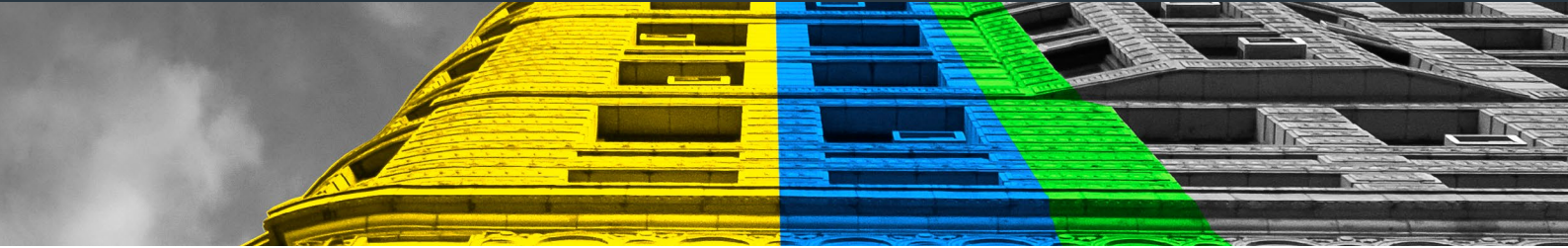


# Real Estate Debt

Partner of choice



Aviva Investors Real Assets is one of Europe’s largest managers of real assets with £46.7 billion assets under management.<sup>1</sup> We are one of the leading providers of real estate debt in the UK able to provide financing solutions across the real asset spectrum including infrastructure, long income, private corporate and structured debt.

Our breadth of lending capabilities enables us to meet a wide range of investor needs, covering short to long-dated loans in fixed or floating-rate.

## Why choose Aviva Investors?

- Knowledge** – Leading UK institutional lender, active for over 30 years in the UK debt market
- Innovation** – Multiple capital sources to provide innovative funding solutions for Borrowers
- Sustainable Transition Loans** – incentivising borrowers to improve the ESG credentials of buildings
- Deliverability** – Experienced team with a proven track record of delivering for clients

## Lending Appetite

<b>Structure/Tenor</b>	Fixed or Floating rate loans from 3 - 25 years+ (max 7 yr floating rate)
<b>Transaction size</b>	From £20m to £200m+
<b>Asset class</b>	Office, Logistics / Industrial, Retail Warehouse, Residential, Student Accommodation and Self Storage in the UK
<b>Risk appetite</b>	Senior debt - core / core plus risk profile with some appetite for value add transactions

## Sustainable Transition Loans

At Aviva Investors we are committed to achieving a more environmentally and socially sustainable future. We have developed a Sustainable Transition Loan framework that incentivises Borrower’s, through margin reductions, to improve the ESG credentials of their commercial real estate assets. The Framework is accredited by an external second-party opinion provider and aligns with Real Asset’s long-term objective to lower carbon emissions across our portfolio. There are three overarching goals that the framework is looking to achieve;

<p><b>£1bn Sustainable Transition Loans</b> A target of originating at least <b>£1bn of Sustainable Transition Loans</b> accredited to this framework by 2025</p>	<p><b>To invest for a sustainable future</b> Creating <b>long term loan incentives</b> to ensure measurable improvements on buildings we lend against</p>	<p><b>Tangible impact for our clients</b> Delivering <b>tangible impact for our clients</b> through their investments with external verification through Second Party options</p>
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[Read more about our Sustainable Transition Loans](#)

## What are our clients saying?

**Chris Oglesby, Chief Executive, Bruntwood**

“As we begin to lean into a post-pandemic world and the new opportunities this creates for our businesses, we are pleased to have the backing of a quality funding partner in Aviva Investors, and look forward to continuing to deepen our relationship with them.”

**Gerard Versteegh, Chairman, CEG**

“We are delighted to be working with Aviva Investors as a strategic partner. We expect this will lead to a long, fruitful collaboration on many more projects to come”.

