

UK PRIVATE RESIDENTIAL INVESTMENT CRITERIA 2025

BUILD TO RENT AND PRIVATE RENTED HOUSING

Mandate type	Funds	Segregated Accounts
Lot size	GBP 15-100 million +	GBP 15-100 million +
Risk profile	Core / Core + (no planning risk)	Core / Core + / Value Add / Opportunistic
Sector	Multifamily	Multifamily / Single Family/ Co-Living / PBSA
Geography	UK (Focus on London)	UK (Nationwide)
Project Status	Forward Commitment, Standing Investments	Client Dr
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



**EDMOND
DE ROTHSCHILD**

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 € 13bn 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.

EDR REIM is a conviction driven investment house with a focus on sectorial and thematic convictions. Thereby ESG and sustainability is embedded within all our strategies.

KEY CONTACTS

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UK PRIVATE RESIDENTIAL

REFERENCE ACQUISITIONS

STANDING INVESTMENT



UK - NOTTINGHAM

2021

€ 80m

16,815 sqm lfa

Loan ported across with acquisition
Accommodation, 350 units, including: 30 (9%) studio, 180 (51%) one-bedroom, 140 (40%) two-bedroom, 120 car parking spaces.

Saffron Court, Nottingham

Type: Corporate Purchase (Jersey SPV)

OPPORTUNISTIC PURCHASE



UK- NEWCASTLE

2021

€ 16.7m

4,087 sqm lfa

duplex apartments, 94 car parking spaces
Lender accelerated sale of a part complete "for-sale" residential scheme. Accommodation, 70 units: 32 (46%) one-bedroom, 35 (46%) two-bedroom 6 (8%)

Regent's Plaza, Newcastle

Type: Discounted purchase / 10% discount to VP

FORWARD FUNDING



UK- BIRMINGHAM

2018

€ 121.6m

23,690 sqm lfa

Practical completion scheduled April to Dec 2024
Accommodation, 406 units with: 154 (38%) one-bedroom, 228 (56%) two-bedroom, 24 (6%) three-bedroom

The Bath House, Birmingham

Type: Forward Funding