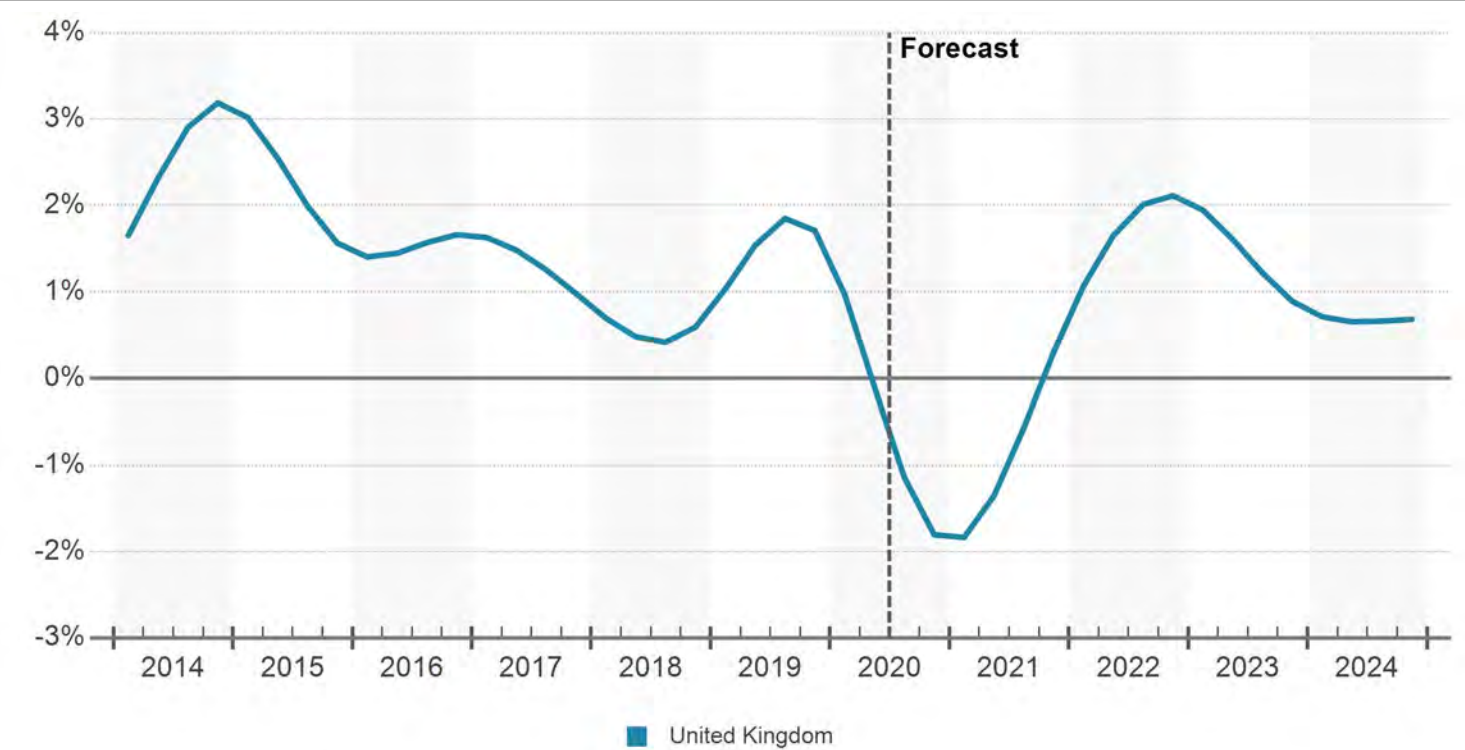
record low 0.1% and implemented a further £300 billion of quantitative easing. An easing of lockdown restrictions and improving business confidence should bring about a stronger GDP outturn in June, but it is likely to take two years for the economy to recover lost output. On 19th June, Oxford Economics slashed its 2020 UK GDP forecast to -10.8%, down from the 5.1% drop predicted in April. Unemployment has already risen from its pre-coronavirus low of circa 4%, with more than 600,000 jobs expected to be lost this year. On the plus side, Oxford Economics does expect a V-shaped recovery. A 13.7% rebound in GDP growth is forecast for 2021–22, with 850,000 jobs added, as a resumption of discretionary spending is supported by low oil prices and monetary and fiscal stimulus.

UNITED KINGDOM EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	Current Level		12 Month Change	10 Year Change	5 Year Forecast
	Jobs	LQ	UK	UK	UK
Manufacturing	2,672	1.0	-1.46%	0.31%	-1.37%
Transportation Warehouse Utilities	2,152	1.0	-1.00%	1.98%	0.40%
Retail Trade	4,897	1.0	-2.27%	0.10%	0.73%
Financial Activities	1,742	1.0	0.92%	0.79%	0.24%
Government	1,537	1.0	1.86%	-1.31%	0.08%
Natural Resources, Mining and Construction	457	1.0	-0.49%	-0.24%	-0.23%
Education and Health Services	7,502	1.0	1.86%	1.19%	0.67%
Professional and Business Services	6,265	1.0	0.66%	2.67%	1.25%
Information	1,534	1.0	2.35%	2.62%	1.08%
Leisure and Hospitality	3,320	1.0	-5.62%	1.71%	1.60%
Other Services	1,025	1.0	-0.35%	1.26%	0.88%
Total Employment	35,350	1.0	-0.53%	1.15%	0.69%