**Edward Jackson, Pictet**

“We’re delighted to get these financings in place for two key UK investment strategies in the residential PRS and last-mile logistics sectors, for our pan European value-add fund. Aviva’s support and flexibility during these exceptional times has had a positive impact on our target returns, and we hope to continue the relationship as we expand these portfolios.”

## Contacts

<p><b>Simeon Cobb</b> Director, Origination +44 (0) 7800 695593 simeon.cobb@avivainvestors.com</p>	<p><b>Neil Dobson</b> Director, Origination +44 (0) 7800 691259 neil.dobson@avivainvestors.com</p>	<p><b>Adrian Poole</b> Director, Origination +44 (0) 7800 691186 adrian.poole@avivainvestors.com</p>	<p><b>Nick Solomon</b> Director, Origination +44 (0) 7734 001 504 nick.solomon@avivainvestors.com</p>
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Visit us at: [www.avivainvestors.com](http://www.avivainvestors.com)

<sup>1</sup> Source: Aviva Investors as at 31 December 2021

# Real Estate Debt



Partner of choice

## Primary Health Properties PLC

Size	£200.0m
Type	Fixed
Term	15 years
Security	Health Centre Portfolio
Completion Date	Nov 2021



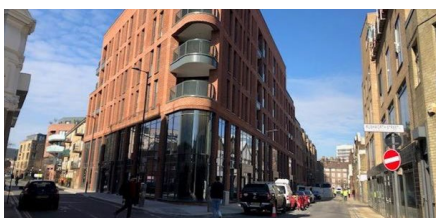
## Storage King

Size	£21.0m
Type	Fixed
Term	7 years
Security	Self-Storage Portfolio
Completion Date	Oct 2021



## Colorama House

Size	Undisclosed
Type	Fixed
Term	5 years
Security	Office and Residential Portfolio
Completion Date	Jun 2021



## Urban Logistics REIT PLC

Size	£48.4m
Type	Fixed
Term	7 years
Security	Logistics Portfolio
Completion Date	Mar 2021



## Important Information

Except where stated as otherwise, the source of all information is Aviva Investors Global Services Limited (Aviva Investors) as at 1 March 2022. Unless stated otherwise any view and opinions are those of Aviva Investors. They should not be viewed as indicating any guarantee of return from an investment managed by Aviva Investors nor as advice of any nature. The value of an investment and any income from it may go down as well as up and the investor may not get back the original amount invested. Issued by Aviva Investors Global Services Limited, registered in England No.1151805. Registered Office: St. Helen's, 1 Undershaft, London, EC3P 3DQ.

## Mayfair Capital

Size	£40.3m
Type	Fixed
Term	7 years
Security	Industrial, Office and Retail
Completion Date	Oct 2021



## Romulus

Size	£27.0m
Type	Fixed
Term	5 years
Security	Office Portfolio
Completion Date	Aug 2021



## Bruntwood

Size	£276.3m
Type	Fixed
Term	15 years
Security	Office Portfolio
Completion Date	Jun 2021



## AIMCo & Canmoor

Size	£184.7m
Type	Fixed and Floating
Term	5 years
Security	Industrial Portfolio
Completion Date	Mar 2021



## Big Yellow

Size	£50.0m
Type	Fixed
Term	7 years
Security	Self-Storage Portfolio
Completion Date	Oct 2021



## Project Lunaha

Size	£81.3m
Type	Fixed and Floating
Term	5 years
Security	Industrial and Retail Warehouse
Completion Date	Jul 2021



## CEG

Size	£72.3m
Type	Fixed and Floating
Term	7 years
Security	Office Portfolio
Completion Date	Apr 2021



## Pictet (2x loans)

Size	£26.7m
Type	Fixed and Floating
Term	5 years
Security	Industrial and PRS Portfolios
Completion Date	Feb 2021

