

Aviva Investors Real Estate Active LTAF (REALTAF)

Quarterly Transaction Report Q3 2023

27 October 2023

In accordance with COLL 15.5.2R (5) – Quarterly Report for the period ending 30/09/2023.



Investment Transactions

Transaction Type	Transaction Date	Sector	Asset	Description	Acquisition Rationale
Purchase	28.04.2023	Emerging Sectors	Designer Retail Outlet Centres Unit Trust	Two Operational real estate assets benefitting from Designer Outlets' defensive characteristics.	Contributes to 80% in Core Investments – indirect investment in UK real estate.
Purchase	28.04.2023	Urban Warehousing	Abbey Road Industrial Park, London	High quality, fully leased multi-let industrial.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	28.04.2023	Emerging Sectors	Chesterford Park Limited Partnership	Single multi-tenanted Life Sciences asset with further development potential. New developments designed to be 100% fossil fuel free, EPC A and BREEAM Excellent. Green Energy Hub to provide on site renewable power to existing and future developments.	Contributes to 80% in Core Investments – indirect investment in UK real estate.
Purchase	28.04.2023	Urban Warehousing	Riverside Way Industrial Estate, London	High quality, fully leased multi-let industrial.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	28.04.2023	Urban Warehousing	Kites Croft, Fareham	High quality, fully leased multi-let industrial.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	28.04.2023	London Office	1 Bow Churchyard, London	Recently refurbished, long let delivering indexed income. Strong location and ESG credentials.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	28.04.2023	Retail	Southgate Property Unit Trust	Prime retail location. Well let with further strong occupier interest.	Contributes to 80% in Core Investments – indirect investment in UK real estate.
Purchase	28.04.2023	Emerging Sectors	Longcross Unit Trust	Film Studios long-let to Netflix delivering secure indexed income. Site uses 100% renewable energy.	Contributes to 80% in Core Investments – indirect investment in UK real estate.
Purchase	28.04.2023	Urban Warehousing	Princes Court Business Centre, London	Fully leased business centre close to Central London. High underlying land value.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	28.04.2023	Urban Warehousing	Gateway 3, Davis Road, London	High quality, fully leased multi-let industrial.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	28.04.2023	Urban Warehousing	Woodford Trading Estate, London	High quality, fully leased multi-let industrial.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	28.04.2023	Urban Warehousing	Horton Road Industrial Estate, London	High quality, fully leased multi-let industrial.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	28.04.2023	Urban Warehousing	Opus Park, Guildford	High quality, fully leased multi-let industrial.	Contributes to 80% in Core Investments – direct UK real estate asset.

Purchase	28.04.2023	Urban Warehousing	The Links, Hanworth, London	High quality, fully leased multi-let industrial.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	28.04.2023	Urban Warehousing	Milla Park, Luton	Industrial development land with outline planning consent. Development will ensure Aviva Investors sustainability design brief is followed and a minimum of BREEAM Excellent achieved.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	28.04.2023	Urban Warehousing	13 Hayes Road, London	Single let urban warehouse unit in good location.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	28.04.2023	Urban Warehousing	Merriellands Retail Park, London	Dominant Greater London retail park. Secure income and long term underlying site value.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	28.04.2023	Urban Warehousing	88 Bushey Road, London	Single let urban warehouse unit in good location.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	28.04.2023	Urban Warehousing	Connect West Springfield Road, London	Single let urban warehouse unit in good location.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	28.04.2023	Retail	Southgate Centre, Bath - Freehold	Prime retail location with high underlying land value delivering secure long income.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	28.04.2023	Urban Warehousing	9 Horns Road, London	Single let urban warehouse unit in good location.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	28.04.2023	Urban Warehousing	Voyager Park South, Portsmouth	Single let urban warehouse unit in good location.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	28.04.2023	Rental Housing	Doubletree by Hilton, Bristol	Operational hotel delivering strong financial performance.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	28.04.2023	Urban Warehousing	Highway Point, Gorse Lane, Birmingham	High quality, fully leased multi-let industrial.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	28.04.2023	Urban Warehousing	B&Q Footscray Road, London	Single let urban warehouse unit in good location.	Contributes to 80% in Core Investments – direct UK real estate asset. Aligned to the Funds target financial return.
Purchase	28.04.2023	Urban Warehousing	Woodford Orbital Centre, London	High quality, fully leased multi-let industrial.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	28.04.2023	Urban Warehousing	Dawley Park, London	Single let urban warehouse unit in good location.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	28.04.2023	Rental Housing	Residential Land East of M1, Luton	Potential residential development land.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	31.07.2023	Emerging Sectors	Westwood Estate, Droitwich	Agricultural land providing the opportunity to deliver Natural Capital solutions aligned to the Fund's ESG strategy.	Contributes to 80% in Core Investments – direct UK real estate asset.
Purchase	28.04.2023	Urban Warehousing	LDV Site, Washwood Heath, Birmingham	Industrial development land with outline planning consent. Development will ensure Aviva Investors sustainability design brief is followed and a minimum of BREEAM Excellent and an EPC A is achieved.	Contributes to 80% in Core Investments – direct UK real estate asset.

Purchase	28.04.2023	n/a	Designer Retail Outlet Centres (York) General Partner Limited	Shares in the GP	Contributes to 80% in Core Investments – shares in any general partners associated with real estate assets. Shares in the GP of the Designer Retail Outlet Centres Unit Trust were acquired to ensure that interests in the relevant entities involved with that the structure were aligned.
Purchase	28.04.2023	n/a	Designer Retail Outlet Centres (Mansfield) General Partner Limited	Shares in the GP	Contributes to 80% in Core Investments – shares in any general partners associated with real estate assets. Shares in the GP of the Designer Retail Outlet Centres Unit Trust were acquired to ensure that interests in the relevant entities involved with that the structure were aligned.
Purchase	28.04.2023	n/a	Longcross General Partner Limited	Shares in the GP	Contributes to 80% in Core Investments – shares in any general partners associated with real estate assets. Shares in the GP of the Longcross Unit Trust were acquired to ensure that interests in the relevant entities involved with that the structure were aligned.
Purchase	28.04.2023	n/a	Southgate General Partner Limited	Shares in the GP	Contributes to 80% in Core Investments – shares in any general partners associated with real estate assets. Shares in the GP of the Southgate Property Unit Trust were acquired to ensure that interests in the relevant entities involved with that the structure were aligned.
Purchase	28.04.2023	n/a	Chesterford Park (General Partner) Limited	Shares in the GP	Contributes to 80% in Core Investments – shares in any general partners associated with real estate assets. Shares in the GP of the Chesterford Park Limited Partnership were acquired to ensure that interests in the relevant entities involved with that the structure were aligned.
Incorporation	28.04.2023	n/a	Aviva Investors REALTAF Holdco Limited	Shares in Holdco	Contributes to 80% in Core Investments – shares in entities associated with real estate assets. Shares in a Holdco were incorporated and issued to the Fund in anticipation of, amongst other things, the future acquisition of general partners associated with real estate assets that were incorporated as limited liability partnerships.

All transactions are considered to have return characteristics consistent with the Fund's target return objective, and have been assessed as being consistent with the Fund's ESG strategy. Net Zero Audits and Social Value Audits have been conducted to determine decarbonisation and social value potential. All developments are subject to the Sustainable Design Brief and Social Framework.