Source: Oxford Economics
LQ = Location Quotient

YEAR OVER YEAR JOB GROWTH



Source: Oxford Economics

MARKET INVENTORY

No.	Market	Inventory				12 Month Deliveries				Under Construction as % of Inventory			
		Bldgs	SF (000)	% UK	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
1	Aberdeen	1,874	10,664	0.8%	42	0	0	0%	-	1	7	0.1%	50
2	Berkshire & North Hamps...	4,657	30,478	2.2%	15	5	60	0.2%	25	8	81	0.3%	31
3	Birmingham	11,980	64,254	4.6%	3	11	112	0.2%	15	3	31	0%	41
4	Brighton	4,466	14,597	1.0%	34	6	67	0.5%	21	2	395	2.7%	4
5	Bristol	5,452	31,476	2.2%	13	2	47	0.1%	29	8	265	0.8%	10
6	Buckinghamshire	2,166	10,075	0.7%	46	5	54	0.5%	27	4	113	1.1%	20
7	Cambridge	1,470	6,435	0.5%	53	0	0	0%	-	3	22	0.3%	44
8	Cardiff	5,123	34,941	2.5%	10	8	134	0.4%	13	12	52	0.1%	36
9	Central Scotland	3,950	21,256	1.5%	22	7	201	0.9%	7	9	228	1.1%	13
10	Cheltenham & Gloucester	2,074	13,165	0.9%	39	2	5	0%	46	5	71	0.5%	33
11	Cheshire South	3,245	18,306	1.3%	28	1	18	0.1%	42	4	83	0.5%	30
12	Coventry	3,016	18,834	1.3%	27	2	9	0%	45	4	60	0.3%	34
13	Cumbria	2,007	10,466	0.7%	43	1	19	0.2%	41	5	104	1.0%	24
14	Derby	3,497	19,593	1.4%	25	7	149	0.8%	11	2	5	0%	51
15	Devon & Cornwall	5,719	30,588	2.2%	14	6	208	0.7%	6	6	87	0.3%	29
16	Edinburgh	4,568	26,681	1.9%	19	5	64	0.2%	22	7	941	3.5%	2
17	Essex	4,788	32,484	2.3%	12	4	94	0.3%	19	5	107	0.3%	23
18	Gatwick	1,103	7,646	0.5%	51	2	20	0.3%	40	1	8	0.1%	49
19	Glasgow	7,169	50,258	3.6%	5	14	411	0.8%	2	6	110	0.2%	21
20	Herefordshire & Worcest...	2,135	15,966	1.1%	31	3	29	0.2%	36	0	-	-	-
21	Hertfordshire	4,279	23,185	1.6%	21	3	44	0.2%	30	6	94	0.4%	27
22	Highlands & Islands	1,624	8,274	0.6%	50	4	32	0.4%	33	3	11	0.1%	47
23	Hull	3,433	19,370	1.4%	26	3	58	0.3%	26	3	114	0.6%	19
24	Kent	7,174	39,078	2.8%	7	11	298	0.8%	3	11	304	0.8%	8
25	Lancashire	6,154	28,490	2.0%	17	10	233	0.8%	4	13	144	0.5%	17
26	Leeds	7,058	51,098	3.6%	4	9	191	0.4%	8	13	754	1.5%	3
27	Leicester	3,872	20,302	1.4%	24	7	132	0.6%	14	3	323	1.6%	6
28	Lincoln	2,893	14,240	1.0%	37	7	49	0.3%	28	2	10	0.1%	48
29	Liverpool	6,551	36,797	2.6%	9	7	61	0.2%	24	12	335	0.9%	5
30	London	63,569	218,367	15.5%	1	45	469	0.2%	1	63	2,075	1.0%	1
31	Luton & Bedfordshire	1,951	10,279	0.7%	44	3	11	0.1%	43	4	96	0.9%	25
32	Manchester	12,784	73,311	5.2%	2	10	166	0.2%	10	12	315	0.4%	7
33	Milton Keynes	692	9,226	0.7%	49	4	26	0.3%	37	1	24	0.3%	43
34	Newcastle upon Tyne	6,026	38,233	2.7%	8	7	175	0.5%	9	6	72	0.2%	32
35	North Wales	2,576	12,638	0.9%	40	2	64	0.5%	23	2	52	0.4%	37
36	Northampton	2,205	13,762	1.0%	38	1	10	0.1%	44	2	37	0.3%	40
37	Norwich	2,237	16,534	1.2%	30	1	32	0.2%	34	7	90	0.5%	28
38	Nottingham	4,702	25,437	1.8%	20	3	37	0.1%	32	8	200	0.8%	15
39	Oxford	2,764	15,099	1.1%	32	2	98	0.6%	18	12	250	1.7%	11
40	Peterborough	1,450	10,070	0.7%	47	1	3	0%	47	2	48	0.5%	38
41	Sheffield	3,924	28,894	2.0%	16	13	211	0.7%	5	13	302	1.0%	9
42	Shropshire & Staffordshire	5,236	33,135	2.3%	11	7	140	0.4%	12	7	228	0.7%	14

MARKET INVENTORY

No.	Market	Inventory				12 Month Deliveries				Under Construction as % of Inventory			
		Bldgs	SF (000)	% UK	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
43	Somerset	1,864	10,181	0.7%	45	5	110	1.1%	16	5	110	1.1%	22
44	South Coast	9,075	50,211	3.6%	6	3	41	0.1%	31	7	125	0.2%	18
45	Southern Scotland	2,809	12,560	0.9%	41	0	0	0%	-	0	-	-	-
46	Suffolk	2,517	14,424	1.0%	36	2	22	0.2%	39	2	31	0.2%	42
47	Surrey	4,113	20,380	1.4%	23	3	100	0.5%	17	8	238	1.2%	12
48	Sussex East	1,531	7,426	0.5%	52	1	3	0%	48	1	22	0.3%	45
49	Swansea	2,559	14,484	1.0%	35	6	31	0.2%	35	2	11	0.1%	46
50	Swindon	2,311	14,769	1.0%	33	0	0	0%	-	2	45	0.3%	39
51	Tees Valley & Durham	4,620	27,346	1.9%	18	2	25	0.1%	38	10	148	0.5%	16
52	Warrington	1,451	9,636	0.7%	48	1	2	0%	49	3	95	1.0%	26
53	York	3,169	16,553	1.2%	29	5	77	0.5%	20	5	60	0.4%	35

