

# UK PRIVATE RESIDENTIAL INVESTMENT CRITERIA

Our aim is to grow our established portfolio of privately rented residential assets let at market rents, with the objective to deliver sustainable and stable net operating income over a long-term holding period.

Following the success of its first two private rented residential funds, EdR REIM are looking to launch new funds and segregated accounts operating in the UK Private Rental Sector.

## Build to Rent and Private Rented Housing

Mandate type	Funds	Segregated Accounts
Lot Size	GBP 15-100 million +	GBP 15-100 million +
Sector	Multifamily / Single Family	Multifamily / Single Family / Co-Living / PBSA
Geography	UK (Nationwide)	UK (Nationwide)
Risk Profile	Core / Core + (no planning risk)	Core / Core + / Value Add / Opportunistic
Project Status	Forward Funding, Forward Commitment, Standing Investments	Client Driven
Age of Building	Typically new build but can consider refurbishments / repositioning	Client Driven
ESG / Sustainability	Minimum MEES Compliant (EPC ≥C) – strong preference for green energy technology and measures which minimise occupational costs for residents	Client Driven

The above criteria are guidelines. Each property will be individually assessed

EDMOND DE ROTHSCHILD, BOLD BUILDERS OF THE FUTURE.



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Edmond de Rothschild REIM (EDR REIM) is a vertically integrated European real estate business, which provides in-house services covering portfolio management, financial management, asset management, property management and development management.

EDR REIM manages €13 billion of commercial and residential real estate on behalf of institutional clients, private clients and property companies and is a pan-European platform with local presence and local knowledge.



Cording Residential is a vertically-integrated UK property management business – managing 2,450 apartments across the UK on behalf of institutional clients.

The full-service offering includes best-in-class development, leasing, and operational management for modern purpose-built PRS schemes.

## KEY CONTACTS

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# UK PRIVATE RESIDENTIAL REFERENCE ACQUISITIONS

The platform has an established, diversified portfolio of 11 assets, offering 2,450 apartments across England and Scotland. A selection of those assets are shown below.

## Standing Investment



### SAFFRON COURT, NOTTINGHAM

- Acquired: 2021
- Corporate Purchase (Jersey SPV)
- Loan ported across with acquisition

Accommodation – 350 units, including:

- 30 (9%) studio
- 180 (51%) one-bedroom.
- 140 (40%) two-bedroom
- 120 car parking spaces.

## Opportunistic Purchase



### REGENT'S PLAZA, NEWCASTLE

- Acquired: 2021
- Discounted purchase / 10% discount to VP.
- Lender accelerated sale of a part complete “for-sale” residential scheme.

Accommodation – 70 units including:

- 32 (46%) one-bedroom
- 35 (46%) two-bedroom
- 6 (8%) duplex apartments
- 94 car parking spaces.

## Forward Funding



### THE BATH HOUSE, BIRMINGHAM

- Acquired: 2018
- Forward Funding
- Practical completion scheduled April to December 2024

Accommodation – 406 units including:

- 154 (38%) one-bedroom
- 228 (56%) two-bedroom
- 24 (6%) three-bedroom