MARKET CONSTRUCTION

No.	Market	Under Construction Inventory					Average Building Size		
		Bldgs	SF (000)	Pre-Leased SF (000)	Pre-Leased %	Rank	All Existing	Under Constr	Rank
1	Aberdeen	1	7	0	0%	-	5,691	7,000	46
2	Berkshire & North Hamps...	8	81	36	44.3%	43	6,545	10,097	43
3	Birmingham	3	31	22	70.6%	34	5,363	10,361	42
4	Brighton	2	395	395	100%	1	3,269	197,517	1
5	Bristol	8	265	217	81.7%	27	5,773	33,140	6
6	Buckinghamshire	4	113	98	86.3%	23	4,651	28,365	11
7	Cambridge	3	22	0	0%	-	4,378	7,474	45
8	Cardiff	12	52	0	0.6%	47	6,820	4,363	49
9	Central Scotland	9	228	140	61.4%	38	5,381	25,334	16
10	Cheltenham & Gloucester	5	71	53	74.3%	31	6,348	14,284	37
11	Cheshire South	4	83	68	81.9%	26	5,641	20,858	26
12	Coventry	4	60	55	91.7%	21	6,245	15,071	34
13	Cumbria	5	104	88	85.0%	24	5,215	20,717	28
14	Derby	2	5	0	0%	-	5,603	2,519	51
15	Devon & Cornwall	6	87	81	93.9%	16	5,349	14,445	36
16	Edinburgh	7	941	931	99.0%	11	5,841	134,387	2
17	Essex	5	107	83	77.8%	29	6,785	21,351	25
18	Gatwick	1	8	0	0.5%	48	6,932	7,793	44
19	Glasgow	6	110	36	33.0%	45	7,010	18,397	30
20	Herefordshire & Worcest...	0	-	-	-	-	7,478	-	-
21	Hertfordshire	6	94	90	96.5%	13	5,418	15,630	32
22	Highlands & Islands	3	11	5	49.2%	41	5,095	3,720	50
23	Hull	3	114	114	100%	1	5,642	37,855	5
24	Kent	11	304	279	91.9%	20	5,447	27,629	13
25	Lancashire	13	144	67	46.8%	42	4,629	11,039	41
26	Leeds	13	754	699	92.7%	19	7,240	58,001	4
27	Leicester	3	323	301	93.3%	18	5,243	107,592	3
28	Lincoln	2	10	10	100%	1	4,922	5,170	48
29	Liverpool	12	335	225	67.1%	35	5,617	27,905	12
30	London	63	2,075	1,370	66.0%	36	3,435	32,930	7
31	Luton & Bedfordshire	4	96	91	94.9%	14	5,269	24,019	18
32	Manchester	12	315	287	91.1%	22	5,735	26,269	14
33	Milton Keynes	1	24	24	100%	1	13,333	23,831	20
34	Newcastle upon Tyne	6	72	40	55.0%	40	6,345	11,999	40
35	North Wales	2	52	52	100%	1	4,906	25,753	15
36	Northampton	2	37	36	98.3%	12	6,241	18,410	29
37	Norwich	7	90	85	94.6%	15	7,391	12,804	38
38	Nottingham	8	200	130	65.1%	37	5,410	24,986	17
39	Oxford	12	250	200	80.0%	28	5,463	20,831	27
40	Peterborough	2	48	48	100%	1	6,945	23,852	19
41	Sheffield	13	302	183	60.7%	39	7,363	23,221	21
42	Shropshire & Staffordshire	7	228	226	99.3%	10	6,328	32,561	8

MARKET CONSTRUCTION

No.	Market	Under Construction Inventory					Average Building Size		
		Bldgs	SF (000)	Pre-Leased SF (000)	Pre-Leased %	Rank	All Existing	Under Constr	Rank
43	Somerset	5	110	91	83.1%	25	5,462	21,929	24
44	South Coast	7	125	117	93.6%	17	5,533	17,787	31
45	Southern Scotland	0	-	-	-	-	4,471	-	-
46	Suffolk	2	31	31	100%	1	5,730	15,432	33
47	Surrey	8	238	171	71.7%	33	4,955	29,780	10
48	Sussex East	1	22	22	100%	1	4,850	22,100	23
49	Swansea	2	11	5	39.6%	44	5,660	5,689	47
50	Swindon	2	45	45	100%	1	6,391	22,524	22
51	Tees Valley & Durham	10	148	113	76.5%	30	5,919	14,831	35
52	Warrington	3	95	13	13.2%	46	6,641	31,683	9
53	York	5	60	44	72.7%	32	5,223	12,049	39

MARKET RENT

No.	Market	Market Rent		12 Month Market Rent		QTD Annualised Market Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
1	Aberdeen	£24.19	19	0.4%	45	-0.6%	35
2	Berkshire & North Hamps...	£29.21	9	3.4%	9	0.1%	17
3	Birmingham	£22.98	23	3.8%	4	10.4%	1
4	Brighton	£27.30	13	1.1%	38	-3.3%	52
5	Bristol	£27.75	11	1.3%	34	0%	21
6	Buckinghamshire	£27.98	10	2.1%	27	-2.0%	46
7	Cambridge	£42.84	2	3.1%	15	-0.3%	28
8	Cardiff	£16.30	48	-0.3%	49	4.4%	12
9	Central Scotland	£18.57	41	0%	47	-0.7%	39
10	Cheltenham & Gloucester	£22.34	27	1.1%	37	-0.8%	40
11	Cheshire South	£25.92	14	0%	46	-3.1%	50
12	Coventry	£20.27	37	3.0%	18	9.2%	6
13	Cumbria	£15.51	51	-0.7%	52	-3.5%	53
14	Derby	£17.77	43	2.8%	21	8.4%	8
15	Devon & Cornwall	£21.22	34	1.2%	35	-0.4%	30
16	Edinburgh	£25.46	16	0.4%	44	-0.6%	32
17	Essex	£27.51	12	3.8%	3	0.3%	15
18	Gatwick	£29.62	7	3.3%	10	0%	19
19	Glasgow	£22.43	25	0.7%	41	-0.6%	37
20	Herefordshire & Worcest...	£19.99	38	3.5%	8	9.4%	2
21	Hertfordshire	£29.56	8	3.1%	14	-0.3%	29
22	Highlands & Islands	£20.78	36	-0.1%	48	-0.6%	33
23	Hull	£16.93	46	1.8%	30	-0.5%	31
24	Kent	£33.74	4	3.6%	6	0.4%	14
25	Lancashire	£17.48	44	-0.3%	50	-3.3%	51
26	Leeds	£20.94	35	2.0%	28	-0.3%	25
27	Leicester	£24.00	20	3.3%	11	9.4%	3
28	Lincoln	£16.30	49	2.5%	24	8.2%	9
29	Liverpool	£21.94	29	0.5%	42	-2.5%	48
30	London	£46.00	1	2.0%	29	-1.9%	45
31	Luton & Bedfordshire	£24.26	18	3.3%	12	-0.1%	24
32	Manchester	£22.36	26	0.8%	40	-2.4%	47
33	Milton Keynes	£30.18	6	5.0%	1	2.6%	13
34	Newcastle upon Tyne	£25.18	17	2.3%	25	0%	20
35	North Wales	£12.93	53	-1.0%	53	4.6%	10
36	Northampton	£19.43	39	3.6%	7	9.4%	4
37	Norwich	£21.94	30	3.1%	16	-0.3%	27
38	Nottingham	£21.42	33	2.8%	20	8.6%	7
39	Oxford	£32.22	5	2.6%	23	-1.2%	44
40	Peterborough	£22.31	28	3.6%	5	0.2%	16
41	Sheffield	£22.47	24	2.3%	26	-0.1%	23
42	Shropshire & Staffordshire	£17.08	45	3.2%	13	9.3%	5

MARKET RENT

No.	Market	Market Rent		12 Month Market Rent		QTD Annualised Market Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
43	Somerset	£16.25	50	0.9%	39	-0.9%	42
44	South Coast	£21.91	31	1.1%	36	-0.6%	34
45	Southern Scotland	£16.52	47	4.7%	2	0%	18
46	Suffolk	£21.77	32	2.8%	19	-0.7%	38
47	Surrey	£33.83	3	2.7%	22	-1.0%	43
48	Sussex East	£23.63	21	3.0%	17	-0.3%	26
49	Swansea	£15.41	52	-0.6%	51	4.6%	11
50	Swindon	£23.34	22	1.4%	33	-0.1%	22
51	Tees Valley & Durham	£18.01	42	1.6%	31	-0.6%	36
52	Warrington	£18.65	40	0.5%	43	-2.5%	49
53	York	£25.80	15	1.4%	32	-0.8%	41

MARKET VACANCY & NET ABSORPTION

No.	Market	Vacancy			12 Month Absorption			
		SF	Percent	Rank	SF	% of Inv	Rank	Construc. Ratio
1	Aberdeen	587,898	5.5%	53	(151,267)	-1.4%	50	-
2	Berkshire & North Hamps...	484,908	1.6%	7	(92,631)	-0.3%	46	-
3	Birmingham	1,351,550	2.1%	21	156,318	0.2%	10	0.1
4	Brighton	194,598	1.3%	3	3,715	0%	32	5.6
5	Bristol	495,303	1.6%	6	(100,546)	-0.3%	48	-
6	Buckinghamshire	187,699	1.9%	17	(3,647)	0%	34	-
7	Cambridge	106,015	1.6%	10	(38,115)	-0.6%	40	-
8	Cardiff	758,174	2.2%	23	26,391	0.1%	24	4.3
9	Central Scotland	1,008,204	4.7%	52	120,348	0.6%	11	0.6
10	Cheltenham & Gloucester	343,180	2.6%	36	14,690	0.1%	29	0.6
11	Cheshire South	413,394	2.3%	27	26,570	0.1%	23	0.7
12	Coventry	445,192	2.4%	33	(136)	0%	33	-
13	Cumbria	235,473	2.2%	26	62,830	0.6%	16	0.3
14	Derby	381,666	1.9%	18	187,281	1.0%	6	-
15	Devon & Cornwall	696,649	2.3%	29	82,646	0.3%	13	2.1
16	Edinburgh	715,841	2.7%	38	(139,000)	-0.5%	49	-
17	Essex	648,510	2.0%	19	25,707	0.1%	26	1.8
18	Gatwick	68,781	0.9%	1	11,399	0.1%	31	1.8
19	Glasgow	1,509,876	3.0%	45	199,976	0.4%	5	0.7
20	Herefordshire & Worcest...	361,322	2.3%	28	(6,842)	0%	35	-
21	Hertfordshire	383,328	1.7%	11	(67,873)	-0.3%	44	-
22	Highlands & Islands	272,818	3.3%	47	11,406	0.1%	30	2.8
23	Hull	568,748	2.9%	43	56,279	0.3%	18	0.8
24	Kent	982,738	2.5%	35	(201,472)	-0.5%	51	-
25	Lancashire	497,677	1.7%	14	327,125	1.1%	1	0.7
26	Leeds	886,744	1.7%	13	219,878	0.4%	3	0.2
27	Leicester	306,750	1.5%	5	170,459	0.8%	8	0.6
28	Lincoln	326,271	2.3%	30	51,387	0.4%	19	0.9
29	Liverpool	776,849	2.1%	22	35,342	0.1%	21	1.0
30	London	3,755,065	1.7%	12	(507,766)	-0.2%	53	-
31	Luton & Bedfordshire	125,627	1.2%	2	25,876	0.3%	25	-
32	Manchester	1,027,717	1.4%	4	278,441	0.4%	2	0.1
33	Milton Keynes	169,505	1.8%	16	22,821	0.2%	27	1.0
34	Newcastle upon Tyne	855,813	2.2%	25	116,249	0.3%	12	1.3
35	North Wales	341,111	2.7%	39	210,916	1.7%	4	0.3
36	Northampton	430,248	3.1%	46	(33,541)	-0.2%	39	-
37	Norwich	270,708	1.6%	9	(19,079)	-0.1%	38	-
38	Nottingham	746,932	2.9%	44	(93,664)	-0.4%	47	-
39	Oxford	353,891	2.3%	32	45,937	0.3%	20	0.9
40	Peterborough	383,835	3.8%	50	(70,702)	-0.7%	45	-
41	Sheffield	834,650	2.9%	42	180,163	0.6%	7	0.5
42	Shropshire & Staffordshire	866,460	2.6%	37	63,334	0.2%	15	1.6

MARKET VACANCY & NET ABSORPTION

No.	Market	Vacancy			12 Month Absorption			
		SF	Percent	Rank	SF	% of Inv	Rank	Construc. Ratio
43	Somerset	285,284	2.8%	40	60,053	0.6%	17	1.6
44	South Coast	1,152,967	2.3%	31	(203,603)	-0.4%	52	-
45	Southern Scotland	509,220	4.1%	51	32,216	0.3%	22	-
46	Suffolk	344,644	2.4%	34	(18,358)	-0.1%	37	-
47	Surrey	330,841	1.6%	8	65,185	0.3%	14	0
48	Sussex East	148,902	2.0%	20	(55,628)	-0.7%	42	-
49	Swansea	524,723	3.6%	49	(46,238)	-0.3%	41	-
50	Swindon	260,835	1.8%	15	(65,450)	-0.4%	43	-
51	Tees Valley & Durham	955,949	3.5%	48	167,864	0.6%	9	0.1
52	Warrington	277,925	2.9%	41	(6,995)	-0.1%	36	-
53	York	361,590	2.2%	24	19,786	0.1%	28	2.6

OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	1,449,404,002	9,203,596	0.6%	9,273,583	0.6%	1.0
2023	1,440,200,406	8,207,791	0.6%	8,573,226	0.6%	1.0
2022	1,431,992,615	6,403,403	0.4%	7,314,947	0.5%	0.9
2021	1,425,589,212	7,973,044	0.6%	6,972,252	0.5%	1.1
2020	1,417,616,168	6,350,949	0.5%	(379,587)	0%	-
YTD	1,412,415,370	1,150,151	0.1%	(2,430,227)	-0.2%	-
2019	1,411,265,219	5,176,841	0.4%	8,973,094	0.6%	0.6
2018	1,406,088,378	6,278,441	0.4%	7,363,553	0.5%	0.9
2017	1,399,809,937	8,001,465	0.6%	8,230,532	0.6%	1.0
2016	1,391,808,472	8,862,718	0.6%	7,730,191	0.6%	1.1
2015	1,382,945,754	10,022,738	0.7%	13,912,099	1.0%	0.7
2014	1,372,923,016	8,673,996	0.6%	16,996,507	1.2%	0.5
2013	1,364,249,020	7,154,967	0.5%	33,428,831	2.5%	0.2
2012	1,357,094,053	8,347,080	0.6%	(615,473)	0%	-
2011	1,348,746,973	72,080,930	5.6%	(8,728,628)	-0.6%	-
2010	1,276,666,043	25,028,233	2.0%	4,137,297	0.3%	6.0
2009	1,251,637,810	-	-	3,417,315	0.3%	-

SHOPPING CENTRE SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	210,381,588	1,108,420	0.5%	1,163,748	0.6%	1.0
2023	209,273,168	961,100	0.5%	1,103,934	0.5%	0.9
2022	208,312,068	738,207	0.4%	1,226,940	0.6%	0.6
2021	207,573,861	1,988,246	1.0%	1,172,254	0.6%	1.7
2020	205,585,615	13,679	0%	(625,514)	-0.3%	-
YTD	205,571,936	0	0%	(473,107)	-0.2%	-
2019	205,571,936	207,388	0.1%	170,585	0.1%	1.2
2018	205,364,548	831,356	0.4%	1,702,867	0.8%	0.5
2017	204,533,192	768,734	0.4%	1,533,460	0.7%	0.5
2016	203,764,458	647,641	0.3%	544,946	0.3%	1.2
2015	203,116,817	1,494,085	0.7%	1,704,288	0.8%	0.9
2014	201,622,732	310,982	0.2%	844,571	0.4%	0.4
2013	201,311,750	791,115	0.4%	1,826,893	0.9%	0.4
2012	200,520,635	304,691	0.2%	(667,051)	-0.3%	-
2011	200,215,944	3,358,345	1.7%	2,403,487	1.2%	1.4
2010	196,857,599	1,158,208	0.6%	81,901	0%	14.1
2009	195,699,391	-	-	1,193,330	0.6%	-

RETAIL PARK SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	173,506,041	957,682	0.6%	1,099,920	0.6%	0.9
2023	172,548,359	832,954	0.5%	1,022,207	0.6%	0.8
2022	171,715,405	647,290	0.4%	819,494	0.5%	0.8
2021	171,068,115	570,844	0.3%	748,603	0.4%	0.8
2020	170,497,271	723,707	0.4%	(841,454)	-0.5%	-
YTD	169,846,183	72,619	0%	(1,152,524)	-0.7%	-
2019	169,773,564	738,189	0.4%	1,680,351	1.0%	0.4
2018	169,035,375	1,052,913	0.6%	(386,914)	-0.2%	-
2017	167,982,462	1,628,523	1.0%	1,305,894	0.8%	1.2
2016	166,353,939	1,344,363	0.8%	1,125,425	0.7%	1.2
2015	165,009,576	2,353,954	1.4%	3,044,441	1.8%	0.8
2014	162,655,622	1,684,802	1.0%	3,143,090	1.9%	0.5
2013	160,970,820	1,550,322	1.0%	2,472,340	1.5%	0.6
2012	159,420,498	1,843,735	1.2%	1,873,412	1.2%	1.0
2011	157,576,763	2,663,686	1.7%	68,416	0%	38.9
2010	154,913,077	2,582,726	1.7%	1,319,061	0.9%	2.0
2009	152,330,351	-	-	1,352,053	0.9%	-

GENERAL RETAIL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2024	1,065,516,373	7,137,494	0.7%	7,009,915	0.7%	1.0
2023	1,058,378,879	6,413,737	0.6%	6,447,085	0.6%	1.0
2022	1,051,965,142	5,017,906	0.5%	5,268,513	0.5%	1.0
2021	1,046,947,236	5,413,954	0.5%	5,051,395	0.5%	1.1
2020	1,041,533,282	5,613,563	0.5%	1,087,381	0.1%	5.2
YTD	1,036,997,251	1,077,532	0.1%	(804,596)	-0.1%	-
2019	1,035,919,719	4,231,264	0.4%	7,122,158	0.7%	0.6
2018	1,031,688,455	4,394,172	0.4%	6,047,600	0.6%	0.7
2017	1,027,294,283	5,604,208	0.5%	5,391,178	0.5%	1.0
2016	1,021,690,075	6,870,714	0.7%	6,059,820	0.6%	1.1
2015	1,014,819,361	6,174,699	0.6%	9,163,370	0.9%	0.7
2014	1,008,644,662	6,678,212	0.7%	13,008,846	1.3%	0.5
2013	1,001,966,450	4,813,530	0.5%	29,129,598	2.9%	0.2
2012	997,152,920	6,198,654	0.6%	(1,821,834)	-0.2%	-
2011	990,954,266	66,058,899	7.1%	(11,200,531)	-1.1%	-
2010	924,895,367	21,287,299	2.4%	2,736,335	0.3%	7.8
2009	903,608,068	-	-	871,932	0.1%	-

OVERALL RENT & VACANCY

Year	Market Rent			Vacancy		
	Per SF	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2024	£27.05	0.8%	2.7%	32,306,740	2.2%	-0.1%
2023	£26.85	1.7%	1.9%	32,890,143	2.3%	-0.1%
2022	£26.38	1.2%	0.2%	33,783,483	2.4%	-0.1%
2021	£26.08	-1.6%	-1.0%	35,125,311	2.5%	0%
2020	£26.49	0.6%	0.6%	34,408,844	2.4%	0.5%
YTD	£26.58	0.9%	0.9%	31,280,598	2.2%	0.3%
2019	£26.34	2.1%	0%	27,706,166	2.0%	-0.3%
2018	£25.79	-0.2%	-2.1%	31,592,509	2.2%	-0.1%
2017	£25.85	0.7%	-1.9%	32,726,967	2.3%	0%
2016	£25.68	0.8%	-2.5%	33,118,267	2.4%	0.1%
2015	£25.48	0.6%	-3.3%	32,004,070	2.3%	-0.3%
2014	£25.32	0.2%	-3.9%	35,968,953	2.6%	-0.6%
2013	£25.26	-0.5%	-4.1%	44,279,245	3.2%	-2.0%
2012	£25.38	2.3%	-3.6%	70,650,352	5.2%	0.6%
2011	£24.82	1.9%	-5.8%	61,750,699	4.6%	1.2%
2010	£24.36	1.2%	-7.5%	42,746,741	3.3%	0.6%
2009	£24.06	-	-8.7%	34,706,737	2.8%	-

SHOPPING CENTRE RENT & VACANCY

Year	Market Rent			Vacancy		
	Per SF	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2024	£42.98	0.7%	3.9%	5,694,021	2.7%	0%
2023	£42.69	1.7%	3.2%	5,751,929	2.7%	-0.1%
2022	£41.99	1.1%	1.5%	5,897,321	2.8%	-0.2%
2021	£41.55	-1.7%	0.4%	6,388,330	3.1%	0.4%
2020	£42.26	2.2%	2.2%	5,574,044	2.7%	0.3%
YTD	£42.34	2.4%	2.4%	5,403,890	2.6%	0.2%
2019	£41.36	3.9%	0%	4,930,783	2.4%	0%
2018	£39.79	-0.2%	-3.8%	4,893,980	2.4%	-0.4%
2017	£39.87	1.0%	-3.6%	5,763,720	2.8%	-0.4%
2016	£39.49	0.8%	-4.5%	6,520,211	3.2%	0%
2015	£39.18	0.4%	-5.3%	6,417,516	3.2%	-0.1%
2014	£39.04	0%	-5.6%	6,627,719	3.3%	-0.3%
2013	£39.05	-0.7%	-5.6%	7,161,308	3.6%	-0.5%
2012	£39.34	1.1%	-4.9%	8,195,757	4.1%	0.5%
2011	£38.92	1.4%	-5.9%	7,234,155	3.6%	0.1%
2010	£38.40	0.5%	-7.2%	6,856,296	3.5%	0.5%
2009	£38.21	-	-7.6%	5,779,989	3.0%	-

RETAIL PARK RENT & VACANCY

Year	Market Rent			Vacancy		
	Per SF	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2024	£22.34	0.6%	3.3%	4,638,518	2.7%	-0.1%
2023	£22.20	1.6%	2.6%	4,787,421	2.8%	-0.1%
2022	£21.86	1.0%	1.0%	4,983,109	2.9%	-0.1%
2021	£21.65	-1.9%	0.1%	5,161,413	3.0%	-0.1%
2020	£22.07	2.0%	2.0%	5,343,945	3.1%	0.9%
YTD	£22.12	2.2%	2.2%	5,003,970	2.9%	0.7%
2019	£21.64	3.1%	0%	3,778,827	2.2%	-0.6%
2018	£21.00	-0.5%	-3.0%	4,725,123	2.8%	0.8%
2017	£21.11	0.7%	-2.5%	3,284,892	2.0%	0.1%
2016	£20.95	0.4%	-3.2%	3,068,605	1.8%	0.1%
2015	£20.87	0.1%	-3.6%	2,849,667	1.7%	-0.5%
2014	£20.84	-0.4%	-3.7%	3,570,424	2.2%	-0.9%
2013	£20.92	-0.9%	-3.3%	5,000,379	3.1%	-0.6%
2012	£21.11	1.1%	-2.5%	5,939,197	3.7%	-0.1%
2011	£20.87	1.2%	-3.6%	6,017,705	3.8%	0.7%
2010	£20.63	0.6%	-4.7%	4,829,408	3.1%	0.4%
2009	£20.51	-	-5.2%	4,077,158	2.7%	-

GENERAL RETAIL RENT & VACANCY

Year	Market Rent			Vacancy		
	Per SF	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2024	£24.67	0.8%	2.2%	21,974,201	2.1%	0%
2023	£24.46	1.8%	1.4%	22,350,793	2.1%	-0.1%
2022	£24.03	1.2%	-0.4%	22,903,053	2.2%	-0.1%
2021	£23.74	-1.5%	-1.6%	23,575,568	2.3%	0%
2020	£24.09	-0.2%	-0.2%	23,490,855	2.3%	0.4%
YTD	£24.18	0.2%	0.2%	20,872,738	2.0%	0.2%
2019	£24.13	1.4%	0%	18,996,556	1.8%	-0.3%
2018	£23.80	-0.2%	-1.4%	21,973,406	2.1%	-0.2%
2017	£23.85	0.6%	-1.2%	23,678,355	2.3%	0%
2016	£23.71	0.9%	-1.7%	23,529,451	2.3%	0.1%
2015	£23.51	0.8%	-2.6%	22,736,887	2.2%	-0.3%
2014	£23.34	0.4%	-3.3%	25,770,810	2.6%	-0.7%
2013	£23.24	-0.3%	-3.7%	32,117,558	3.2%	-2.5%
2012	£23.31	2.9%	-3.4%	56,515,398	5.7%	0.8%
2011	£22.66	2.2%	-6.1%	48,498,839	4.9%	1.5%
2010	£22.18	1.6%	-8.1%	31,061,037	3.4%	0.6%
2009	£21.83	-	-9.5%	24,849,590	2.8%	-

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Yield	Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£268.28	116	6.7%
2023	-	-	-	-	-	-	£264.52	114	6.7%
2022	-	-	-	-	-	-	£255.32	110	6.8%
2021	-	-	-	-	-	-	£249.53	108	6.9%
2020	-	-	-	-	-	-	£258.22	111	6.8%
YTD	1,482	£2.4B	1.1%	£2,672,297	£215.86	7.5%	£263.47	114	6.7%
2019	5,434	£9.2B	3.4%	£2,616,245	£221.88	7.8%	£261.17	113	6.7%
2018	6,567	£9.2B	3.5%	£2,256,462	£252.02	7.5%	£278.78	120	6.3%
2017	7,039	£10.8B	4.1%	£2,072,112	£216.34	7.3%	£272.33	118	6.4%
2016	6,322	£11.3B	4.2%	£2,682,314	£239.97	7.4%	£274.28	118	6.5%
2015	6,283	£14B	4.9%	£3,314,924	£241.51	7.3%	£273.36	118	6.5%
2014	6,564	£14.1B	5.0%	£3,305,244	£238.91	7.8%	£262.35	113	6.7%
2013	5,399	£11.2B	4.2%	£3,225,256	£228.49	7.8%	£257.50	111	6.9%
2012	3,855	£6.7B	2.7%	£2,574,739	£225.22	7.6%	£255.66	110	6.9%
2011	3,568	£9.9B	3.3%	£3,226,773	£248.92	7.1%	£251.69	109	6.9%
2010	3,100	£8B	3.5%	£3,657,683	£233.91	6.7%	£262.36	113	6.5%
2009	2,024	£6.5B	2.8%	£4,315,465	£214.39	7.2%	£231.68	100	7.3%

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SHOPPING CENTRE SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Yield	Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£252.74	107	6.7%
2023	-	-	-	-	-	-	£249.33	105	6.7%
2022	-	-	-	-	-	-	£240.95	102	6.8%
2021	-	-	-	-	-	-	£235.76	99	6.9%
2020	-	-	-	-	-	-	£244.60	103	6.8%
YTD	26	£195M	0.7%	£11,457,596	£142.81	9.5%	£249.73	105	6.6%
2019	85	£857.9M	3.5%	£14,590,586	£123.40	12.0%	£246.08	104	6.7%
2018	140	£1.5B	6.0%	£13,682,984	£207.53	6.6%	£265.73	112	6.2%
2017	132	£1.4B	4.3%	£17,256,646	£169.20	9.9%	£263.11	111	6.3%
2016	143	£2.6B	5.6%	£33,037,416	£259.80	7.6%	£265.65	112	6.4%
2015	179	£4.4B	11.1%	£35,429,488	£207.53	7.6%	£265.35	112	6.4%
2014	198	£5.6B	13.1%	£37,881,660	£229.24	7.9%	£254.25	107	6.7%
2013	145	£3.8B	11.2%	£34,582,051	£186.39	8.8%	£249.75	105	6.8%
2012	77	£2.3B	5.6%	£44,939,753	£238.89	8.0%	£250.74	106	6.8%
2011	92	£4.5B	8.2%	£51,545,034	£292.42	8.1%	£247.96	105	6.7%
2010	79	£2.2B	7.8%	£41,037,202	£197.87	7.2%	£262.03	111	6.4%
2009	47	£2B	6.0%	£55,397,857	£194.48	8.0%	£236.98	100	7.0%

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RETAIL PARK SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Yield	Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£227.97	100	6.8%
2023	-	-	-	-	-	-	£225.26	98	6.8%
2022	-	-	-	-	-	-	£217.89	95	6.9%
2021	-	-	-	-	-	-	£213.46	93	7.1%
2020	-	-	-	-	-	-	£221.93	97	6.9%
YTD	53	£416M	1.4%	£9,043,741	£212.32	8.0%	£226.06	99	6.8%
2019	160	£1.5B	3.9%	£10,199,592	£242.08	7.4%	£224.04	98	6.8%
2018	187	£1.5B	4.1%	£10,520,978	£273.78	6.4%	£241.67	106	6.3%
2017	315	£2.6B	7.3%	£10,096,391	£249.65	7.3%	£241.47	105	6.4%
2016	290	£2.1B	6.9%	£8,134,752	£201.71	6.8%	£241.69	106	6.5%
2015	311	£3.3B	8.3%	£12,034,798	£254.38	6.5%	£243.56	106	6.5%
2014	187	£2.4B	5.6%	£14,702,395	£283.53	7.1%	£237.92	104	6.7%
2013	173	£1.7B	4.3%	£11,114,098	£254.88	7.0%	£233.85	102	6.9%
2012	119	£1B	3.3%	£10,013,076	£211.33	7.0%	£236.56	103	6.8%
2011	143	£1.6B	4.2%	£14,225,831	£272.05	6.5%	£236.05	103	6.8%
2010	137	£2.2B	5.2%	£19,062,180	£322.59	6.5%	£250.91	110	6.4%
2009	122	£1.8B	5.0%	£17,194,186	£252.50	7.9%	£229.04	100	7.1%

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GENERAL RETAIL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Yield	Price/SF	Price Index	Yield
2024	-	-	-	-	-	-	£277.90	120	6.7%
2023	-	-	-	-	-	-	£273.89	119	6.7%
2022	-	-	-	-	-	-	£264.23	114	6.8%
2021	-	-	-	-	-	-	£258.10	112	6.9%
2020	-	-	-	-	-	-	£266.80	115	6.8%
YTD	1,403	£1.8B	1.1%	£2,143,067	£229.23	7.5%	£272.26	118	6.6%
2019	5,189	£6.9B	3.3%	£2,080,226	£241.55	7.6%	£270.18	117	6.7%
2018	6,240	£6.2B	3.0%	£1,619,962	£260.14	7.6%	£287.39	124	6.3%
2017	6,592	£6.8B	3.5%	£1,386,368	£217.29	7.3%	£279.16	121	6.4%
2016	5,889	£6.5B	3.4%	£1,677,808	£247.25	7.5%	£281.28	122	6.5%
2015	5,793	£6.3B	3.1%	£1,625,932	£265.00	7.3%	£279.78	121	6.5%
2014	6,179	£6.1B	3.3%	£1,541,034	£233.40	7.8%	£267.92	116	6.8%
2013	5,081	£5.7B	2.8%	£1,757,331	£260.10	7.8%	£262.87	114	6.9%
2012	3,659	£3.3B	2.0%	£1,343,226	£220.81	7.6%	£259.73	112	6.9%
2011	3,333	£3.8B	2.2%	£1,315,871	£205.84	7.1%	£254.97	110	6.9%
2010	2,884	£3.5B	2.3%	£1,758,365	£220.81	6.6%	£264.29	114	6.6%
2009	1,855	£2.8B	1.8%	£2,029,899	£209.51	7.0%	£231.07	100	7.4%

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